



*Edgewood At Everlands
Homeowner Association Inc.*

EDGEWOOD AT EVERLANDS
HOMEOWNERS ASSOCIATION INC.
COMMUNITY GUIDE

FOREWORD.

The Edgewood at Everlands community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style.

To ensure adherence to the original intent of the Declarations, Covenants, Rules and Bylaws governing the Community's daily operations and preserve the existing aesthetic design already established in the Community, both the Board of Directors and the Architectural Control Committee (ACC) hereby recognizes and adopts the style and form of the existing community's Operational and Architectural standards as required by the governing documents.

The following pages have been prepared to simplify the content and complexities of the Master documentation, not to replace them. At all times the Declarations shall be the governing standard for the Community, however this document will enable standardized interpretation of the many complex issues.

These standards shall continue in effect until the subsequent versions of this document are published and adopted by the Edgewood at Everlands HOA Board and Architectural Control Committee (ACC).

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DEFINITIONS.

“Community Facilities” - shall mean the properties and common areas owned by the HOA and intended for recreational use and shall include, but not be specifically limited to, the Swimming Pool and Cabana building, Mailboxes and the adjacent parking lot.

“Community Guide and Policies” - shall mean these Community Guide documents of the Edgewood at Everlands HOA Inc, as amended from time to time.

“Community Manager” - shall mean the management company, including its agents, employees and staff contracted by the Board to manage all the Community Facilities within Edgewood at Everlands HOA.

“Board of Directors” or “Board” - shall mean the elected officials making up the HOA Board of Directors.

“Architectural Control Committee” or “ACC” – shall mean the Board’s co-opted/selected officials making up the HOA Architectural Control Committee.

“Appeals and Hearings Panel” or “AHP” – shall mean the Board’s coopted/selected officials making up the HOA Appeals and Hearings Panel.

“Guest” - shall mean any individual that is invited to use the community facilities by a Resident or Renter of the Edgewood at Everlands Community.

“Patron” or “Patrons” - shall mean Residents and Renters/Leaseholders who are eighteen (18) years of age and older.

“Renter” - shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” - shall mean any person or family owning property within the Edgewood at Everlands Community.

“Soliciting” – Is not permitted within Edgewood at Everlands, however communications from the Association’s Board of Directors, and Association Committees shall be permitted to hand deliver/distribute correspondence to ensure important information is received by each household.

ACCESS CARDS - POOL AND VEHICLE.

1. Access cards/stickers shall be issued to each Resident's household (or their Renter, as appropriate). There is a charge to replace lost or stolen cards and for additional cards/stickers.
2. Each household shall be issued a maximum of two (2) access cards for the pool and two (2) vehicle stickers for the main entrance gate system. The first two (2) cards/stickers for each system shall be issued at no charge to the Resident. Additional cards/stickers or replacement of a lost or stolen card/stickers will be available at a cost not to exceed \$25.00 per card/sticker.
3. Renters are required to purchase their own access cards/stickers at a cost of \$25.00 per card, with a maximum of two cards/stickers per household.
4. All patrons shall be required to sign a waiver of liability before using the Community facilities.
5. Patrons may be required to present pool access cards upon request by Community management staff, and or Association Officers/Board of Directors.
6. There will be times when work on a home/driveway may present a parking issue. To alleviate this issue the Resident can apply for a temporary Parking Pass (available from the Community Manager). This pass will be issued for specific dates as detailed on the pass. The towing company will be made aware to ensure that the vehicle with the pass is exempt from towing.

GUEST POLICIES.

1. Guests must always be accompanied by a Resident or Renter while using the swimming pool and cabana facility.
2. No minors under the age of 12 shall be left without adult supervision at any Community facility.
3. The maximum number of guests may not exceed four (4) guests per registered Resident, or Renter while using the Community facilities.
4. Residents or Renters are responsible for any, and all actions taken by their guest(s). Damages or any violations of the HOA policies caused by a Guest may result in recouping the cost of damage remediation from the Resident or Renter, and result in the subsequent loss of that Resident or Renter's privilege of using the Community facilities.

RENTERS PRIVILEGES.

1. Residents who rent or lease out their residential unit(s) in the Community shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident privileges for purposes of using the Community facilities.
2. Renters shall be required to acquire both pool access and vehicular gate access stickers. A renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Community facilities as the Resident. It should also be noted that the Renter shall also be required to conform to all policies in place within the Community.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Community facilities with respect to that membership.
4. Renters shall be subject to other rules and regulations as the Board may adopt from time to time.

GENERAL COMMUNITY PROVISIONS.

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies, when necessary, at a duly noticed Board meeting, and will notify the Patrons of any changes. Changes may include rate and fee changes as deemed necessary by the Board.
2. All Patrons may be required to present their access cards in order to gain access to the Community facilities.
3. All hours of operation, (including holiday schedules), of the Community facilities will be established and published by the HOA and Community manager.
4. Dogs and other pets are prohibited within the confines of the swimming pool and cabana facility (with the exception of registered service dogs). Owners of pets are reminded that they are responsible for picking up after their pets and disposing of the waste appropriately. Non-compliance of this policy will necessitate **Noncompliance Fines** and reporting to the local City/County/State authority for action and appropriate fines.

5. Personal vehicles, including pickup trucks must be parked within an owner's garage, or in their driveway. A work vehicle which is not a commercial vehicle must also be parked upon the owner's driveway, **no vehicle displaying any commercial advertising shall be parked within public view, and should be kept inside the garage of the home.** Vehicles should not be parked on grass lawns, or on Common areas belonging to the HOA. Vehicles should not be parked in a way that blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations within the Community. Vehicles should not block the sidewalk, nor should they be parked on the roadways between the hours of 11:00pm – 7:00am. without a Parking Pass (available from Community manager for specific circumstances). No boat trailer, horse trailer, utility trailer, house trailer/camper or motor home shall be kept within Edgewood at Everlands except within the garage of a home.
6. The car parking spaces adjacent to the swimming pool facility and the mailboxes are for the use of those Patrons using the Community facilities and are not for overnight parking. A towing company will remove offenders and the Association has no responsibility or liability for such actions.
7. Fireworks of any kind are prohibited **ANYWHERE** within the community.
8. Only HOA employees, or employees and service vendors of the community manager are allowed in the service areas of the facility.
9. All lost or stolen access cards/stickers should be reported immediately to the community manager. A fee will be assessed for any replacement cards/stickers
10. Smoking is not permitted at or around the Community facilities, or while on any common area belonging to the Association. Cigarette butts shall not be discarded on Association property as this is not only a potential fire risk but is not aesthetically pleasing.
11. Disregard for rules or policies may result in expulsion from the swimming pool/cabana facilities and/or a loss of privileges in accordance with the policies set forth herein.
12. Pool rules posted on signs within the facility must be observed.
13. Patrons and their guests shall treat all staff members and each other with courtesy and respect.
14. Off road scooters, motorcycles, ATV's and golf carts are prohibited on any property owned, maintained and operated by the HOA to include common

areas, roadways and sidewalks. Community service vendors such as the Landscape contractors are exempt from this policy.

15. Skateboarding is not permitted within the area surrounding or within the swimming pool/cabana facilities at any time.
16. Commercial advertisements shall not be posted or circulated within the community. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on any HOA property or facility unless approved in writing by the Community Manager, the Board or ACC.
17. Firearms or any other weapons are prohibited within the Swimming pool/cabana area, also during any HOA meeting or function. All other restrictions regarding Conceal and Carry shall be in accordance with Florida Law.
18. Loitering (standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals under any circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Community facility.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY.

1. Each Patron and their Guest(s) assume sole responsibility for his or her property. The HOA, Community manager, and its contracted vendors shall not be responsible for the loss or damage to any private property used or stored in any community facility.
2. Patrons shall be liable for any property and/or personal injury that is caused by the Patron or the Patron's Guest(s) at any community facility. The HOA reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's guest or family member(s).
3. Any Patron who in any manner makes use of or accepts the use of any apparatus whatsoever owned, leased or operated by the HOA or its vendors either on or off the community facilities premises, shall do so at his or her own risk, and shall hold the HOA, the Board of Directors, Community manager and their agents, employees, or vendors, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by the Patron resulting therefrom and/or from any act or omission of the HOA.

4. Should any party bound by these policies bring suit against the HOA, the Board of Directors, Community manager or their agents, employees or vendors and fail to obtain judgement therein, said party bringing the suit shall be liable to the prevailing party for all costs and expenses incurred by it in the defense of such a suit, including court costs and attorney fees through all appellate proceedings.

SWIMMING POOL USAGE POLICY.

