

## North Shore Courtyard Villas

### Rules and Regulations

Compiled April 8, 2021

*The following Rules and Regulations are being provided to you as a refresher to assist homeowners and residents in obtaining quality community living, preserving the uniform appearance of units, and helping to maintain property values. It is the residents, themselves, that bear the responsibility for creating pride in North Shore.*

#### **I. GENERAL RULES**

- 1.1 Unit owners, renters, or guests shall not take such action at any time which would adversely affect the safety, soundness, or appearance of any portion of the Association property which is in of these Rules and Regulations.
- 1.2 Homeowners, renters, or guests shall not permit any disturbing noises, obnoxious or offensive behavior, nor permit any conduct interfering with rights, comforts, or conveniences of others.
- 1.3 Destruction, fencing or blocking of any common area or other Association property is strictly forbidden. In addition, personal items or structures cannot be left, attached or erected anywhere on any part of the Association property. Residents responsible will be assessed for any damages incurred and attorney fees if applicable.
- 1.4 Basketball hoops or nets are not to be visible to the public from the streets or common areas.

#### **II. EXTERIOR, GARAGE & DRIVEWAY**

- 2.1 It is the owner's responsibility to maintain the neat and clean appearance of the property, including exterior cleaning of walls, roofs, fences and driveways.
- 2.2 An ARC application must be submitted to the management office before any external repair or construction or change affecting the community's original plan can be made.
- 2.3 All exterior building colors must be in conformity to the buildings original color palate.
- 2.4 Shutters, awnings, or other decorative trim are prohibited. Hurricane Shutters are permitted during storms. The owner has 7 days prior to the hurricane and 7 days after the hurricane to put the shutters up and take them down.
- 2.5 No reflective foil or other material is permitted on any window or door.
- 2.6 Trailers, house trailers, campers, tents, sheds, watercraft or similar objects are prohibited.
- 2.7 Garage doors must remain closed except in actual use to allow ingress or egress. No garage may be converted into a dwelling space.
- 2.8 Any replacement of garage door must be approved by the ARC.
- 2.9 After dark, driveways must be cleared of bikes, sports equipment, carts, or debris of any kind.
- 2.10 Driveway seal/paint/stain must look like gray concrete in color, with prior approval by ARC.
- 2.11 All light poles and carriage lamps on front lawn lampposts and/or dwelling are to be black only, and required to be lit during night time hours.

**III. RECREATIONAL**

- 3.1 Pool rules are posted at the cabana.
- 3.2 No glass containers allowed at the pool per Seminole County Health Department.
- 3.3 No DIVING.

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- 3.4 No floating devices permitted in pool.
- 3.5 No pets permitted in pool area by Seminole County Health Department.
- 3.6 Children under 13-years of age must be accompanied by an adult, and an adult must be present at all times.
- 3.7 Each homeowner may only have 3 adult guests present at a time.
- 3.8 Only residents and their guests are allowed to use the recreational facilities.
- 3.9 Pool hours are 8:30 AM to 9:30 PM.
- 3.10 Cabana kitchen is available to OWNERS and TENANTS for parties. Call management for availability, deposit and liability information. Pool is open for members' use during private party.
- 3.11 Watercraft parking and ramp use is for owners/residents only. Contact management for registration requirements.
- 3.12 Children under 13-years of age must be accompanied by an adult when using the boat ramp or waterfront.
- 3.13 All watercraft parked in a watercraft assigned parking space "MUST" be resting on a registered trailer to be in compliance with HOA requirements.

### **IV. Roads, Parking, Vehicles**

- 4.1 Parking is not allowed on roadways, unless designated as a parking area. Vehicles parked on roadway are subject to towing at owners expense.
- 4.2 Parking is not allowed on grass. Damage to grass and/or sprinkler system can occur. Residents who park vehicles or allow guests to park vehicles on grass will be responsible for any damages caused by this act. Vehicles are subject to immediate towing.
- 4.3 Vehicles with commercial lettering must be parked in a closed garage or the lettering must be covered.
- 4.4 No truck, trailer, camper, tractor, house trailer, commercial vehicle, waster-craft or similar object shall be parked for more than 3 consecutive hours in a driveway, road, or common area.
- 4.5 No vehicle repair is to be performed on property.

### **V. Signs**

- 5.1 Commercial or other signs are not permitted on any lot, unless required for legal proceedings.

- 5.2 Real estate signs are permitted providing they are not illuminated, and do not exceed 4 sq. ft.
- 5.3 Open house signs are permitted providing they are removed between 9:00 PM and 8:00 AM.

**VI. Landscape**

- 6.1 Trees located between set back lines and property lines with an 8" diameter and 4' tall may not be removed without an ARC application filled out and approved by the Board of Directors, and an approved City of Casselberry permit. Failure to abide by this rule requires replacement of tree as defined by written notice by the ARC.

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### **VII. Pets**

7.1 Owners are responsible for cleaning up and removing any mess and/or feces created by pets.

Anyone who does not pick up after their pets will be reported to Seminole County Animal Control for possible fine.

7.2 There shall be no more than (2) animals per household per the City of Casselberry ordinance.

7.3 Pets must be on a leash when outside per the City of Casselberry ordinance.

7.4 Pets are not allowed to make excessive noise in a manner or volume as to annoy or disturb other residents.

### **VIII. Miscellaneous**

8.1 Trash/garbage cans must be stored out of sight, either in a closed garage or behind the house.

Trash cans may also be stored behind decorative fencing; an ARC application approval must be obtained before erecting the fence.

8.2 Trash/garbage cans or bags should not be put out until the evening of the night before pickup.

Trash is picked up on TUESDAY and FRIDAY. Recycles are also picked up on FRIDAY. Yard trash is picked up on Wednesday and may be put out on TUESDAY evening.

8.3 Holiday decorations can be put up starting the Friday after Thanksgiving and must be removed by January 15<sup>th</sup>.

***This document is a compilation of various sets of Rules and Regulations previously approved and distributed for the use of the residents in prior years. This document dated July 25, 2018, supersedes all previous editions.***