

**THESE RULES AND REGULATIONS SHALL REPLACE AND
SUPERCEDE ANY PRIOR RULES AND REGULATIONS.**

CHARLESTON COMMONS
Complete Rules, Regulations, and Community Policies
Updated June 11, 2026

I. Property Maintenance & Structural Standards

Section 13. Maintenance by Owners

- **General Upkeep:** Owners must keep all structures, lawns, and landscaping not handled by the Association in first-class, safe, clean, and neat condition.
- **Lawn Maintenance Standards (Section 13.1):**
 - **Trees & Shrubs (13.1.1 & 13.1.2):** Must be pruned and trimmed as needed.
 - **Grass Height & Cutting (13.1.3):** Must be cut regularly and never get in excess of five (5) inches in height.
 - **Edging (13.1.3.2):** Edging of all streets, curbs, and beds must be performed as needed. Chemical edging is strictly banned.
 - **Dead Grass (13.1.3.3):** Owners are strictly responsible for replacing dead grass with approved sod.
 - **Mulch (13.1.4):** Must be physically turned four (4) times per year and replenished annually.
 - **Insect Control (13.1.5):** Disease and insect control must be handled on an as-needed basis.
 - **Fertilization (13.1.6):** Must be performed at a minimum of three (3) times per year, specifically in February, June, and October.
 - **Weeding (13.1.8):** All landscape beds must be weeded upon every single cut. Weeds in driveway and curb expansion joints must be cleared as needed.
 - **Trash Removal (13.1.9):** All yard waste, dirt, and plant cuttings must be completely cleared away before the end of the day.
 - **Right to Enforce (13.1.10):** Grants the Association an easement to enter the Lot, perform delayed landscaping maintenance, and charge the owner via an Individual Assessment.
- **Driveways & Sidewalks (Section 13.1.11.4):** Owners are personally responsible for repairing, maintenance, and pressure cleaning private driveways and public sidewalks abutting their front or side Lot lines.

- **Pressure Cleaning (Section 14.28):** Roofs, walkways, and exterior home surfaces must be pressure cleaned by the Owner within thirty (30) days of receiving an official ACC notice.
- **Weeds and Refuse (Section 13.1.11.3):** No weeds, underbrush, refuse, or unsightly growth may be permitted to remain on any Lot.

II. Landscaping, Irrigation, & Drainage Regulations

Section 13.1.11. Landscaping and Irrigation of Lots

- **Sod and Shrubbery Removal (13.1.11.1):** Prohibits the removal of sod, topsoil, trees, or shrubbery without prior written consent from the ACC.
- **Drainage Flow Impacts (13.1.11.1):** Bans alterations that change the grade or slope of a Lot to disrupt surface water flow. Owners adding items like pavers assume full liability for resulting drainage issues.
- **Artificial Vegetation (13.1.11.6):** No artificial grass, synthetic plants, or rocks may be maintained on the exterior layout unless approved by the ACC.

Section 14. Use Restrictions (Water & Drainage)

- **Irrigation Quality & Staining (Section 14.18):** Water used for irrigation is non-potable. Staining on homes or vehicles from irrigation is the sole responsibility of the Owner to clean and treat.
- **Mandatory Manual Watering (Section 12.3):** If the master automated lines are down for repair, Owners must manually irrigate their Lots with private hoses upon Association request and comply with local water codes.
- **Drainage System Maintenance (Section 14.10):** Maintaining swales, pipes, or waterbody slopes within a Lot's boundary is the sole responsibility of that specific Owner once installed. Prohibits root obstructions from neighbor-owned landscaping.

III. Vehicle, Parking, & Storage Regulations

Section 14.2. Cars and Trucks

- **Parking Rules (Section 14.2.1):** Vehicles must park in the garage or driveway and cannot block sidewalks. Parking on lawns or unpaved common surfaces is completely prohibited. Lawn maintenance trucks must stay on private driveways. Residents are barred from using common guest parking spots. Shared Villa driveways must remain free for ingress/egress.
- **Repairs & Maintenance (Section 14.2.2):** Mechanical maintenance is banned within public view except for brief emergency tasks. Storing cars on blocks or using tarpaulin covers without ACC approval is prohibited.

- **Prohibited Vehicles (Section 14.2.3):** Commercial trucks over one (1) ton, limousines, house trailers, campers, and commercial signs on vehicles are barred from open parking. Vehicles with expired tags or non-operational status cannot remain in public view over 24 hours.
- **Boat Storage Rules (Section 14.2.3):** Storing boats or personal watercraft anywhere within open public view is strictly illegal.
- **Towing Authority (Section 14.2.3):** Establishes the right of the Association to automatically tow any violating vehicle at the owner's risk and expense.