1. All Patrons and Guests using the swimming pool/cabana facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with the policies and rule of the HOA governing the Community facilities. Violation of these polices and/or misuse or destruction of
2. Community facility equipment may result in the suspension or termination of the privileges with respect to the offending Patron or Guest.
3. Hours: The Community Swimming Pool facility is available for use during normal operating hours to be established and posted by the HOA and Community Manager. Outside of these hours the gates automatically lock to prevent unauthorized access to protect the facility from damage and injury to users. Breaching this facility shall incur a Noncompliance Fine.
4. Emergencies: after contacting 911 if required, all emergencies and injuries occurring at the Pool facility must be reported to the Community manager as soon as practically possible. (contact details shall be found in the Notice Board)
5. Sun Loungers/Tables/Chairs/Umbrellas: Any patron or Guest utilizing HOA equipment is responsible for said equipment. Should the equipment be found to be defective on arrival please move it to a side area and advise the Community Manager. Should equipment be damaged by a Patron and their Guest or family member, said person(s) would be responsible to the HOA for any cost associated with repair or replacement of said equipment.
6. Damage to the facilities (i.e. wash basins, bathroom facilities) should be reported to the Community manager immediately. Accidents happen, however taking responsibility for the damage is the right thing to do rather than leave the facility closed to fellow Residents.
7. Alcoholic Beverage Policy: **NO** alcoholic beverages may be served or consumed on the premises in accordance with state and local laws.
8. Drug Policy: **NO** drugs shall be taken into or used in any Community facility.

Please note that Community facilities are unattended. Patrons and Guests using the Community facilities do so at their own risk. Community Managers and staff members are not present to provide Life Saving or any other emergency first responder functions. Persons interested in using the facility are encouraged to consult with a physician prior to commencing a fitness program that includes pool based activities.

GENERAL SWIMMING POOL RULES.

SWIM AT YOUR OWN RISK

1. Patrons may be required to present their access cards or verification or registration while in the swimming pool area. At any given time, a Resident or Renter is allowed up to four (4) Guests per registered Resident or Renter to the swimming pool/cabana (unless a greater number of guests has been approved by the Community manager).
2. Children under **twelve (12)** years of age must be always accompanied by a parent or Patron during usage of the pool facility.
3. NO diving, jumping, pushing, running, throwing items or other horseplay is allowed in the pool or on the pool deck areas.
4. Radios, tape players or CD players are not permitted unless they are used with headphones or earbuds. The use of cell phone speakers or other speakers are not permitted in the pool/cabana facilities.
5. Swimming is permitted during designated hours as posted at the pool facility, and such hours are subject to change at the discretion of the Community Manager. Patrons and Guests swim at their own risk and must adhere to the swimming pool rules at all times.
6. Users of the pool should be considerate and respectful of others while sharing the use of the pool so that all can take advantage of the HOA amenities.
7. Showers are required before entering the pool water to remove excess sun lotion or other products which clog the system filters.
8. Patron and Guests may bring non-alcoholic beverages and food to the pool area and must properly dispose of all trash by utilizing the proper disposal container upon exiting the pool cabana facility. Glass containers are prohibited. The wet pool deck (four-foot-wide unobstructed pool deck area around the outside of the pool water perimeter) must always remain clear of all food and beverages.
9. There shall be no consumption of food and beverages while in the pool.

10. Those who are not reliably toilet trained must wear swim diapers, as well as a swimsuit over the swim diaper, to reduce the risk associated with human waste contamination of the swimming pool/deck areas.
11. Play equipment, such as floats, rafts, snorkels, dive sticks, floatation devices and other recreational items such as balls and pool toys must meet staff approval. The facility reserves the right to request discontinuing usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern. Be respectful of others in the pool as it relates to the use of pool toys.
12. Swimming pool hours vary throughout the year, depending on the season and these hours shall be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool or parts of the facility may be closed for various periods of time to facilitate repairs and/or maintenance and to maintain Health Code Regulations.
13. Pets (except registered service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area or inside the cabana area.
14. The Community Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies or usage) conducted at the pool, including swimming lessons and aquatic/recreational programs.
15. Any person(s) swimming during non-posted hours may be suspended from using the facility, and shall incur a **Noncompliance fine.**
16. Proper swim attire (no cutoffs) must be worn in the pool
17. NO chewing gum is permitted in the pool or on the pool deck areas.
18. For the comfort of others, the changing of diapers or clothes is not allowed poolside, please use the provided restrooms.
19. No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.
20. Radio controlled watercraft are not allowed in the pool area.
21. Pool entrance and emergency exit gates are to be kept clear at all times.
22. No climbing, swinging on chairs, loungers, tables, fences, umbrellas or railing is allowed. Un-authorized access outside of normal pool open hours is prohibited
23. Pool furniture is not to be removed from the pool area, nor is it to be used inside the pool water.
24. Loud, profane, or abusive language is absolutely prohibited.
25. No physical or verbal abuse will be tolerated.
26. Tobacco products and Vapes are not allowed within the pool facility, **and shall incur a Noncompliance fine.**
27. Drugs of any kind are PROHIBITED **and shall incur a Noncompliance fine.**
28. The HOA is not responsible for lost or stolen items.

29. Chemicals used to sanitize pool water, may affect certain hair or fabric colors. The HOA, Community manager or Pool Service vendor are not responsible for these effects.
30. If you are the last Patrons leaving the pool/cabana building please ensure all lights and fans are switched off, and make sure gate is closed.
31. NO LIFEGUARD ON DUTY – USE AT YOUR OWN RISK

SWIMMING POOL – HURRICANE/STORM POLICY.

The Community Manager may control whether swimming is permitted in inclement weather and the pool facility may be closed and reopened at their discretion. When there is potential for hurricane development it may be prudent to remove pool furniture and umbrellas to a safer location. Although this may be an inconvenience, Resident safety is the priority.

SWIMMING POOL – RESERVATION POLICY.

Resident Patrons, may reserve the Edgewood Pool and cabana facility through the Community manager's office for children's (under 12) birthday parties for a maximum of four (4) hours per event. Patrons may only hold one four (4) hour event block per day. Reservation of the facility shall be on a first come, first served basis and is subject to approval by the Community Manager. There is no cost to rent the Edgewood Swimming Pool and cabana facility, however there shall be a refundable security deposit, of \$200.00 payable to the HOA. Please contact the Community Manager to make proper arrangements and ensure availability.

The maximum guest count should not exceed 30 people.

Each organization, group or individual reserving the use of the Edgewood Swimming pool and cabana facility (or any part thereof) agrees to indemnify and hold harmless the HOA, Board of Directors, Community Managers, agents, officers, or employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the HOA common areas, premises and/or community facilities, including litigation or any appellant proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the HOA's sovereign immunity granted pursuant to Section 768.38 FS.

SUSPENSION AND TERMINATION OF PRIVILEGES.

Notwithstanding anything contained herein, the Community Manager may, at any time, restrict or suspend any Patron's or Guest's privileges to use any or all of the community facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the community facilities from damage.

Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next Board of Directors meeting, whichever occurs first. Such infraction and suspension shall be documented by the Community Manager, and the Board of Directors notified to review this action at the next Board of Directors meeting.

The Patron's or Guest's privileges at any or all community facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Directors, and a Patron or Guest may also be required to pay for any property damage, if he or she:

1. Fails to abide by the HOA community facilities policies established and approved by the Board of Directors.
2. Submits false information on the application for an access card/vehicle sticker.
3. Permits unauthorized use of an access card/vehicle sticker.
4. Exhibits unsatisfactory, abusive or unreasonable behavior towards other residents, agents, vendors, community management staff, employees or officers of the Association.
5. Engages in conduct that is considered improper or likely to endanger the welfare, safety or reputation of the HOA or Community Managements staff.
6. Damages or destroys HOA property.

In response to any **Noncompliance**/violation of the rules, regulations, policies and procedures specified herein, including but not limited to those set forth in the preceding paragraph, the HOA shall follow the process outlined in **The Covenant Enforcement Procedure to impose fines for Violation of the Governing Documents & Declarations.**

ARCHITECTURAL CONTROL COMMITTEE.

The Architectural Control Committee is a major part of the Community Standards team responsible for reviewing all Architectural Modification Requests made by Residents for improvements to the exterior of the house or lot. The ACC periodically reviews Architectural Guidelines and recommends changes and/or additions to the Board of Directors for adoption.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Guidelines, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these Guidelines and any standards contained herein, or the Declaration, these Architectural Guidelines and the Declaration shall prevail.

Nothing contained in these Guidelines shall obligate any agency, governmental or otherwise to approve plans submitted, nor shall the approval of the ACC be construed as meeting either the requirements of the City of Palm Bay or Brevard County or any governmental agency required for approval.

The ACC shall “reasonably and equitably” apply and enforce guidelines for architectural modifications in accordance with FS. 720.3035(07/2024) and has the right to seek modification, revision, addition, deletion or suggest any changes to these guidelines, in writing for resolution by the Board of Directors.

