

EASTRIDGE HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS
NOVEMBER 25, 2013

The Eastridge Homeowners Association reserves the right to alter, modify, add, change, and delete these Rules & Regulations at their sole discretion.

1. All Association business and correspondence, including that between the Association and homeowners and between the Association and its vendors, whether spoken or in writing, shall be conducted in English only.

2. **HOUSE COLORS:**

THE VALSPAR BRAND IS FOR THE COLOR SAMPLE. ANY PAINT BRAND MAY BE USED TO MATCH THE VALSPAR COLOR.

- a. Valspar – Champagne Orange {2007-4B},
- b. Valspar-Tropical Breeze {2002-2A},
- c. Valspar- Peach Encounter {2006-4B},
- d. Valspar- Coral Mist {2001-2B}
- e. Toasted Almond #414-3

3. **HEDGE HEIGHTS:** 4 feet max height for front yards and 6 feet max height for side and back yards.

4. **NOISE POLLUTION:**

Vehicles in violation are subject to being towed away at the owner's expense, and legal action may be taken against the homeowner.

Legal action may be taken against homeowners who create noise pollution through means other than via a vehicle sound system, i.e. as with home stereos and other sound systems.

- a. **Vehicle Stereos:**

All vehicle stereos shall not be heard more at a distance greater than 25 feet from the vehicle as per Florida ordinance Title XXIII, Chapter 316, Section 3045, other city, county, and state laws, or as determined by the Association.

- b. **Vehicle Exhaust / Muffler Systems:**

All vehicle exhaust / muffler systems shall be in compliance with Florida ordinance Title XXIX, Chapter 403, Section 415, other city, county, and state laws, or as determined by the Association.

- c. **Home Stereos and other sound systems:**

1. Shall not be audible outside the home or as determined by the Association.
2. Outdoor sound systems, whether permanent or temporary, shall not be audible or the resulting sound vibrations felt, within a neighboring, though not necessarily adjoining, home.

- d. **Vehicle Horns / Honking:**

No unnecessary honking of vehicle horns is permitted. This includes the signaling of vehicle occupants to persons inside a home.

5. **FAUX SHUTTER COLORS:**

- a. White
- b. Burgundy (Dark Red)
- c. Navy (Dark Blue)
- d. Forest (Dark Green)
- e. Black

6. **DRIVEWAY STAIN COLORS:** Sandstone {Light Beige} or Light gray

7. **DRIVEWAY EXPANSION:**

- a. One story homes: 7'.5" expansion
- b. Two Story homes with 1 car garage: 6'8" expansion
- c. No expansion will be allowed for homes with a two car garage.

8. **TRASH AND RECYCLE BINS:**

- a. Trash bins, bulk trash, and recyclables are permitted to be set out at the end of the homeowner's driveway or in the homeowner's swale area no earlier than 7:00 PM the evening before the pickup.
- b. All trash bins and recycle bins must be taken in and properly stored no later than 11:00 PM the day of the pickup.
- c. City-supplied and other trash bins shall be stored outside behind each homeowner's gate or inside in the garage when not set out for pickup. All trash bins must be securely covered and in good functional condition as determined by the Association.
- d. For homes with no gate, all trash bins must be stored out-of-site.
- e. Materials for bulk pickup shall not be stored outside unless stored behind the homeowner's gate or on the porch or back yard and only so long as necessary prior to bulk pickup.
- f. Recycle bins shall not be stored outside – all recycle bins must be stored inside.
- g. In general, no trash, including recyclables and construction / remodeling debris, whether in boxes, bags or any other type of container, regardless of where (front, back, side of house, etc.) shall be permitted to be stored outside in view from the front of the house.

9. **YARDS:**

- a. No grass piles or clippings shall be permitted to remain on the lawn, street, sidewalk, driveway, or swale area after the lawn is mowed, weeded, trimmed, or cut.
- b. No piles or clippings shall be permitted to remain on the lawn, street, sidewalk, driveway, or swale after the trimming or cutting of plants or trees.
- c. Bulk clippings are permitted to be placed in the swale area no earlier than 7:00 PM the evening before bulk collection pick up.

10. **FRONT AND BACK YARDS:**

The minimum lawn maintenance schedule is subject to alteration by the Association based upon water restrictions and other such measures outside the control of the Association.

- a. Lawns shall be properly mowed and edged at least once per 4-weeks from November 1st through April 30th.
- b. Lawns shall be properly mowed and edged at least twice per 4-weeks from May 1st through October 31st.
- c. Trees shall not be "hat-racked" unless due to hurricane damage.
- d. Front yards shall be at least 50% lawn/grass.
- e. Back yards shall be at least 50% lawn/grass.
- f. Trees may be circled with white rock or mulch or plants extending no more than 2.5 feet from the base of each tree.
- g. Tree branches shall be trimmed to prevent their intrusion upon neighboring properties.
- h. Tree branches lower than 7 feet shall not extend over the sidewalk.

11. **BETWEEN HOUSES:**

- a. Permanent brick, concrete, or any other similar permanent replacement for the lawn/grass is prohibited between houses, behind the arch extending to the back of the house, and from the arch extending to the front of the property.
- b. The following, which can be displaced and repositioned if necessary, are permitted to replace lawn/grass in the aforementioned areas:
 - Small white rock.
 - Colored rock/stones complimenting the house color.
 - White or colored stepping stones, mixed with either lawn/grass, small white rock, or colored rock/stones which compliment the house color.

