

# **AMMENDED RULES AND REGULATIONS FOR GARDEN HILLS HOMEOWNERS ASSOCIATION**

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**SEPTEMBER 18, 1995. APRIL 12, 2012. DECEMBER 10, 2015. JUNE 1, 2019. SEPTEMBER 10, 2019.**

## **I. VEHICLES**

### **Towing will be at the owner's expense for not following our rules and regulations**

1. Vehicles parked on grass will get towed without warning. This applies to any vehicle's (resident or non-resident) wheel on the grass.
2. As provided in the Florida Statue 316.1945 vehicles blocking any sidewalk will receive one warning. Your car will be towed if it happens again after the first warning.
3. Following Florida Statue 320.02 unregistered vehicles (including those with NO up-to-date registration tag), will receive one warning. A second violation will result in your car being towed away.
4. Vehicles parked in cul-de-sac after midnight will be towed without warning, unless it has a current guest pass issued by the Association's office or the Security Officer.
5. Homeowner's vehicle with a valid parking sticker MAY NOT park in the cul-de-sacs after midnight. Unless approved by the office or security, your car will be towed.
6. Vehicles without valid license, tags, registration or unable to operate under its own power or considered abandoned shall not remain on association property more than 24 hours. This includes vehicles with one or more flat tires. Violators of this rule shall receive a warning sticker to remove the vehicle within twenty-four hours of such notice or be subject to having the vehicle towed at the owner's expense.
7. Vehicles with altered, expired or no guest pass will get towed for trespassing private property.
8. Florida Statue 316.123 (2)(a) Except when directed to proceed by a police officer or traffic control signal, every driver of a vehicle approaching a stop intersection indicated by a stop sign shall stop at a clearly marked stop line. On first and second violation, a warning will be issued; a third violation will result in a \$25 fine.
9. If a resident has a low car or a regular car and you drive over the grass instead of the speed bumps, you will get a \$75.00 fine for destruction of private property.
10. The speed limit of Garden Hill Homeowner's Association will always be 15 miles per hour. We'll send a warning during the first and second violation; a third violation will result in a fine of \$25.00.
11. Vehicles parked after midnight on the street will get towed without warning.
12. Owners and their guests must use only those parking spaces assigned to that particular home. Cars will be able to park on the cul-de-sac with a guest pass only. Parking in other assigned space or the grass surrounding the home and any area other area than each owner's assigned parking spaces for their home; will result in a fine and/or the vehicle being towed away at the owner's expense. By parking on the grass you're damaging grass, water lines, and sprinklers.

13. Large trucks rated one ton or more, boats, inflatable boats, trailers, motor-homes, buses, airplanes, step vans, and other such vehicles shall not be permitted to park from dusk until dawn in the community.
14. There shall be no assembling or disassembling of motor vehicles with exception of ordinary maintenance of changing a tire or battery.
15. Every vehicle parked in Garden Hills shall be registered with the association and identified by either a permanent parking decal or a temporary guest parking pass. All cul-de-sacs and public parking areas are to be cleared of all vehicles by 12:00AM, unless it is a non-resident with a valid parking pass. Violators will be towed without notice.
16. Vehicles are prohibited from blocking sidewalks at any time regardless of day and night. The offending vehicle will be towed without warning at the expense of the owner.
17. Cars parked in front of any other driveway, and/or on the opposite side will be fined \$75.00
18. Any vehicle crossing through the grass to park in front of a home won't be acceptable. You are damaging the common areas of Garden Hills and you will be fined \$75.00.

Any vehicle receiving a ticket on Friday or Saturday won't be processed until the following Tuesday.

## **II. HOUSE EXTERIOR AND PERMITS**

1. There shall be no changes to the exterior of your home without written permission of the board of directors of Garden Hills. This include changes or alterations to porches, fences, and any type of enclosure of your house or porch, extensions from roof to fence, color of house, roof and planting of trees or shrubs on common ground.
2. All screens and fences must be in good conditions. Holes and ripped screens and/or fences falling must be repaired when you receive a notice. Otherwise, you'll be sent to the fine committee.
3. Exterior radio or television antennas, basketball poles/nets and volleyball nets are prohibited.
4. Bicycles, toys or clutter boxes (boxes, mops or garbage, etc.) shall not be left outside at any time; such articles left outside shall be impounded. These items must be stored within your home not visible on your patio. If visible, it must be organized.
5. Parents shall be responsible to the association for any property damage to the common areas caused by their children as provided in the Florida Statue 741.24. People under the age of eighteen years of age cannot use recreational facilities unless under supervision of an adult owner or lawful occupant over the age of eighteen.
6. Barbecue cookers must be stored in owner's patio or behind a fenced area, out of sight.
7. No clothes or similar article shall be hung on balconies or outdoors if these are visible from outside the house.
8. Window air conditioning units or window HVAC units are prohibited as each unit is equipped with central air and heat.
9. Owners are instructed to avoid any encroachment onto the Garden Hills HOA common areas with items such as swing sets, playground equipment, dog houses, chairs, benches, couches, barbecues, unauthorized trees and/or landscaping items such as these not only can result in liability to the association but they are also a hindrance to the cutting of common areas to ensure the safety of our residents and visitors.