All applications to the ACC for modifications to a home/property must be submitted on the appropriate ACC form, complete with all necessary complete Plat diagrams, dimensioned plans, details, photographs in sufficient detail to inform the committee of the Resident’s intentions, emailed directly to the ACC on acc.edgewood@gmail.com. No work should be commenced until such time that ACC approval is provided in writing, for which the ACC has up to a 45 day time line to grant approval or not, based upon individual circumstances.

In accordance with FS. 720.3035 (07/2024) any denial of an application shall refer to the specific rules within the Declarations upon which the ACC is acting, For reference these numbers are provided for each section within this guide.

MAINTENANCE STANDARDS

Exterior Maintenance of Structures and Grounds

Residents are responsible for maintaining the exterior of their dwellings and any other structures on their lots, such as patio pavers, fences, sheds and playground type equipment. The following represent some (but not all) of the conditions which the HOA considers a violation.

- Peeling paint
- Cracked or broken stucco
- Recreation equipment which is either broken or in need of repainting
- Gutter in need of painting, repair or replacement
- Fences which are leaning, broken, or missing parts
- Permanent light fixtures that are not in working order
- Sidewalks and driveways that are **stained** or covered in mildew/mold/grime
- Algae, mildew, mold or other grime on exterior of home, fencing or roof
- Broken windows
- Missing or damaged roof shingles

Most residents would not allow any of the above conditions to exist as they seek to preserve and protect the investment in their homes and to limit their personal liability by keeping all improvements on their lots in good condition. The HOA expects that all residents will do this necessary maintenance to prevent any of the cited conditions from occurring in the community.

Lawn & Landscape Maintenance Standards (12.1.1-12.1.9)

The following lawn maintenance standards apply to landscaping maintained by Owners and residents of Edgewood at Everlands:

- Trees: (12.1.1) Trees are to be pruned as needed and shall be maintained with a canopy no lower than eight feet (8') from the ground. Do not prune or trim trees into unnatural shapes.
- Palms: (12.1.1) Palms are to be pruned as needed to remove any hanging, dead, yellowed or unhealthy fronds. All dry, wilted or diseased fronds should

be removed. If a large number of fronds are yellowing, fertilization may be needed.

- Shrubs: (12.1.2) All shrubs are to be trimmed as needed and should be maintained at window ledge height, **this applies to living plant screens.**
- Annuals/other plants: All plants shall be maintained in a neat and attractive manner and replaced when diseased/dead.
- Grass: (12.1.3.1) Grass shall be St. Augustine-Floritam unless an alternative has been approved and shall not exceed five inches (5") in height. This includes the grass between the sidewalk and the street.
Lawn weed treatments shall be performed as needed.
- Edging: Edge trimming of all streets, sidewalks, curbs, beds and borders shall be performed as needed to prevent grass "runners" from growing onto driveways, sidewalks, curbs and into landscape beds. Grass along the walls of the house shall be edged. Chemical edging (12.1.3.2) is not permitted.
- Mulch: (12.1.4) Mulch should be replenished as needed, and at minimum, four (4) times a year to help control weeds. All mulch, and rock (where approved via ACC application) should be thick enough to completely cover the soil and should be at least 1-2" thick for mulch and 3-4" thick for rock. Faded/discolored mulch should also be replenished.
- Insect and Disease Control: (12.1.5) Insect and disease control shall be performed on an as needed basis. Failure to do so could result in additional liability if the disease and insect spread to neighboring properties. Sod that is killed due to insect/disease shall be removed and replaced within thirty (30) days of dying.
- Fertilization: (12.1.6) Fertilization of all turf, trees, shrubs and palms should be performed no less than three (3) times a year.
- Irrigation: (11.7) Watering and irrigation is the responsibility of the community association. It is the Owner's responsibility to inform the association of broken/damaged sprinkler heads or if the lawn is not being watered as per the scheduled watering times for the zone you are living in. **Failure to advise shall leave the homeowner responsible for any repairs**
- Weeding: (12.1.7) All beds are to be weeded as necessary.
- Weeds growing in joints of curbs, driveways and expansion joints shall be removed as needed. Chemical treatment is permitted. If landscape fabric is used, it must allow the free flow of water, air and grasses to and from the soil.
- Trash Removal: 912.1.11 Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean

condition before the end of the day. Trash may not be placed at curb until scheduled trash pick-up day.

FAILURE TO COMPLY: Owners who are not in compliance with these maintenance standards will be sent notification from the Community Manager that the violation process will be initiated. Fees for enforcement, including Attorney's fees shall be the responsibility of the person in violation (refer to Violations section later in this document)

NOTE: *Because our irrigation pulls water from the community pond if we experience drought conditions portions of these Landscape Maintenance Standards may be suspended until drought conditions improve.*

ARCHITECTURAL GUIDELINES

Access to Common Areas, Neighboring Lots, Vendor Requirements

Air Conditioners (13.34)

1. No air conditioners shall be mounted through a window, door or hung on an exterior wall.
2. Replacement of air conditioner components shall be in their original location unless approved by the ACC.
3. Split A/C units are not permitted.

Antennae and Satellite Dishes (13.25)

1. Antennae are not permitted.
2. Small roof mounted (Internet only) Satellite dishes (where necessary for employment) are to be approved by the ACC and should be positioned to be as unobtrusive as possible, preferably towards the rear of the property.

Awnings (13.1)

1. Awnings (classic plain not striped) to the rear of a property/lot are to be approved by the ACC.

Barbecues/Smokers/Grills (13.9)

1. Barbecues/Smokers/Grills and all other cooking devices should be on the back patio of the home.
2. While using a smoker please ensure that the smoke is not a nuisance to neighbors.

Canopies/Tents_(13.29)

1. Canopies/tents are not permitted.

Car Covers_(13.4.2)

1. Car covers are not permitted.

Dog Houses, Kennels and Runs, Invisible Fences_(13.2)

1. Dog houses, kennels and runs are not permitted.
2. Invisible Fences must have approval by the ACC.

Doors (Exterior)_(13.1)

1. Must be kept clean from dirt and cobwebs.
2. Must be painted an approved paint color as per the approved color scheme of Edgewood at Everlands.
3. Must be a solid door or have a preferably hurricane resistant glass panel insert after approval from the ACC.
4. All exterior door alterations must be approved by the ACC.

Driveways and Entrances to Garage_(13.1/13.13/13.24)

1. Driveways and entrances to garages may be interlocking pavers which complement the color scheme of the home.
2. New or replacement driveways and modifications to driveways with asphalt, loose gravel, stabilized rock and sand base will not be allowed.
Extension of the driveway which expands the overall total driveway width not more than two feet (2) feet maximum on the outer edge of the existing driveway will be considered for approval. The extension should match the existing driveway in design, material and color. No driveway extension shall be permitted beyond the external side lines of the garage. No driveway

should be in front of the homes entrance door to block the front door for security and visual appearance.

3. Screen doors are not permitted for entrance doors or garages; the garage doors should remain closed when not in use.
4. Sealing of pavers in a clear, (matt or semi-gloss) protective sealant does require ACC approval, (NO wet look or glossy finishes shall be approved)
5. Painting of any concrete, stone, or brick pavers that are part of the driveway or sidewalk is not permitted.

Exterior Façade/Elevation Changes (including reconstruction) (19.4)

1. Changes in the outside appearance of the facade will not be permitted unless these features are currently offered by the builders as an option.
2. No vinyl siding will be permitted.
3. All reconstruction including roofs shall be of the same or substantially similar material and colors as the original construction of the house.

Elevations (change in grade) (13.23)

1. No owner shall excavate or extract earth (dirt) from a lot for any business or commercial purpose.
2. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots or change the flow and drainage of surface water at Edgewood at Everlands

Encroachment and Plantings on Common Grounds (11.2/13.10)

1. No extension of the landscaping of Homesites will be permitted onto Association common grounds.
2. Residents shall not put trees, bushes, plantings, bird baths, lawn ornaments, lights, planters, bird feeders, flowerpots, picnic tables, furniture, fences, walks, hedge enclosures or other types of groupings on common grounds or other Association property.

Fencing (General Guidelines) (13.1 1& 16.9)

1. No fences are approved without the express, prior written approval of the Architectural Control Committee (ACC) of the Edgewood at Everlands Homeowners Association, Inc. (HOA). Please note that the ACC has up to 45 days to act on an application. **PLEASE PLAN YOUR PROJECT ACCORDINGLY.**
2. Due to utilities and drainage, front yards may not be fenced.

