

ASSOCIATION RULES & REGULATIONS: Revision February 2018

1. Trash disposal is restricted by Florida Health Code, Sec. 11-12. All trash is to be placed in plastic or paper bags and put into dumpsters. Please open dumpster lid to place the garbage in the dumpster. **Do not throw trash on top of the dumpster. Dumpster lids are to be closed after depositing trash.** Large plastic containers are provided outside enclosures for recycling materials.

No household items or large boxes are to be put in the dumpsters. **Bulk items are to be placed neatly INSIDE the dumpster enclosures.** Items too large to be placed inside the dumpster enclosures are to be placed at the dumpster located at Village Drive and Forest Road, **BESIDE the exterior fence, next to the wooded area. No hazardous materials, such as paint, motor oil, batteries, tires, etc., are to be placed in any dumpster or in the dumpster enclosures.**

PLEASE NOTE: Costs are incurred by your Association when inappropriate items are left at, or placed in, the dumpsters or recycling containers. **These costs result in increased owner assessments, increased resident rental costs, and fines.**

2. **Tenants are not permitted to have pets.** Owners are allowed to have pets. To comply with current Flagler Beach Ord. Sec. 5-16, **pets must be leashed and their waste picked up, bagged, and disposed of properly.** "Doggie waste" receptacles are provided on the property, as well as dumpsters, for disposal of dog waste.
3. **Rental leases are NOT to be written for less than six months.** A copy of all leases **MUST BE SUBMITTED** to Vesta Property Services, 411 S. Central, Ste. B., Flagler Beach FL, 32136.
4. Parking is restricted to paved areas on the property. **All parking on the grass or on manhole covers is strictly prohibited.** Please advise all guests of parking restrictions; **there is a 48-hour parking limit for all visitors.**

Each unit has a designated parking space. It is to be used for licensed motor vehicles only. Anything other than motor vehicles will be removed or towed at the owner's expense.

5. **Bicycle riding is at the rider's risk. Riding any/all skateboards, scooters --- manual or automatic --- electric or gas toys, etc., is strictly prohibited on the property. Bike storage for all biking items, including bicycles, skateboards, scooters, etc., is strictly prohibited in the front of the units.**

PLEASE NOTE: Wadsworth Park, located across from Palm Drive, is a public facility and provides adequate skating areas, free of charge.

6. **Parking of commercial vehicles, mobile homes, trailers, golf carts, boats, etc., is strictly prohibited,** with the following exception: There is a 48-hour parking limit of such vehicles in the parking area by the pool located on Forest Road. **Improperly parked vehicles will be towed at the owner's expense.**

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7. All outside structures, such as clothes lines, tents, canopies, antennas, including satellite dishes, etc., are strictly prohibited on the property.

New installation of a satellite dish is strictly prohibited. Satellite dishes in use as of August 21, 2017 are permitted, but must be removed upon vacancy of the premises or change of tenancy. Failure to do so will be cause for the Association to remove satellite dish at owner's expense. All satellites not in use must be removed from property by October 1, 2017.

8. Pool rules are in accordance to Florida Health Code 64E-9.0008 and posted at the pool, located on Forest Road. Rules are subject to change in the interest of safety and Association facilitation. **All food, glass containers, cooking devices, parties, and all dogs are strictly prohibited in and around the pool.**
9. Storage of all items in front of units is strictly prohibited, including **grills of all types**, Florida Fire Prevention Code. 1:10.11.6.1, 2016, **seating and furniture, all types of biking equipment, toys, etc.** **No open flames or kindled devices, such as fire pits, are allowed to be used on the property.**

Effective November 1, 2017, PURSUANT TO FLORIDA FIRE PREVENTION CODE 1:10.11.6.2, NO GRILLS OF ANY TYPE, FIREPITS, KINDLED DEVICES, LIQUIFIED PROPANE GAS OF ANY TYPE, ETC. ARE NOT ALLOWED ON VILLAGE DRIVE PROPERTY. Any found will be subject to IMMEDIATE REMOVAL by the Association, at the unit owner's expense.

10. **Noise should be restricted to before 7 AM and after 11 PM.** Please keep radios, TV's, stereos, musical instruments, etc., at a level that will not disturb your neighbor.

11. **Vehicles unmaintained and/or in a state of disrepair are strictly prohibited on the property.** Servicing or repair is strictly prohibited on the property. **Motor vehicle owners must clean up any oil or other vehicle fluid leaks.** Any motor vehicle leaking any type of automotive fluid must be repaired to prevent any future leaks that may damage the concrete parking areas. The Association is not responsible for the cleaning and/or removal of any automotive fluid leaks.

Vehicle washing and cleaning should be done only on concrete parking areas. Precautionary measures should be taken to prevent any cleaning solution and/or water overspray from contacting adjacent vehicles or unit siding.

Unlicensed vehicles and improperly parked vehicles are not permitted on the property and will be towed at the owner's expense (reference Rule Number 6).

12. Noxious or offensive activities are strictly forbidden on the property. **Behavior that may be constituted as a nuisance or annoyance to other residents is strictly prohibited on the property. No outside sales or soliciting of any kind is permitted on the property.**

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13. **It is prohibited to feed or house feral animals, such as cats, racoons, squirrels, etc., anywhere on the property.** These animals become dependent on the food and housing provided, which is detrimental to their health, and causes trash to be scattered throughout the property. These animals may become a liability to the Association., as well as **become a health hazard to residents of the property.**
14. Exterior modifications, including, (but not limited to), additional landscaping by owners, must be presented and approved by the Homeowners Association, or the Architectural Review Committee, as is appropriate. **Exterior painting and shingles must conform to the approved standards.**

Paint Standards are as follows:

Dark Brown Custom Match (trim)

Sherwin-Williams Exterior Architectural A 100 Latex IFC 8012N

CCE*Colorant	02	32	64	128
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B1-Black	6	53	-	-
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R2-Maroon	2	36	-	1
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One Gallon Ultradeep

A06T00154 640399697

Light Tanned Brown Custom Match (siding)

Sherwin-Williams Exterior Specialty Acrylic Masonry IFC 8012N

CCE*Colorant	02	32	64	128
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L1-Blue	4	8	-	1
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R2-Maroon	4	32	-	-
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Y3-Deep Gold	20	23	1	1
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Five Gallon Extra White

A24W00351 640515763

Shingles

Roof shingles shall be "Tamko" Architectural Desert Tan or an Association approved equal.

Demising Fences

Any demising fence shall be 6' high, tongue & groove, tan vinyl fencing and approved by the Association.

15. **Repetitive violations of these rules will be referred to the Fines Committee and/or to the Association attorney for further action.**