12. **FRONT DOORS:**

- a. All doors should be hurricane-resistant.
- b. Base door color shall be entirely white.
- c. Original or similar replacement doors may have their four interior rectangular panels painted the same color as the house.
- d. Replacement doors, including those with decorative glass, are permitted as long as the base door color is white.
- e. Screen doors with a base color of white are permitted to be added to the inside of the front doorway.

13. **COACH LIGHTS / EXTERIOR LIGHTING:**

- a. Coach lights on each side of the garage are permitted. Acceptable color variations are:
 - Dark Red / Rust / Cooper
 - White
 - Black
 - Dark Green / Light Green
- b. Solar and motion-sensor activated lights with black, white, or gray housings are permitted.
- c. No house can have an over-abundance of permanent exterior lights; this is at the sole discretion of the Association ARB.
- d. All exterior light additions / modifications are subject to Association ARB approval first.
- e. Exterior lights shall not be allowed if they constitute a nuisance to neighbors.

14. **PAVERS:**

- a. Pavers, whether brick or any other material, shall not be used to widen a driveway or as an extension into the swale area.
- b. Pavers, whether brick or any other material, shall not be used between houses or as a substitute for grass in the front or back yard.

15. **RAIN GUTTERS:** Rain gutters – white only – may be applied around the framework of the roof line.

16. **HOME-BASED BUSINESSES:**

- a. Home-based businesses are permitted but must not cause additional vehicle traffic or noise in the community. Additional vehicle traffic includes excessive or repeated home visits by the same vehicle, visits by work vehicles not for the purpose of performing maintenance on the home, and excessive visits by different vehicles. Noise includes vehicle auditory signals, such as backup beepers. This shall be governed and determined solely by the Association.
- b. No assembly, manufacturing, shipping, or receiving is permitted that would cause additional vehicle traffic or noise in the community beyond what is acceptable for a home-based business in a residential community. This shall be governed and determined solely by the Association.
- c. These rules and regulations also govern the activities of homeowners in their support of a business not headquartered in the community.
- d. All home-based businesses shall provide a copy of current occupational licenses and permits to the Association within 30 days of the license or permit renewal.
- e. The Association shall have the absolute right, at its sole discretion, to approve the type of home-based businesses permitted within the community.

17. **MOTORCYCLES / MOTOR SCOOTERS / MOPEDS / GO-CARTS / ANY OTHER SIMILAR MOTORIZED DEVICES:**

- a. The motorized devices described here may **not be parked:**
 - In the street.
 - In the swale area.
 - On the sidewalk.
 - On the front lawn.
 - On the front porch.
- b. Shall not create excessive noise as defined by city, county, and state statutes or as determined by the Association.

- c. Shall not have engines revved creating excessive noise.

18. VEHICLE PARKING:

- a. Vehicles (those owned by the homeowner or renter) parked in the driveway shall not extend beyond the driveway into the street.
- b. Homeowners and renters shall not park their vehicles in guest parking spaces. Violators are subject to immediate tow.
- c. No homeowner, renter, or guest/visitor vehicle shall park in the street at any time for any reason; violators are subject to immediate tow and legal action against the homeowner may be applied.
- d. No vehicle shall block the driveway access of any (other) home for any reason.
- e. The parking of any vehicle, at any time, on any unpaved portion of the Association's property, including but not limited to, the grass swales (one full tire on the grass), is prohibited. Violators are subject to the immediate tow of their vehicle by the Association at the owner's expense."
- f. Inoperable vehicles, i.e. flat tire, no headlights, "crashed condition", are not permitted and will be subject to being towed.

19. GUEST PARKING

- a. Vehicles in guest parking spaces shall not be backed-in; all vehicles shall be parked front-forward with rear license plates easily and directly visible from the street. Vehicles in violation are subject to immediate tow.
- b. Vehicles in guest parking shall adhere to the Covenants restriction on prohibited vehicles.
- c. Vehicles in guest parking in violation of the Covenants or these rules & regulations shall be subject to immediate tow.
- d. Vehicles in guest parking shall not extend beyond the parking space into the street as such to create a traffic hazard or impede the right-of-way traffic on the street.
- e. No vehicle shall be parked such as to take up more than one guest parking space. Violators are subject to immediate tow.
- f. Guests who intend on staying more than 48 hours shall have the homeowner or renter notify the Property Management Company and provide the vehicle license plate, and make, model, and color of the vehicle. Guest parking spaces may not be occupied for excessive or long-term periods at the sole discretion of the board of directors (the Association) by anyone for any purpose.
- g. Vehicles in guest parking with an expired tag, no license plate displayed, have an altered tag, including an altered temporary tag or hand written paper "LOST TAG" sign will be subject to an immediate tow.
- h. Vehicles in guest parking must display a VISITOR'S TAG in the rear view mirror or be subject to being towed.

20. HURRICANE SHUTTERS

Hurricane shutters can be in place from June 1 - November 30 and will be removed and or opened from December 1st thru May 31 except in the event of storms with hurricane-force winds. The shutters must then be removed within 10 days after the storms with Hurricane-force winds has passed

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BOARD OF DIRECTORS
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