3. All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height so that the last panel meets the height of the existing fence or perimeter wall.
4. **Four-foot (4") bronze aluminum fencing** is the only fence permitted in Edgewood at Everlands.
5. Please attach a complete copy of your plat plan to your alteration application with desired location of fence sketched onto it and denoting setbacks in number of feet. (Please use different color or line style to distinguish survey from alternations)
6. Once approved, the installation must be completed within 90 days.
7. Fencing must always remain in "like new" condition. "Like new" condition means that regular cleaning of the fence would be needed to keep the crisp, clean appearance. "Like new" also means that any repairs to maintain the vertical nature of the fence should be performed on an as needed basis. At no time will bent, warped, unstable or loose fence panels or posts be allowed for a period of longer than seven days, seven days being deemed a reasonable period to perform said repairs.
8. The fence must be installed immediately inside the property line, however, not to exceed six (6) inches inside the property line except where easements or swales exist, or when placing aluminum picket fence around a swimming pool to meet county code. Alleyways between fences will not be permitted. Also remember that the fence is on your property, and you are responsible for maintaining the property up to the property line.
9. Fences across/over sewer drainage or utility easements are permissible (however permitting and a signed and Notarized Hold Harmless document shall be required by the City of Palm Bay-see pages 66-67). Fences across STJRWMD storm water easements containing surface water swales are **NOT** Permitted, and fences should stop at the easement boundary.
10. Irrigation systems must be reconfigured to provide complete coverage outside of the fenced area. Please notify the HOA if the irrigation systems are not working properly.
11. Should the Association, City or County be required to correct a drainage or utility situation either above or underground on lots affected by swales, rear yard drains or easements, the homeowner is responsible for all costs associated with the removal and reinstallation of the fence installed in said easement.
12. Shrubbery and grass shall not be allowed to grow through or between the fence.

13. Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. It is the responsibility of the Owner to comply with all City, County and/or Association requirements, whichever is most stringent.
14. The Association reserves the right to prohibit fencing of certain lots due to aesthetic reasons.
15. Living fences must be maintained by the homeowner and should not grow higher than 4 feet.
16. Landscaping/moving/trimming/edging on the “inside” of the fence is the responsibility of the homeowner and must be kept neat in appearance and be well maintained.

Fencing (Allowed Fence Types/Styles) Allowed Fence Types

Aluminum Picket Fence



1. Fence must be **bronze** aluminum open picket style commonly referred to as the “Key West” style
2. Must be four feet (4') high.

Fencing (Corner, Conservation, Special Lot Type Rules)

Special Lot Type Considerations

Corner lots

Fences for corner lots require close coordination with the ACC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. The ACC will also take into consideration how a home abutting this lot will be affected due to front set back requirements for the abutting lot and may require a cutback in the corner abutting the neighboring perpendicular lot.

Fire Pits/Chimineas (13.20)

1. Outdoor wood burning is prohibited except in a fire pit used on an uncovered patio or an open area of pavers or concrete within the rear yard. When not in use, a fire pit may be stored on a lanai or in a screened enclosure unless in a private fenced yard. The fire pit must have a wire screen mesh covering, be freestanding and kept in good working condition.
2. Chimineas can only be used within a private fenced rear yard and should be a maximum of 6 feet high (including its frame)
3. If permanent, an approved ACC application must be received before installation.
4. Local ordinances must be followed during times of drought to prevent fire ashes and embers from starting a fire.

Flags (US, State of Florida, Military, POW) (13.10/13.26)

1. Flags shall be replaced if faded, tattered, or in poor condition.
2. Flags should not exceed four foot by six-foot (4' x 6') size.
3. Flag poles and flag attachments will be kept in a clean and maintained condition.
4. One US flag, one State of Florida, one POW and one US Military flag are allowed.
5. All other types of flags are considered lawn ornaments. Please see Lawn Ornaments section for further guidelines.

Front Entry of Home (13.1)

1. No front entry shall be used for storage of any kind (this includes delivery packages and things like shoes, bikes, or scooters).
2. Front entry into the home may not be screened but must be left open as constructed by the builder of the home.
3. No gates may be installed across the main entryway area in front of the door. It must be left open as constructed by the builder of the home.
4. Patio furniture is allowed per the guidelines under "Lawn/Patio Furnishings."
5. No front entry or front porch may be expanded or altered in size or design.
6. Every home may have appropriate seasonal wreaths on display along with doormats (standard or seasonal), and these do not form part of the ornament restrictions referred too elsewhere in this guide.

Garages (13.13)

1. No garage shall be enclosed or converted into a living area and must at all times be used as a garage for car storage or storage of Owner's personal property.
2. No screening is allowed, temporarily or permanently, on garage door openings.
3. Garage doors shall remain closed when the garage is not in use.
4. Stand-alone garages and secondary garages accessible by side or rear yards are not permitted.
5. Replacement of garage doors shall meet current County codes at the time of replacement and shall require ACC approval.
6. Garage doors must be painted in an approved color as per the Edgewood at Everlands color scheme.
7. Design monograms and anything other than a solid door are not permitted.

Garbage/Trash Cans (13.12)

1. All garbage cans and other garbage containers shall be kept inside the garage or at the side of the garage and must be screened to conceal them from view of neighboring lots and streets, except on the day of collection. (TIP: If storing garbage carts inside the garage, placing one or two untreated charcoal briquettes inside the trash can after each trash pick-up day can eliminate odors.)
2. If garbage cans are stored on the side of the garage, they must be screened from view of neighboring lots and street when stored. Acceptable screens shall be either living plant screens at least 4' in height, or vinyl/aluminum slatted style screens in a bronze/brown or black color that is compatible with the design of the residence and may include landscaping with prior approval from the ACC.
3. All screens, landscape structures or plant materials shall be located a minimum of two feet (2') from HVAC equipment to allow for adequate air circulation around the equipment but may not encroach or trespass on a neighboring property or disturb yard drainage.
4. If plantings are used for screening, 'adequate screening' shall be plantings which initially (i.e. when first planted or installed) screens a minimum of eighty percent (80%) and which completely screens the cans within one (1)

year from the date of approval. Plant screenings are to be maintained by the homeowner.

5. Garbage cans shall not be placed at the street for pick up earlier than 24 hours prior to collection time and empty containers shall be removed from sight again within 24 hours of the collection time. All food refuse shall be placed in a covered receptacle to avoid attack from animals. Plastic garbage bags are not adequate to be set out for collection unless in a garbage can.
6. Garbage and other refuse may not be accumulated or stored on any portion of any lot.
7. Open burning of garbage and other refuse is not permitted.

Garden Hoses / Hose Wraps (13.1)

1. All hoses and hose wrap or mobile stations must be stored completely out of sight of the street behind privacy fencing or landscaping.
2. Garden hoses shall be on a hose wrap on the side or rear of the home, or on a mobile caddy within five (5') of the hose bib. Hoses may be neatly coiled on the ground in a flower bed behind shrubbery out of sight from the street, common grounds or neighboring lots. Circular (spiral coiled) hoses shall be secured.

Gas Tanks (Propane and/or Natural) (13.31)

1. Gas tanks (other than regular propane tanks for grills) are not permitted.

Generators (13.1)

1. Permanent generators may be installed with ACC approval and must be mounted on a concrete or matching paver block pad.
2. The generator shall be installed at the back of the house or on the side with proper screening behind privacy landscaping under the same guidelines as those for screening swimming pool equipment.
3. The generator enclosure box shall be painted to match the exterior body color of the house unless located within a fenced yard.
4. The generator may only be operated when there is a power outage or for the briefest possible time to test it as required by the manufacturer.
5. Portable generators shall be stored in the garage and only placed outside during periods of power outage. They shall be operated in accordance with

the manufacturer's directions and located as far as possible from all adjacent houses.

6. **NEVER operate a generator inside the home or garage, even with doors open, and ensure gas cans are suitably stored and secured.**

Gutters (13.1)

1. All gutters must match the color of the fascia trim or be white in color. Rainwater downspout color shall match exterior house color or be white in color.
2. Gutter downspouts must not concentrate water flow onto neighboring properties.

Holiday Decorations (13.14)

1. Holiday displays in the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ACC.
2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
3. Holiday lights and decorations to celebrate Christmas, Hanukkah, or other holidays, may be installed commencing on Thanksgiving and shall be removed no later than January 15th of the following year.
Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed.
4. No more than 5 individual inflatable display items are permitted for any holiday.
5. Special decoration displays for Valentine's Day, St. Patrick's Day, Easter, Memorial Day, Independence Day, Halloween, Veteran's Day, Thanksgiving, or other religious holiday may be placed on the exterior of the lot fifteen (15) days prior to the special day and must be removed five (5) days after the special day, if decorations are placed upon grassed areas, it shall be the owners responsibility to maintain the grass height and ensure adequate watering, any resultant dead grass issues shall be the owners responsibility to replace etc.
6. Any displays other than those defined above will require the approval of the ACC.

House Numbers (13.1)

1. To aid emergency personnel or delivery people and to conform to Brevard County ordinances, each house shall have a readily visible number permanently attached to the front of the house. House numbers have been installed by the builder and should not be altered or removed without the consent from the ACC.
2. The numbers shall be located over the garage door or near the entrance to the front door, in a location clearly visible from the street.

