

RULES AND REGULATIONS

GARDEN VILLAS AT GATOR TRACE

GENERAL USE OF PROPERTY

- (1) All Rules and Regulations of the Master Board and the Garden Villas HOA must be adhered to and the stricter of any one rule is the rule that must be followed.
- (2) No signs of any kind shall be placed on the common area. The only exception to this is one (1) "For Sale" sign, no larger than 18-inch x 18 inch. No signs of any kind shall be placed on the windows or exterior of any building. Any owner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA flag. The only flags permitted on golf carts are of your nation or sports team. Ex.: Canadian, U.S.; Favorite sports team.
- (3) Affixing, attaching, hanging, displaying, or placing anything on the exterior walls, doors, windows, or roofs of the building is prohibited without prior written consent of the Board of Directors. (BOD)
- (4) No owner shall make any structural addition, alteration, new lighting or improvement to any building, nor shall he/she paint or otherwise decorate or change appearance of any portion of the exterior of any building without prior written consent of The Board of Directors, except as provided in these Rules and Regulations.
- (5) If any incidental damage to the grounds, buildings, or personal property of owners/residents is caused by an owner hired vendor, contractor, or service provider will be the responsibility of the owner. The owner must immediately notify The Board of Directors of the damages. A corrective plan of action will then be communicated for our records.
- (6) Damage to the common area caused by the actions of a owner or the actions of their children, pets, guests or tenants shall be repaired or replaced at the expense of the owner.
- (7) No unit shall be used for any purpose other than a single family residential dwelling with maximum capacity of four (4) persons.
- (8) The garage space shall not be used as a living area. Safe fire egress **MUST** be maintained at all times via garage and front door.
- (9) Grills are prohibited in the front yards. Backyard units facing the golf course can have a maximum of one (1) grill in the backyard. The grill must be covered when not in use. All grills must be stored indoors during any county weather emergency, such as hurricane watches or warnings. **Exception:** All must be indoors during any county weather emergencies such as

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hurricane watches or warnings.

- (10) No wall, fence, hedge, or similar structure shall be placed, constructed, erected or permitted on any common areas.
- (11) No tents, trailers, vans, sheds, tanks, permanent or temporary, or accessory buildings or structures shall be erected or permitted to remain on the property or common areas.
- (12) It shall be the responsibility of each owner or tenant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his/her property. Storage sheds, clothes lines and/or dog runs are not permitted anywhere in the Garden Villas community.
- (13) All window or wall mounted air conditioning units and dehumidifying units are prohibited.
- (14) No basketball hoops or backboards (either portable or permanent), swing sets, or storage sheds shall be attached to or erected in the Garden Villas.
- (15) All play equipment, strollers, bicycles, golf carts and similar items shall be stored within the unit so as not to be visible from the street or to adjacent units and shall be subject to the rules of appropriate usage when used within the confines of the property.
- (16) Any use or practice which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents is strictly prohibited. No owner shall make or permit any **disturbing noises** that will interfere with the rights, comforts, or conveniences of any unit owners.
- (17) Any inflammable, combustible, or explosive fluid, material, pressurized tanks or chemicals may NOT be stored in the unit or garage. Exception: gas for generators and propane for your grill. (SLC FIRE).
- (18) In order to assure a community of congenial residents and thus protect the value of our homes the following provisions are in place: The owners shall notify The Board of Directors in writing of their intentions to sell or rent.
- (19) Upon receipt of a copy of the sale or lease, the Board of Directors, within 10 business days, issue a certificate indicating an approval of said transaction. The purchaser or lessee shall be required to execute a certificate indicating an approval of said transaction. The purchaser or lessee shall be required to execute a copy of the Declaration of Covenants and the Rules and Regulations. One copy will be maintained on file with the current Property Management Company. The purchaser is responsible to provide a copy of the deed to The Board of Directors and provide the owners current mailing address for all future association contacts.