Duly Adopted Guest Parking Rules & Regulations

- **General Usage & Online Registration:** Guest parking is strictly for temporary visitors. Vehicles parked between 10:00 PM and 6:00 AM must be registered via **charlestoncommonscommunity.com** prior to 9:00 PM.
- **Orientation & Duration Caps:** All vehicles guest spot only must utilize **Head-In Parking Only** (no backing in). Limits stays to seven (7) consecutive days and enforces an annual aggregate cap of twenty (20) overnight days per calendar year per vehicle/unit.

IV. Architectural, Structural, & Fencing Controls

Section 14.12. Fences and Walls (Amended)

- **Standard Specifications:** All walls and fences require prior written ACC approval. Side fences are capped at six (6) feet or less and limited to wood shadowbox style.
- **Lakefront Lots:** Rear fencing for lakefront units is restricted to exactly four (4) feet in height and must be built of black aluminum rail.
- **Chain Link:** Explicitly bans chain link fencing anywhere in the community.

Section 21. Architectural Control

- **Prior Written Approval (Section 21.7):** No building, alteration, material change, addition, or exterior painting can be performed by an Owner until detailed plans are explicitly approved in writing by the ACC.
- **Window Treatments (Section 14.42):** Mandates professional window blinds, drapes, or panels. Bans long-term foil, sheets, or paper. Treatments facing the street must be neutral tones. Reflexive window tinting or security window bars require ACC approval.
- **Awnings & Canopies (Section 14.42):** No exterior awnings or canopies can be affixed to the structure without prior written ACC approval.

V. Use Restrictions & Community Guidelines

Section 14. Use Restrictions (General Operations)

- **Commercial Activity (Section 14.4):** Lots are restricted to private residential use. Banning commercial day-care centers, commercial facilities, and individual yard sales unless sponsored as a community event. Private administrative home offices are fine, provided no clients or business invitees meet on-site.
- **Completion and Sale of Homes (Section 14.5):** Bans individuals from blocking or interfering with active construction, development, or developer sales.
- **Control of Contractors (Section 14.6):** Residents cannot direct or attempt to assert control over contractors hired directly by the Association.
- **Cooking (Section 14.7):** Outdoor cooking on Common Areas is restricted to designated spaces. The ACC may completely restrict or prohibit the use of personal grills on private Lots.
- **Decorations (Section 14.8):** All outdoor ornaments, figurines, birdbaths, and statues require ACC consent and are banned from Front Yards. Holiday decorations are permitted from Thanksgiving until January 15th.
- **Disputes as to Use (Section 14.9):** The Board of Directors holds final authority to interpret and resolve any dispute regarding rule compliance.
- **Extended Vacation (Section 14.11):** Unoccupied homes must be prepped by removing outdoor furniture and providing an emergency contact key to management.
- **Fuel Storage (Section 14.13):** No raw fuel storage is allowed on-site, except for modest reserves for barbecues, spas, and generators. Whole-home propane tanks must be placed underground or hidden by landscaping.
- **Garages (Section 14.14):** Garage conversion into living spaces or bedrooms is strictly forbidden. Doors must remain closed except during active transit.
- **Garbage Cans & Disposal (Section 14.15):** Trash bins must be stored completely shielded from public view. Curb placement is limited to after 6:00 p.m. the night before collection, and empty bins must be hidden on the day of pickup. Villa residents must use common dumpsters; Townhome residents are prohibited from using them. Outdoor burning is entirely prohibited.
- **Laundry (Section 14.19):** Rugs, clotheslines, or laundry cannot be shaken or hung in an area visible from the exterior.
- **Lawful Use (Section 14.20):** Prohibits offensive, unlawful, or immoral operations across all Lots.
- **Minors' Use of Facilities (Section 14.22):** Children under sixteen (16) must be accompanied by a supervising adult at all times within the Common Areas or facilities.
- **Nuisances (Section 14.23):** Playing loud music, discharging weapons, or creating unreasonable audio/visual disturbances is strictly illegal.
- **Oil & Mining Operations (Section 14.24):** Drilling, quarrying, or mineral excavations are entirely banned from all Lots.

VI. Common Area Safety, Lakes, & Slope Controls

Section 14. Use Restrictions (Waterways & Safety)

- **Waterbody Restrictions (Section 14.35):** Swimming, boating, jet skiing, wading, and fishing are completely banned across all lakes and retention ponds. Feeding wildlife is strictly prohibited. No lakeside docks or platforms can be built.
- **Wildlife Risks (Section 9.8.5):** Establishes that Common Areas contain native Florida wildlife (snakes, alligators, etc.) and that residents assume all personal liability and risk upon entry.
- **Obstruction of Common Areas (Section 9.8.4):** No resident may obstruct or block sidewalks, community pathways, or roads with personal items, toys, or equipment.
- **Hired Workers (Section 14.43):** Housekeepers, private contractors, or yard workers hired by an individual Owner are prohibited from lingering in or making personal use of the Common Areas.