Irrigation (11.7)

1. Irrigation should be installed in the front, side and rear yards of houses.
2. For houses where this is not the case, the lack of an installed irrigation system does not relieve you of the responsibility of maintaining your lawn and landscaping to acceptable community standards.
3. Irrigation systems should be tested and maintained periodically by a contracted provider hired by Edgewood at Everlands, no less than every 6 months to verify coverage and identify and repair any damaged parts. Watering times should be adjusted by the hired contractor to follow the preset watering schedule for the community and zones that have been laid out.
4. In periods of extreme drought and tightened water restrictions, the Association will waive the portions of the community standards requiring the replacement of dead grass and landscaping until the restrictions are lifted. After the restrictions are lifted, all dead grass and landscaping shall be replaced within thirty (30) days, **by the homeowners.**
5. Irrigation systems including hand watering, rain barrels or other similar systems must be controlled to ensure minimal runoff. Any damage due to a failure to repair or ensure proper watering will be the homeowner's responsibility to repair such damage to neighboring lots and any common areas affected.

Landscaping – General Guidelines (12.1.10)

1. The addition, modification, or removal of any landscaping is a landscape change subject to the ACC guidelines.
2. The following guidelines apply to landscape changes:

- a. Landscaping may be added too or removed from the yard of any Lot, but only with the approval of the ACC unless described below. Proposed changes must be consistent with the look of the community and removal of most or all of the landscaping is not allowed.
- b. Maintenance of the lawn and landscaping shall mean at a minimum, upkeep, maintenance and preservation of that which was initially installed by the builder of the house on the Lot.
- c. Landscaping including perennials/annuals provided by owner shall be responsibly maintained by owner.
- d. The ACC encourages all Owners to follow the Florida Friendly Landscaping Principles shown below when making changes to their landscape design.
 - Right plant in the right place
 - Water efficiently
 - Fertilize appropriately
 - Mulch
 - Attract wildlife
 - Manage yard pests responsibly
 - Recycle yard waste
 - Reduce storm water runoff
 - Protect waterfront

Berms

Except as installed by the developer or builder, earthen berms shall not be permitted.

Buffer Landscaping Between Lots

1. Buffer landscaping shall not be located any closer than five (5) feet to the property line as measured from the tree trunk or plant material's main trunk. Buffer landscaping shall not extend into any front yard setbacks or obstruct the vision and safety of vehicular or pedestrian traffic.
2. Side yards between Lots may be landscaped with plant materials to provide visual screening. Continuous linear runs shall not exceed twenty-five (25) feet in length and must be at least ten (10) feet back from the front corner of the house (same as Fence Guidelines). Normally, no more than one (1)

landscape buffer will be permitted on each side of a Lot. Curvilinear shrub hedges augmented by ornamental, shade and/or palm trees are preferred.

3. All buffer landscaping shrubs shall be planted and maintained so as to form a continuous, unbroken 80% visual screen within one year of installation. Shrubs shall consist of one predominant species, shall be planted thirty inches (30") apart, on center, with each plant having a minimum size of three gallons, thirty-six inches (36") tall and eighteen inches (18") wide at the time of planting and maintained to achieve a minimum of forty-eight inches (48") in height within one (1) year of planting.
4. On view corridor Lots, shrub material from the rear building set back to the property line shall be maintained at a four (4) foot height to ensure visibility. The selection of buffer landscaping species shall be made from the approved Plant Materials List.

Edging or Landscape Borders

1. Poured concrete curbing, concrete edging blocks, steel low-profile panels and hard plastic materials are the only acceptable forms of edging. A sample or photo of the curbing/edging shall accompany the ACC request. Any edging types not listed above are not permitted.
2. Colors may be muted tones of beige, tan, gray, or terra cotta. A color chip or sample shall accompany the ACC request.
3. Edging will be allowed around mulched areas along the perimeter of the house.
4. Edging will be allowed around individual trees (excluding street trees) if installed to a diameter of at least twenty four (24) inches in order to contain mulch and prevent damage to trees from lawn equipment. A minimum distance of six (6) feet shall be maintained between any landscape borders.
5. Edging shall not be installed around lampposts, along driveways, more than one individual tree, on side or rear property lines or within the grassy area between the street and sidewalk.
6. NO borders may be installed around street trees as these are deemed association property

Islands

1. Landscaping may be grouped onto an island to provide a focal point. Islands shall be a minimum of fifteen feet (15') long, three feet (3') wide and shaped in a curvilinear design.
2. In no case shall islands take up more than 30% of the grassy area.

3. Vegetable gardens of any type must not be visible from the street, adjoining property or common areas of the community.

Lighting/Flood Lights (12.1.10.2)

1. Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walk from the front door to the driveway. It may not be installed along the sides of the driveway, adjacent to the sidewalk, or between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze or copper).
2. Lights shall not be spaced closer than 30 inches on center.
3. Post mounted lights shall not exceed 12 inches in height, hanger mounted lights shall not exceed 24 inches in height from the top of the light fixture to ground level.
4. Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted lights are not allowed.
5. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
6. Lights may not shine onto other properties or onto the sidewalk or street.
7. Lights must be maintained in a neat and orderly appearance. Crooked or leaning lights are not acceptable.

Mulch/Rock

Mulch

1. Landscaping beds and trees may be mulched with **black** mulch (as required by the Land Development Permitting) or river rocks/pebbles if approved by the ACC.
2. If using river rock, the size must be between 1" to 3" pebble pieces. All river rock must be earth tone colors, beige/cream or black/grey, **white marble shall also be allowed for small flower beds, no pea sized gravel is allowed**
3. It is recommended that rigid landscape edging be used to keep materials (especially river rocks to prevent mowers throwing stones at the property) in plant beds (refer to Edging and Landscape Border section for details).

Ponds and Waterfalls (13.3)

1. A plot plan showing the location of the pond and/or waterfall must be submitted with the application. If the pond is being constructed from a kit, a picture would be helpful.
2. Design of these features should discourage creation of stagnant pools of water, to prevent mosquito habitats.
3. Ponds and waterfalls shall be located in landscaped area within a fenced back yard and situated in a manner that does not permit sounds from the pond, waterfall or its equipment to be a nuisance to neighboring properties.

Landscaping – Trees/Palms (12.1.10)

General Guidelines

1. The originally installed trees were part of a landscape plan approved by Brevard County. Street trees and some lot trees/palms were actually a development requirement. If relocated, all reasonable efforts must be exercised to keep them alive. If they die, they must be replaced with a tree from the approved species list and an approved ACC form is required prior to planting.
2. No tree listed as a “Restricted Tree” in the Brevard County Tree Ordinance is allowed.
3. Tree staking materials shall be adjusted on a regular basis to maintain a neat appearance and permit plant growth to occur. All staking materials shall be removed no earlier than one (1) year after initial installation.
4. Fruit and citrus trees will be considered by the ACC; however, they will be required to be planted within decorative tubs (not directly into the soil, to prevent disease and insect infestation) located in the rear of a privately fenced yard and must be located at a distance from the property line that will not allow encroachment of the mature tree onto a neighboring property.
5. Decorative trees (with inedible berries) such as Holly etc. are permitted.

Relocation of existing trees (11.2)

1. Existing trees to be relocated shall be pruned then immediately replanted, firmly secured in the ground by staking and adequately watered and fertilized until well established and rooted. Any relocating of existing trees should be done by a licensed professional who will adhere to nursery standards for relocating.

2. Any tree relocated due to construction, such as the installation of a swimming pool, shall in addition to the above, be barricaded against the construction activity with silt fencing or other acceptable barrier. Any relocated trees which die within one year of completion of construction shall be removed and replaced with nursery stock approved by the ACC.

Removal or destruction (11.2)

1. The removal or destruction of any tree, palm and distinctive flora is a landscape change, and therefore is subject to the authority of the ACC to approve or disapprove the removal or destruction of trees.
2. The following guidelines shall apply to the removal or destruction of trees and distinctive flora:
 - a. Trees that have been planted at the direction of the builder/developer to meet County development requirements shall not be intentionally destroyed or removed.
 - b. Trees and palms which have a diameter in excess of six inches (6") measured two feet (2') above ground level, and distinctive flora shall not be intentionally destroyed or removed except with the prior approval, in writing of the ACC.
 - c. Prior to the written approval of the ACC to remove any tree described above or distinctive flora, the homeowner shall first obtain written approval (in the form of a removal permit along with any conditions for replacing the removed tree or distinctive flora) from City of Palm Bay.
 - d. The above requirements pertain to trees and distinctive flora which die, for whatever reason, and unless otherwise approved by the ACC, shall be replaced with the same species and size tree or distinctive flora as the original tree or distinctive tree flora.

Landscaping – Street Trees

General Guidelines

1. The originally installed trees were part of a landscape plan approved by the City of Palm Bay. Street trees and some lot trees/palms were actually a development requirement. If relocated, all reasonable efforts must be exercised to keep them alive. If they die, they must be replaced with the same or approved tree.