RENTALS

- (1) Any Garden Villas owner who rents their unit must do so for a minimum of three (3) months up to fulltime of 12 months AND only 3 times per year. You must own your property at least 2 years prior to any rentals being considered by BOD.
- (2) Owners must assure their tenant was provided a copy of the written rental agreement by at least fifteen (15) days prior to occupancy of unit rental.
- (3) The owner must provide copies of these Rules and Regulations, and Declarations of Covenants to all tenants. A signed receipt and understanding of rules will be required to be submitted to Property Management. Owners will be held liable and **may be subject to a fine** if tenants do not comply with all above.
- (4) Owners are responsible to provide renters with any and all information received from The Board of Directors regarding any Garden Villas concerns, such as building cleaning or upcoming projects regarding the buildings or property.

Renters must contact the owner with any issues or concerns they are having with the unit, building, common area property or neighbors. Owner is then required to notify the management company of details and any resolutions.

PETS

- (1) A maximum of two (2) dogs OR two (2) cats or other normal household pets, or any combination thereof, may be kept in the units providing they do not become a nuisance. No action needed or required to meet these criteria except that the owner must inform The Board of Directors for documentation of all such pets currently living here. **Rental tenants MUST follow all pet regulations.**
- (2) No pets will be permitted without prior written consent of the Board of Directors.
- (3) All pets must be restrained on a leash no longer than six (6) feet when outside of the unit.
- (4) The owner assumes full responsibility for any damages to person or property caused by his/her/tenant pet and shall indemnify the Association and hold it harmless against any loss or liability resulting from any pet in your unit.
- (5) Except as provided under the Policies, Rules and Regulations promulgated by the Association from time to time, an owner shall not keep, raise or breed any pet or other animal, livestock, or poultry upon any portion of the property. Exotic animals are prohibited.
- (6) Permission to keep a pet is subject to revocation and termination by The Board of Directors upon their sole determination that such pet is vicious, annoying, frequent/sustained barking, or otherwise a nuisance.

PARKING, MOTOR VEHICLES and DRIVEWAYS

- (1) Parking in the street is prohibited from the hours of 12:00 midnight through 6:00 a.m. Overnight parking is permitted in garages and driveways only. This includes owners, renters, guests, and invitees of owners per Master Association. Cars may be towed by contracted company for Garden Villas.
- (2) No vehicles shall be parked in such a manner as to ever block the sidewalk or extend into roadways or parked perpendicular at the end of drive common grounds at any time to avoid damage to sprinkler heads. Homeowner will be responsible.
- (3) No unregistered, unlicensed, or inoperable vehicles shall be allowed in the Community.

GARBAGE, TRASH, WASTE

THE CITY OF FORT PIERCE IS THE TRASH PROVIDER.

- (1) Trash and recycle containers are to be stored in the garage at all times. The only exception to this is trash or recycle containers may be placed at the end of the unit driveway no earlier than 4 pm the evening before pick-up and must be stored away no later than 8 pm the day of pick-up.
- (2) Trash is picked up on **Tuesday** and **Friday** and recycles are picked up on Friday. Bulk pickup is on Tuesday, bulk items will be put out by the road for pick-up. (Subject to change per City of Ft Pierce.)
- (3) All trash, rubbish and garbage shall be placed in the Green container and recycle in the Blue and Yellow Containers only as provided by the City of Ft. Pierce. No loose garbage, trash, or debris shall be left at curbs to be picked up. Exception: Bulk pickup Monday nights for Tuesday removal. If you have questions about Trash pick-up or repair of containers you can call **The City of Fort Pierce at 772-467-3000 during business hours.**

GARDEN VILLAS AT GATOR TRACE
ATTESTATION of Rules and
Regulations

The foregoing were adopted as the Rules and Regulations of THE GARDEN VILLAS OF GATOR TRACE OF ST LUCIE, by the Board of Directors on 23rd day of February 2022

ATTEST: By:

Robbie Creswell PRESIDENT

Claudia White SECRETARY