



PROPERTY OWNERS ASSOCIATION

## **ABERDEEN PROPERTY OWNERS' ASSOCIATION, INC.**

### **RULES & REGULATIONS**

The Aberdeen Property Owners Association Board of Directors voted and approved these rules on May 8, 2025.

The Association Rules and Regulations are designed for the mutual benefit of all owners within our community. These Rules & Regulations shall apply to and be binding upon all owners and owners' guests, tenants, family members. It is the owners' responsibility to ensure these persons are aware and abide by them for everyone's benefit.

These Rules have been put together pursuant to Aberdeen's Property Owners Amended and Restated Articles of Incorporation Article III Section 2 F.- to make and amend By-Laws for the POA and rules & regulations respecting the use of Properties as provided in the Bylaws.

**ARB** – Any and all exterior modification's need prior HOA and POA approval. The HOA'S can approve the following:

- ❖ Landscaping of individual residential units and community common areas
- ❖ Residential unit house numbers
- ❖ Mailboxes
- ❖ Residential unit outer doors, storm, screen doors, front doors, and screened entrance enclosures
- ❖ Placement of Satellite dishes not to exceed one meter in diameter including screening of landscaping treatment
- ❖ Color of paint for residential units, outbuildings, recreational facilities, and trash enclosures
- ❖ Driveway surfacing treatments
- ❖ Addition of gutters and leaders

ARB Requests for hurricane shutters of either the accordion type or removable panel type will be approved. Accordion type hurricane shutters and panel type shutters may **ONLY** be closed and panel type shutters installed when a hurricane (or other severe weather) becomes a named storm by the National Weather Service.

CAMPBELL PROPERTY MANAGEMENT

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Accordion type shutters must be opened, and panel type shutters must be removed within five (5) days or the following weekend, whichever is longer after passage of a hurricane or hurricane watch.

The POA will permit permanent window treatments in areas of limited accessibility of a polycarbonate material that is clear and flat (not corrugated) that meets Miami-Dade hurricane shutters standards and is contoured to fit the window. (also known as Lexan shutters), or hurricane screens as long as they meet the Miami-Dade standards.

All permanent awnings require HOA and POA prior approval. The device should have some retractable mechanism with manual or motorized in case of high winds.

### **Aberdeen Property Owners Association Lakes:**

All the lakes in Aberdeen belong to the POA. The lakes are maintained by the POA.

There is NO BOATING, and NO SWIMMING ALLOWED.

The only Fishing allowed is behind your own home only in your community. You cannot go fish in a community you do not live in or on property you do not own.

Each Community must maintain a 12-inch by 12-inch buffer of grass around the lakes to help prevent lake erosion. The POA does not maintain the lake easement. POA Easement-no plantings or structures allowed within the easement areas.

No Smoking/No Vaping within twenty-five feet of any East Amenity. Amenities include the Clubhouse, Ballroom, Pickleball/Tennis Courts, and satellite pools 1 & 2.