VII. Leasing, Purchase, & Application Rules

Section 14.21. Leases & Section 26. Selling, Leasing and Mortgaging

- **Lease Entirety Requirement (14.21):** Homes may only be rented in their structural entirety; leasing individual bedrooms or fractional rooms is illegal. Subleasing or lease assignment is blocked. Transient occupancies or time-shares are prohibited.
- **Lease Frequency & Term (14.21):** No Lot may be leased more than two (2) times within a twelve (12) month window. The minimum mandatory lease term is six (6) consecutive months.
- **Association Screening Process (14.21 & 26.1.2):** Board approval is a prerequisite for all rentals. Unregistered long-term houseguests or family members occupying the home while the Owner is away must complete the standard screening process.
- **Collateral Assignment of Rent (14.21):** Grants the Association the legal power to collect rent directly from a tenant if the underlying Homeowner becomes delinquent on assessment accounts.
- **Security Escrow (14.21 & New App Rules):** Authorizes a mandatory security deposit equal to one (1) full month's rent, payable exclusively via **Money Order/Cashiers Check Only**.

Duly Enforced Application Screening Guidelines

- **Timeline Controls:** Formal applications must be delivered to Tenant Evaluation at least thirty (30) days prior to a closing or lease start date. Moving in without this approval triggers an automatic **\$100 per day fine up to a \$1,000 maximum**.
- **Screening Criteria updates:**
 - **AMENDED Credit Score Minimum:** Raises the minimum mandatory credit score to **650** for *at least one* adult applicants, co-applicants, and guarantors independently.
 - **Sheriff's Office Arrest Records:** All applicants over 18 must supply a local Criminal History Report compiled by the Palm Beach County Sheriff's Office.

- **Account Standing Guardrail:** Applications are automatically rejected if the selling or leasing landlord is delinquent on their assessment ledger or has open property violations.
- Landlords must provide a copy of their official rental tax certificate to Tenant Evaluation.
- **Fees, Transponders, & Vehicle Caps:** Fees require separate \$100 payments for unmarried individuals and \$100 for married couples. Transponders cost \$50 via cashier's check or money order and must be retrieved in person.
 - **Villas:** Strictly limited to a maximum of **two (2) vehicles and two (2) transponders**.
 - **Townhomes:** Permitted up to **three (3) vehicles and three (3) transponders**.
- **Property Pet Restrictions:** Renters are restricted to one (1) single pet weighing a maximum of 25 pounds. Outlines the **15 prohibited dog breeds registry** (including Pitbulls, German Shepherds, Rottweilers, etc.).

VIII. Enforcement, Fines, Casualty, & Legal Authority

Section 22. Owners Liability & Enforcement

- **Right to Cure (Section 22.2):** Authorizes the Association to enter a Lot to correct physical maintenance defaults, clear weeds, or remove unapproved exterior changes, charging all costs to the owner as an Individual Assessment.
- **Fines for Violations (Section 22.8):** Permits fines of up to **\$100 per day for continuing violations**. Duly recorded guidelines establish that **fines in the aggregate are not capped** and will accumulate indefinitely until the breach is cured.
- **Fine Committee Structure (Section 22.8.2):** Fines must clear a fourteen (14) day notice window and be ratified by a majority vote of an independent, three-member Violations Committee.
- **Suspension of Privileges (Section 22.8):** Allows the Board to suspend access to common spaces and terminate utility features—**specifically community-provided cable services**—for past-due balances.
- **Right of Tenant Eviction (Section 22.9):** Authorizes the Association to bypass the landlord and launch direct **eviction or removal proceedings** against a tenant or occupant who willfully damages property or creates repeated nuisances, billing all legal expenses to the Homeowner.
- **Prevailing Party Fees (Section 22.4 & 21.15):** The prevailing party in any rules enforcement or architectural control litigation is entitled to collect full court costs and reasonable attorneys' fees at all trial, appellate, and bankruptcy levels.

Section 15 & Section 17. Encroachments & Casualty Destruction

- **Encroachment Easements (Section 15):** Grants perpetual easements for unintentional and non-negligent construction encroachments, structural footers, roof eaves, and a two (2) foot home-maintenance strip along boundary lines.
- **Casualty Repairs (Section 17.2.2):** Replicating or repairing fire or storm casualty destruction must be handled immediately.
- **Building Demolition Rule (Section 17.2.7):** Due to shared townhome/villa structures, an Owner is strictly prohibited from commencing a structural demolition unless they have first secured the written, signed agreement of **all other Owners within that connected building block** and filed it with the ACC.