2. No tree listed as a "Restricted Tree" in the Brevard County Tree Ordinance is permitted.
3. Tree staking materials shall be adjusted on a regular basis to maintain a neat appearance and permit plant growth to occur. All staking materials shall be removed no earlier than one (1) year after initial installation.
4. Brevard County approved a landscape plan for Edgewood at Everlands that requires the planting of one or more street trees in the grassy right-of-way easement located directly adjacent and parallel to the sidewalk.
5. **Other than street trees, there shall not be any plantings other than sod between the street curb and sidewalk nor shall landscape borders, decorative curbing or landscape lighting be installed around the tree.**
6. **Removal of the street tree is not allowed.** Any street tree that dies, is damaged, or is badly diseased shall be replaced at the either the lot Owner's expense if damaged or at the Association's expense if died. Approval to remove a street tree and to replace that tree does require ACC approval. NOTE: Brevard County no longer requires you to obtain a Tree Removal permit for replacement of any street trees, HOWEVER, you will need to submit an ACC for approval BEFORE removing or replacing the trees.
7. **Do not prune or trim trees into unnatural shapes or "topping/rounding over" them. Pruning to maintain a canopy no less than 8' from the ground and for the health of the tree is allowed. Trees that have been pruned or topped shall be replaced within 30 days after notice from Association.**

Trellises, Lattice, Arbors, Arches and Pergolas

Arches, arbors, pergolas, trellises and similar structures are permitted in the rear yards only. Any roof or sides must be neutral colors to complement the color of the home. ARC approval is required before installation of any structure.

Lawn/Patio Furnishings_(13.21)

1. All other types of lawn furniture will be located in the rear of the home and not be visible from the street in front of the home.
2. Removable porch swings and patio style furniture will be the only acceptable furniture on the front porch of the home.
3. No furniture or swings should be mounted to the front porch without ACC approval.

4. For safety reasons all lawn furniture shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.
5. All lawn furniture shall be removed upon issuance of any storm warnings of a Tropical Storm Warning or higher.

Lawn & Landscaping Ornaments/Decor (birdbaths, potted plants, fountains, stones).(13.10)

1. Ornaments or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the house that are visible from the street or common area.
2. Ornaments shall not exceed thirty (36) inches in any dimension; however, based upon the dynamics of the lot and home, a variance may be considered (i.e. two-story home on large Lot)
3. Lot with tall landscape plants that will be planted adjacent to the ornament).
4. Ornaments of a solid color shall be white, dark green, brown, natural concrete or stone color. If made of metal, they may be the natural color of that metal.
5. Painted or glazed ornaments shall be as close as possible to the natural color(s) of the subject that they are depicting.
6. A maximum of six (6) ornaments and/or potted plants are permitted in front of the house or in the rear of a home.
7. Lawn ornaments include, but are not limited to:
 - a. bird baths
 - b. bird feeders
 - c. bird or squirrel houses
 - d. decorative flags (including holiday, sports, etc.)
 - e. fountains
 - f. patriotic non-flag display items (yellow ribbons, buntings, decals, etc.)
 - g. personal items other than furniture are considered lawn ornaments
 - h. hanging baskets or other plants on hooks
 - i. plaques and (No Solicitation signs are exempt)
 - j. potted plants
 - k. statues
 - l. stepping stones within a landscape bed
 - m. large stones or boulders
 - n. sun dials
 - o. tiki torches (may only be located in the rear yard of a home)

8. One (1) large stone/boulder may be used as a lawn ornament in a landscape bed if its length less than 25% of the length of the bed, with a maximum length of 36", and height of 24" visible above ground.
9. For safety reasons all lawn ornaments shall be removed when residence is unoccupied for a period of seven (7) days or more, unless prior arrangements have been made with a neighbor. All lawn ornaments shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher. No ornaments shall be hung from trees.
10. Bird feeders shall be mounted five (5) feet above ground level, not visible from the street.
11. Multiple bird dwellings (i.e. bird coops) are not allowed.
12. Ornaments shall not be placed down driveway perimeters, on street catch basins or on utility boxes.
13. Decorative buckets, plastic paint buckets and the like shall not be used.
14. Door wreaths (one per door) are not counted as ornaments.
15. Decorative flags (sports, holiday, etc.) larger than eighteen inches (18") long or wide that are mounted to a pole or staff from the side or front of the house are limited to one flag for a period of up to seven (7) days.
16. Flower pots containing dead plants and empty flower pots shall be removed from public view immediately.
17. Artificial plants/trees or flower arrangements are not allowed on front entryways or lanais or in landscape beds or in tree rings.
18. Ornaments and flower pots displayed in sets of two or more will be counted individually. For example, a ceramic duck with two (2) ducklings is three (3) ornaments.
19. Cloths lines, either line or rotary in configuration are permitted as long as they are not visible from the street, adjoining property or from common areas.

Lawns/Sod (13.1)

1. Lawns shall be maintained in accordance with adopted policies that define the minimum community standards.
2. All Lots shall have grassed front, side and rear lawns.
3. No gravel or similar type lawns will be permitted,
4. All lawns shall be sodded with St. Augustine-Floritam.
5. Dead/diseased sod shall be treated and/or replaced.
6. Generally, ensure proper watering and irrigation system coverage and use to prevent sod issues. If decorations are placed upon grassed areas, it shall be

the owners responsibility to maintain the grass height and ensure adequate watering, any resultant dead grass issues shall be the owners responsibility to replace etc. Please notify the HOA if your lawn is not being watered evenly.

Lighting (Carriage/Coach Exterior) (13.1)

1. Carriage light sizes and locations must harmonize with the front elevation of the house.
2. Light fixture shall be black, brown, white or natural metal in color.
3. A picture of fixture with color description and dimensions shall be attached to the ACC request.

Lighting (Exterior) (13.14)

1. All exterior lighting shall be consistent with the character established in Edgewood at Everlands and be limited to the minimum necessary for safety, identification, and decoration.
2. Owners may not install security spotlights or flood lights unless lights are activated by a motion sensor.
3. Fixture design and location shall be compatible with the design of the Home.
4. No spotlights, flood lights, or other high intensity lighting will be placed or utilized upon any house so that the light is directed or reflected on neighboring property.
5. Tall/post type permanent pathway light fixtures are not permitted.
6. Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage.
7. Fixtures may be LED, incandescent, metal halide, mercury vapor, or high-pressure sodium lamps. **Bug lights and colored light bulbs are not allowed.**
8. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.
9. Post mount light fixtures shall be permitted in the rear of the house and not visible from the street in front of the house.

**For landscape lighting, please see "Landscaping" section.*

Lightning Rods and Brushes (13.1)

1. Lightning rods and brushes may be installed and shall be done in a manner that is least obtrusive and uses the minimum number to accomplish the desired purpose. ACC approval is required.

2. Lightning rods shall not be allowed to fall into disrepair.
3. Care should be taken in location any associated lightning earth/ground conductor to ensure buried services are not affected in any way.

Painting (Exterior) and Approved Color Schemes (12.2/13.1)

1. Only the range of colors indicated in the Approved Exterior Paint Color Combinations guides are permitted. (see Appendix).
2. Prior to painting, Owner must submit to and receive approval from the ACC. The request shall include a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized if not using Sherwin Williams brand paint. ACC Review Request Forms submitted without color samples will be returned.
3. No house may have more than five colors (body, trim, siding, fascia (if applicable), and front door/garage door/shutter colors), as per the color charts. The body of the house (body color) must have a flat or eggshell finish, no gloss or high gloss finishes are permissible. If an Owner is proposing to paint doors and trims with gloss or high gloss, this needs to be noted on the ACC Review Request.
4. All colors must be used as intended (trim color only for trim areas, as an example) however front door color can be a mix-and-match between different color combinations (for entrance doors) will be permitted.
5. There must be a minimum distance of one home to either side and in front of the applicant's home before a color combination can be repeated.

Patios, Pavers & Decks (13.1)

1. All patios shall be in the rear yard of the lot and not visible from the street in front of the house.
2. All patios shall be solid poured concrete or concrete pavers in an earth tone color to complement the color palette of the house. Wooden or composite material decks may be considered based on the grade and terrain of the lot and will be reviewed by the ACC on a case by case basis.
3. Concrete pavers/stepping stones shall be installed according to the manufacturer's recommended specifications and at a minimum over weed block fabric and level tamped sand or similar material.
4. Spaces between concrete pavers shall be sanded or grouted. Grass and weeds shall not be permitted to grow between pavers.

