

# NATURE'S EDGE COMMUNITY ASSOCIATION, INC.

## RULES AND REGULATIONS

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Adopted by the Nature's Edge Community Association, Inc.  
Board of Directors    January 9, 2007

## **A. PURCHASING/SELLING/RENTING**

### **Purchasing:**

1. Nature's Edge is a registered 55+ community. Before the intended purchase takes place, the buyers will be asked to sign a disclosure form.

### **Selling:**

1. The owner or a realtor of the owner's choosing may sell a home.
2. One residential size 'For Sale' sign may be displayed.
3. All fees and late charges must be paid to the HOA Board prior to closing.

### **Renting/Leasing:**

1. Homeowners have the right to rent or lease their homes to people who meet the 55+ guidelines.
2. The minimum term for a rental is 30 days.
3. Homeowners or leasing agents will be held responsible for their tenant's conduct.

### **Residents and Guests:**

1. The number of permanent residents is not to exceed three.
2. Guests of an owner or tenant who are under 40 may reside in the residence for a period not to exceed 30 days in a calendar year with the exception of health care providers.

### **Maintenance Fees:**

1. Maintenance fees are due between the 1<sup>st</sup> and 10<sup>th</sup> of the month.
2. A \$5.00 late charge will be applied to the dues after the 25<sup>th</sup> of the month.

## **B. PROPERTY REGULATIONS**

### **Maintaining Property**

1. All homes, yards and vacant lots must be kept in good repair and in neat appearance at all times (year-round).
2. Failure to comply will result in the HOA Board sending a registered letter to the owner.
3. After receiving the signed receipt, the HOA Board will allow the owner 14 days in which to comply. At that time the Board reserves the right to have the work performed and charge the owner.

### **Antennas**

1. Small disk and dish style antennas are permitted. All other styles need express written permission from the HOA Board.

### **Clotheslines**

1. Clotheslines of an umbrella type are permitted in the backyard only. Unless concealed from view, it is to be removed by the end of the day.

### **Fences**

1. No fence, wall, or ornamental dividers may be erected to form an enclosure.
2. No fence, wall, or solid row of hedges may be erected or grown along any property line that runs adjacent to the road.

### **Garbage**

1. Garbage will be placed at the curbside only on collection days and should be in plastic bags or lidded containers.

### **Noise**

1. No excessive noise prior to 7:00 A.M. and after 11:00 P.M.
2. Noise at any level is not to annoy your neighbor.

### **Soliciting/Businesses**

1. No soliciting.
2. No commercial business that increases traffic to and from the house will be permitted.
3. Private garage sales are limited to the specific time frames as set forth by the Board of Directors, which are the annual community bazaar or in the event of a resident's relocation.

### **C. ADDITIONS AND MODIFICATIONS**

1. Permission is required for additions and modifications to the exterior of the house, driveway, walkway or patio pad.
2. Request to the Architectural Committee will include a written description and sketch.
3. In the event the HOA Board fails to make a ruling on a request within 35 days, approval will be assumed.
4. The owner or contractor is responsible for permits and insurance.

### **D. PETS**

1. Pets shall be under the direct control of the owner at all times. When on common areas, the pet shall be under the direct control of the pet owner by means of a leash.
2. Pet owners are required to clean up after their pets.
3. Noisy and unruly pet behavior will not be tolerated.
4. Each resident who owns or is in control of a pet within the community shall be liable for any damages caused by the pet to a person or to the property of another.

### **E. VEHICLES**

#### **General**

1. The speed limit in the community is 15 MPH.
2. Noise from any vehicle should be kept to a minimum.
3. Vehicles, which are clearly inoperable, are subject to towing at the owner's expense.
4. Failure to comply will result in the HOA Board sending a registered letter to the owner.
5. After receiving the signed receipt, the HOA Board will allow the owner 14 days in which to comply. At that time the Board reserves the right to have the towing done and charge the owner.
6. No major repairs to cars, boats or other similar vehicles is permitted.

#### **Parking**

1. Routine resident parking must be in driveways, carports, or areas approved for such use.
2. Residents whose property cannot accommodate vehicles for guest parking should use the clubhouse parking area. This is not intended for long term use.
3. To allow for access of Emergency Equipment, vehicles may not park across from one another in the streets.
4. Overnight street parking is not permitted.
5. Vehicles should not be parked on the lots being shown to potential buyers.

#### **Recreational Vehicles**

1. Motorhomes, boats, trailers or other recreational units may be brought to a resident's property for loading, unloading and cleaning for a maximum of 72 hours. Long-term storage of such vehicles may only be in garages or in approved carports which minimize their visibility.

**F. POOL RULES**

The pool is for Nature’s Edge Phase I and Key West Village Phase II residents, their families and tenants only. A resident must accompany all other guests.

All homeowners, tenants and guests are to abide by the following pool rules:

- 1. In case of emergency dial 911.
- 2. Pool Hours:

**WINTER HOURS**  
**Sunrise - Sunset**

**SUMMER HOURS**  
**May 1 - September 1**

<b><u>ADULTS ONLY SWIM</u></b>	<b><u>OPEN SWIM</u></b>
<b>Sunrise - 10:00 a.m.</b>	10:00 a.m. - 1:00 p.m.
1:00 p.m. - 3:00 p.m.	3:00 p.m. - 6:00 p.m.
6:00 p.m. - <b>Sunset</b>	

- 3. Shower before entering the pool.
- 4. Food, drink and glass containers are prohibited in the pool and on the pool wet deck area (within 4 feet of the pool perimeter). [per FL.DOH 64E-9.004]
- 5. An adult must accompany children under 18 years of age.
- 6. For safety: diaper age children must wear plastic pants or swim diapers.
- 7. Bathing Load: 33 persons
- 8. **NO DIVING**

**G. ENFORCEMENT**

- 1. The HOA Board reserves the right to grant exceptions and enforce the Rules and Regulations.
- 2. Requests for an exemption must be in writing.
- 3. When a violation requires action, the HOA Board may take the following steps:
  - Step 1: The homeowner will receive a phone call or visit by a HOA Board appointed individual.
  - Step 2: If the homeowner fails to comply, the HOA Board will send a written notice of the violation, a list of potential penalties and procedures for a hearing.
  - Step 3: If the homeowner still fails to comply, a date to appear at a hearing will be sent.
  - Step 4: Having provided the resident every opportunity for due process, the HOA Board may issue a fine.
  - Step 5: Failure to pay the fine or continued violation of the rule will lead to the need for mediation or a court hearing. Any party subject to legal action will be required to pay all fees incurred.