10. If you have or going to place tiles on the front of your home, you must place an edge protector so the cutting grass machine does not damage or break them, GHHOA and the lawn company will not be responsible for what happens.
11. The colors for both your house and fence must match the colors the association authorized.
12. Permits for sidewalks, fences, parking lots, tickets, will expire in thirty (30) days. If your permit is expired you must request another permit.
13. If the owner hasn't completed reparations by the due date after receiving a notification of inspection, the owner will receive a fine of \$25.00 per day until repairs are completed.
14. Fences, walkways extensions, driveways extensions, that have not been authorized/approved by the association will be fined \$25.00 per day until association's approval.
15. Patios/porches are not storages and must be kept clean and organized at all times. If you need to storage something please do so inside your home.

### **III. LEASING AND HOMEOWNERS/RENTERS**

1. Every house sold in Garden Hills Association needs to be inspected by the future homeowners in order for them to move into the property. The seller must comply with all repairs in the property according to the standard and regulations of Garden Hills HOA.
2. No owner or lessee shall create or permit any disturbance that will interfere with the rights, comforts, or convenience others, such that the implied enjoyment of peace and quiet is violated in any manner.
3. Leasing or renting any part of your house is not permitted without authorization and owners will be fined \$50 per week if violated. The board has the authority to charge a processing fee for evaluating proposed sales, leases, and other conveyances.
4. All owners who plan to rent their units of their own, or through a realtor, must contact the association's office for guidelines and approval of lease arrangements. The total number of rentals permitted within Garden Hills will be ten percent (10%) of the number of homes in the community, or a total of twenty-two (22) homes. As one rental property is sold, it will allow another property to be available for rental. The total of rented properties must never exceed twenty-two units. Owners desiring to rent their property must request approval and be placed on a waiting list.
5. No "For Sale" or real estate or other type of sign shall be visibly placed upon any property within the development unless the following requirements are met. Signs may only be displayed from inside windows or sliding glass doors. Signs may be no longer than 24"x24".
6. If the homeowner's property has been occupied by another person (an unauthorized individual) for an extended period of time without the association's approval, we will send a fine of \$50 weekly.

### **IV. WASTE**

1. Trash will be placed in containers approved by the waste removal company. For sanitary purposes, all trash, except newspapers shall be in plastic bags and tied securely prior to being placed in trash containers.
2. Trash may not be put out on the roadside prior to 6:00PM before pickup day.

3. All trash containers must be removed from the roadside by 9:00PM pickup day.
4. All garbage must be put into covered garbage cans except recyclable items.
5. Garbage cans not permitted in front of the house for any reason. If the side of the house faces a street, either store the can(s) on the other side of the house or build a small fence to contain the can(s). The fence is to be painted to match the house trim.
6. Anyone delinquent in their monthly association assessments or fines shall not be permitted to rent the club-house, or use the other facilities (pool or tennis courts).
7. Lessees will be responsible to Garden Hills Homeowners for monthly assessments if owners become delinquent, pursuant to Florida Statute 720.308.
8. In addition to the foregoing, all owners and lessees of dwellings in Garden Hills shall abide by the provisions of the protective covenants, conditions and restrictions for Garden Hills and the articles of incorporation and bylaws.
9. All trash cans must be numbered (6 inches out of 9), to avoid unnecessary mistakes and fines.

## **V. GREEN AREAS/VEGETATION**

1. No vegetation or structure of any kind can be higher than the top of any fence (inside or around the fence). Except palm trees if not touching roof. If you choose to have grass inside your fence, you should keep it short.
2. Any trees or shrubs planted within the common areas in front, rear, or between houses without permission shall be removed by the association. If the owner doesn't remove it after receiving a notice, the owner will be responsible for paying the association the removal services. Flower beds can be planted on the sides of the house and can be extended no more than two (2) feet from the house.
3. All current trees or shrubs must be kept at the height of roof edge. Except for palm trees inside or outside the fence area. No new palm trees shall be planted inside the courtyard or between units without written approval of the association.
4. All flower plants should be cut up to four (4) inches tall, including trees that are 1 (one) or 2 (two) feet away from the house.
5. All families that have been previously accepted to keep fruit/flowering trees are responsible for caring and keeping the tree cut up to 15 feet high during the year. The cleaning of the fallen leaves will also be your responsibility. In addition, all residents who have palm trees inside of their fences are responsible for trimming them.
6. If a homeowner is cutting up his/her own trees and/or shrubs, owner must be responsible of picking up any debris/waste caused by this activity.

If you do not comply with the rules, they will be cut by the association and you will be responsible for the expenses.

## **VI. PETS**

1. Offensive pets may be removed by the association after notice to the owner with prevailing party being entitled to recover the cost of the proceedings and reasonable attorney's fees.
2. Pets shall be restricted to thirty (30) pounds and must be considered a domestic pet.
3. No animals such as pot bellied pigs shall be permitted. No reptiles such as large snakes shall be permitted.
4. Pets shall be on a leash at all times when not confined within the owner's unit (Pets running/walking without a leash). A homeowner with a pet and no leash (or with leash but loose around the association) will receive a \$50.00 fine per occurrence.
5. You will receive a fine of \$50.00 if you don't pick-up after your pet.
6. Dog shall not be left outside the unit all day or night and shall not be tied up outside the unit without the owner or tenant present.
7. Owners and/or their legal tenants shall pick-up and clean up after their pets.
8. No pets or animals shall be permitted in the club-house, pool area, or tennis court in accordance with the local health department of regulations. The sole exception to this rule would be service animals pursuant to the definition of service animals by the ADA. Any owner or tenant or lawful unit resident must provide a copy to the administrative office.

If any of these rules and regulations are violated or ignored, the violators shall be given a written warning upon the first violation, and fines up to \$100.00 per violation thereafter.

Note: These rules are in accordance with Florida law and have been reviewed and approved by the law firm retained by GHHOA and the board of directors.