5. The size of decks and patios shall be determined by the available space per lot and ensuring that easements and setback restrictions are taken into account.
6. Rear patios must be within the rear setbacks of the home, not to extend past the sides of the home.
7. Construction of decks and patios shall not adversely affect any designed and approved drainage pattern for this or any other Lot. Patios must be at least five (5) feet from all rear and side property lines to allow proper drainage between lots.
8. Any current trees that are going to be affected by the works, need to be identified on the ACC submission with specific details as to where they are to be repositioned, or new trees installed

Play Structures, Recreational Equipment and Toys (13.28)

1. All exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, or the like must be located within the rear yard of the property and must be screened from public view and must have ACC approval.
2. No permanent basketball hoops/goals are permitted. Portable hoops/goals must be stored after each use and not left out overnight.
3. All play and recreational equipment must be maintained on a regular basis by the Owner.
4. Tree houses and skateboard ramps are not permitted on any portion of the Lot or common properties.
5. All play and recreational equipment are to be placed at least seven- and one-half feet (7.5') in from the rear property line and must be located within the side setbacks of the house.
6. All portable play and recreational equipment, including toys, must be removed from public view when not in use, unless within a private fenced rear yard. Portable play and recreational equipment include items such as toddler's playhouses, slides, climbers and other large outdoor toys which are normally made of plastics and vinyl and that are not anchored in concrete.
7. All portable play and recreational equipment shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor.

8. All portable play and recreational equipment shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher. Owners shall take all recommended actions to secure non-portable equipment in storm events to ensure that said equipment does not cause bodily injury or damage to either's property.
9. Basketball equipment and trampolines may not be used from dusk to dawn.

Play Structures

1. Play structures include but are not limited to, gym and/or swing sets, slides, playsets, playhouses, tetherball poles and similar equipment.
2. A picture and the dimensions of the play structure must be submitted with the ACC Form.
3. The overall height of play structures may not exceed eight (8) feet in height. However, the height may be reduced by the ACC based on the lot size and impact on neighboring lots. This will be determined by a site visit if deemed necessary by the ACC.
4. Applications for play structures must include the plat survey showing its intended placement. The structure's visual impact to neighboring lots and/or the street must be considered prior to final positioning.
5. It is preferred that canopies and "roofs" of play structures be of earth toned colors—tan, brown, olive or forest green.
6. Play structures must be securely anchored and installed in a manner so that strong or tropical force winds or higher will not carry it to other properties causing damage or bodily injury.
7. Any detachable parts on play structures must be removed and stored in a safe location when a tropical storm or hurricane warning is in effect.
8. Play structures must be always kept in good condition including repair, painting or staining and the replacement of any canvas.
9. Play structures on a corner lot should be located to the center of the lot or on the interior side of the lot, not on the street side.

Portable Storage/ Moving Containers [\(13.1\)](#)

1. Portable storage/moving containers (commonly known as PODS) or any similar units designed for the temporary storage or transportation of a resident's personal household goods are permitted in the community for a maximum of seven (7) days.
2. After proper notification is given to the Owner, the Association has the right to enter a property and have the container removed if the Owner has failed

to comply with this standard. All related costs including administrative charges and out-of-pocket expenses for the Association plus any attorney fees will be charged against the homeowner account and a lien immediately placed against the property until all costs are paid.

Rain Barrels & Rain Chains

1. Rain barrels designed for the purpose of capturing rain from the gutter systems may be used on the side or rear of the house.
2. Barrels shall be placed within an existing landscape bed and screened with plants.
3. Barrels may not exceed three (3) feet in height and shall be earth tones in color.
4. Rain chains may only be used in the rear of the home.

Reflectors

1. Reflectors are not allowed.

Roofs (13.24)

1. Roofs shall be cleaned within thirty (30) days of notice by Management.
2. Roofs shall be high-grade architectural (dimensional) shingles with a thirty (30) year life or similar solar panel shingles in a similar design. Solar shingles will be approved on a case-by-case basis.
3. Shingle color shall match the original shingle color to coordinate with other homes in the community.

Roof Extensions/Covering (13.1)

1. No roof extensions (carport or overhang) for a car, boat, equipment or any other purpose will be permitted.

Screen Enclosures, Patios, and Sunrooms (13.1)

1. Framing for lanai enclosures/sunrooms must be anodized or electrostatically painted aluminum bronze (preferred), black or white in color. Screen enclosures shall only be allowed in bronze.
2. Screening shall be charcoal and of standard mesh size, including screened roofs. Privacy/opaque screening is permitted.

3. Installation will meet all County and State building codes for homes within “C” Wind Exposure Zones and be designed and built to withstand wind speeds required by the City of Palm Bay as a minimum. Permitting by the City of Palm Bay shall be required for screening enclosures with hurricane ring beams/footings. Enclosures shall be contained to the property width.
4. All support cables, screws and fasteners shall be of a non-corrosive material such as stainless steel.
5. Structural gutters may be installed but where necessary, must be adjusted to tie into existing home gutters—runoff must be directed in a manner that will not negatively affect neighboring property or common property.
6. Aluminum kick plates, not to exceed sixteen (16”) inches are allowed on screen enclosures including screen doors. Decorative grills are not permitted.
7. Roof line may not exceed the height of the house.
8. Irrigation systems may require modification to ensure 100% coverage of the property. This should be a part of the ACC Request Form.
9. Front entry into the home may not be screened but must be left open as constructed by the builder of the home.

Screen and Storm Doors (13.1)

1. Screen and storm doors will not be allowed on the front of a home.
2. Security doors (metal grilles or bars) are prohibited.

Security/Video Cameras (13.1)

1. Cameras (Ring/Nest types) may be installed without ACC approval. As a condition of installing cameras, the Homeowner, including his or her successors and assigns, shall defend and hold harmless the Association from any and all claims for damages that relate to or concern the installation, operation, maintenance and use of cameras. This obligation by the Homeowner shall include the obligation to maintain, repair and replace any and all portions of the Home or Lot that are damaged, either directly or indirectly, by the installation, operation, maintenance, use and removal of any camera or cameras
2. Cameras shall be installed on the exterior of a Home in accordance with these rules as amended from time to time and shall be limited in number

and size. Specifically, one Home may have up to eight (8) cameras on the exterior of the Home, provided that no more than four (4) of those cameras shall be visible when viewing the front elevation of the Home from the street. No camera installed on the exterior of a Home shall exceed seven (7) inches in length, four (4) inches in height and four (4) inches in width. All cable and conduit connected to or supporting a camera shall be concealed from view behind a wall, fascia board or soffit board.

3. Cameras on the exterior of a Home shall be fixed to the exterior walls, soffit boards, fascia boards or gutters. Cameras are not permitted in any other location on the Lot, including but not limited to roof tops.
4. No camera should be installed in any manner or location that will violate the privacy of another person or their peaceful enjoyment of the Properties. Cameras that rotate, pivot or move by remote control shall not be moved or positioned in a manner that may violate the privacy of another resident or that may impair a person's quiet enjoyment of their Home or Lot. For example, and without limitation, no camera on the exterior of a Home shall be pointed directly at the front door, garage door, windows or patio of another Home. Rather, cameras on the exterior of a Home shall be positioned to capture the areas immediately around the Home and the Lot upon which they are installed. In the event that a camera on a Home or Lot is positioned improperly, at the request of the Board of Directors or ACC, the Owner shall reposition the camera or remove it to comply with these rules and regulations. Cameras shall also not be operated remotely or otherwise controlled by their owner in any manner that may violate this rule.
5. The installation of cameras in no way implies any responsibility whatsoever on the part of the Association, including but not limited to its Board of Directors, ACC, staff, volunteers, officers, directors, employees, managers, managing agents, access control personnel, agents or legal representatives. The Association, as defined above, shall not be held liable, or otherwise responsible, for damaged property, illegal activity, personal injury or death.
6. The Homeowner's actions in installing cameras is not a guarantee of safety or protection of any person or property of any kind. All people on the Properties, including but not limited to, owners, tenants, guests, invitees, employees, management personnel, access control personnel, vendors and contractors, are strongly encouraged to provide for their own security measures and take proper safety precautions, as they each deem appropriate and necessary in their own discretion and judgment. Each

person shall be responsible for providing his or her own insurance coverage for their health, safety and property.

Sheds, Outbuildings, and Storage Containers (13.29)

1. Only one (1) shed/storage unit shall be permitted with ACC approval
2. A shed on a lot shall not be used as living space at any time. Rather, a shed on a lot shall only be used for the storage of equipment and supplies that are common in any household. The storage of hazardous materials in a shed on a lot is strictly prohibited.
3. A shed on a lot shall conform to the following size limitations at all times. A prefabricated or onsite constructed enclosure that is less than eight (8) feet in height and less than 50 square feet in total surface area. A shed on a lot shall not be placed within any easement area or set-back lines established by the HOA's governing documents or other restriction or regulation applicable to the Lot.
4. The roof line of a shed on a lot shall be consistent with the roof line of the home on the Lot. Specifically, the angle of the shed roof line must be the same as or similar in pitch to the home on the lot. Notwithstanding, flat roof sheds are prohibited.
5. The exterior of a shed on a lot should match the colors of the home on the lot. Specifically, the base color should match the color of the home, and the trim colors should match the trim colors on the home, if applicable.
6. A shed or any type of storage container on a lot shall be placed in a manner to avoid it being seen from a neighboring lot, street or common area whenever possible. Appropriate landscaping or fencing or both may be required by the Association to shield a shed on a lot from view from another lot, street or common area. The structure must be located a minimum of seven and a half feet (7.5') from the property line and/or any easement on the lot and should not be visible from the street in front of the home or if a corner lot, from the street side of the home.
7. All shed doors and windows shall have latches to ensure that they can be closed and secured.
8. Due to the limited purpose and scope of use of sheds in the development, no Owner shall connect utility lines to any shed in the development.

Sidewalks, Paths and Stepping Stones (13.1)

- 1 All sidewalks must be kept clean, edged, and periodically pressure washed.
- 2 Sidewalks may be installed from the driveway to a side garage door or fence gate leading to the back yard but must be approved by the ACC.
- 3 Sidewalks and pathways installed on side of home shall be concrete pavers to match the driveway exactly and be either 30" or 36" in width, located away from the property line and shall not interfere with approved drainage of the current or adjacent lots. Portions may be elevated due to slope near side of home but not to exceed 8" in height.
- 4 Stepping stones (precast concrete) matching the patio or driveway color shall be allowed.

Signs (Sale, rent, political, alarm, permit)

- 1 "For Sale" or "For Lease": – All Realtor signs shall require approval prior to being positioned within Edgewood at Everlands. (obtain from Community Manager), **and MyQ access codes shall be provided by home owners only.**
- 2 One (1) professionally made, non-digital, non-electric (or otherwise illuminated) sign constructed of metal or wood, installed on one wooden 4" by 4" post, and of not more than eight (3) square feet of surface area per side (2 sides maximum), containing no handwriting whatsoever, and used solely in connection the marketing of the affected Lot for sale or lease. *See Figure 1 for example.*
- 3 "Open house" signs are allowed during the event only. No "open house" signs in yard, driveway, sidewalk or any common areas are allowed to be displayed for more than 24 hours.
- 4 "Protected by alarm" signs, and No Solicitation signs are authorized in landscaping or near the front and rear doors. Signs shall not exceed six inches (6") by eight inches (8").
- 5 A "permit board" displaying a building permit from the applicable governmental agency is allowed if required to be posted conspicuously.
- 6 Political signs are limited to two signs no larger than twenty-four inches (24") by thirty-six inches (36"). **Political signs may be displayed for two weeks prior to an election and must be removed on the day following the election.**
- 7 No other signs are allowed, including vendor signs.



Figure 1.

Skylights (13.1)

1. Skylights must be integrated as part of the roof design and require prior written approval from the ACC before installation.

Solar Panels (13.27)

- 1 Any solar panels, related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building's attic.
- 2 All conduit on the roof or exterior walls must be of a color to blend with the roof shingles and color of house, respectively. Conduit should not be run around eaves or gutters, but instead down through the roof to maintain a neater appearance.

Solar Collector/Water Heating Panels (13.27)

1. Any solar collectors, related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. All appurtenances should be recessed into the building's attic.
2. Solar collectors must be flush mounted on the roof and whenever possible be located on the rear and side roofs of the house and should not be

installed so that it is visible from the street. Roof-mounted solar collectors must match the roof color. (Note: Roof-mounted solar collectors and equipment may void builder warranties and/or the roof warranty.)

3. Yard mounted solar collectors are NOT allowed.

Swimming Pools and Spas (13.22)

1. Any swimming pool/spa to be constructed on any home site is subject to review by the ACC.
2. Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. The need to screen equipment shall be necessary. All screening in the form of planting, must have the prior written approval of the ACC.
3. Pool heating equipment must comply with all applicable building, zoning and fire codes.
4. Pools shall be of the in-ground type. Above-ground pools are prohibited. The elevation at the top of the pool shall not be over two feet (2') above the natural grade of the lot.
5. Swimming pools shall not be permitted on the street side of the residence and if on a corner lot must be positioned within the rear section of the property not visible from the street.
6. Spas not forming part of the in-ground pool i.e. Jacuzzi style Hot Tubs shall be of the above ground types not exceeding four feet (4') in height above the existing grade level. They shall be located in the rear yard, on a suitable cast concrete base. **ACC approval shall be required**
7. Screening of the pool is required either by bronze aluminum fence or by a screen enclosure that totally encloses the pool. Landscaping may be installed to provide privacy for screened enclosures. Landscaping for this purpose must receive ACC approval prior to installation.
8. Pool heaters and pool filters shall also be screened from view from the street by landscaping. Plants shall be the same height as those planted by the builder at the A/C unit. Plants shall be properly trimmed and maintained at the height of the pool equipment at the homeowner's expense. Dead plants shall be replaced immediately.
9. Pool overflow and drainage are required to have a small gravel drain bed (French drain) for chlorinated water to flow into.
10. Under no circumstances may chlorinated water be discharged onto other homeowners' lawns, community streets, or into retention ponds. Upon

draining of either an in-ground pool/spa or above ground hot tub/spa water must be de-chlorinated prior to discharge to avoid contamination of the SJRWMD controlled waterways.

11. The size of decks and patios (including the pool) shall be determined by the available space per lot and with due consideration for any easements and setbacks required by the City of Palm Bay.

Water Softeners/Purifiers (13.29)

- 1 Installation usually requires a permit. Please check with the Brevard County Building Department.
- 2 Discharge from water softeners shall be routed to an open-air sanitary waste line or it may dump into a laundry tub or sewer line with an 'IP" trap. It shall not drain to the outside open areas.
- 3 Water softeners shall be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening HVAC and swimming pool equipment.
- 4 Water Softeners and purifiers must be placed on a solid paver pad that matches the driveway color.

Windows (Replacement, Tinting and Treatments) (13.1)

1. Originally installed windows must be replaced with windows of similar style. Replacement window frames shall match existing window frames unless all windows in the home are being replaced at the same time in which instance a request to change style or color may be considered by the ACC.
2. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance.
3. The degree of darkness allowed for non-reflective tinting shall remain with the ACC on a case-by-case basis. All tinting requests must be accompanied by a brochure or manufacturer's description. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.
No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.
4. Window treatments shall consist of drapery, blinds, decorative panels or another tasteful window covering. Any window treatments facing

the front street of the house shall be white, off-white or other neutral color (i.e. interior shutters in a wood tone).

5. Sheets or other temporary window covering may be used for periods not exceeding one (1) week after an Owner or tenant first moves into a house or when permanent window treatments are being cleaned or repaired, but in no case may they be in place for longer than one (1) week.
6. Hurricane shutters shall comply with clause 14.20 of the Master Association Declarations, Florida Building Codes (latest editions) and the external appearance shall be in keeping with the homes general appearance and color scheme.

ENFORCEMENT OF ACC GUIDELINES.

The Community wardens along with the community manager and their staff shall be regularly visiting the community to ensuring that community standards are being maintained. Any violation of the standards as described within this guide and the Declarations shall then be actioned in the following manner.

1st Notice

Management shall mail out a notice to the owner address on file. The owner shall have fourteen (14) days to correct the violation. (An administrative charge (in accordance with clause 21.4) shall be applicable for the costs associated in mailing this Notice)

Final Notice/Legal action Warning.

Management shall mail out a notice to the owner address on file. The owner shall have fourteen (14) days to correct the violation. . (An administrative charge (in accordance with clause 21.4) shall be applicable for the costs associated in mailing this Notice)

Enforcement Review.

Management will refer violation to the Board of Directors, seeking Fine amount and approval to send file to the Association's – Appeals and Hearing Panel.

Requires a 14-day notice of the owner's right to a hearing to be in writing (included in the notice shall be a date and time of the hearing of the AHP).

Any violations cured/settled prior to an Appeals & Hearing panel shall attract no further action or fine. (An administrative charge (in accordance with clause 21.4) shall be applicable for the costs associated in mailing this Notice)

1. Requires the hearing to be held within a maximum of 90 days following the notice of a hearing (this can be in-person, via telephone or electronic means)
2. Requires written findings related to the violation to be provided within 7 days of the hearing, for action to be levied by the Board.
3. Requires the committee's decision and the appropriate Board action to be presented in a written notice including the date by which the fine must be paid (which shall be a least 30 days after delivery of the notice (the Board may impose Individual assessments against the owner in the amount of \$100.00 (or any greater amount permitted by law from time to time) for each violation. Each day of non-compliance shall be treated as a recurring violation which cannot exceed \$1000.00 in aggregate, pursuant with FS. However, section 21.8.4 of the community Declarations enables the Association to impose individual Notice of Assessment for the costs related to enforcement and/or fines. These "Notice of Intent to Impose Assessments" shall be provided with a 14-day time period, and shall on expiry be added to the homeowners General Ledger account

Enforcement Action by Attorney.

If the fine/s remain un-paid by the due date/s the File shall be sent to Associations Attorney for action (reasonable attorney's fees and costs shall be added and accrued, further adding to the amount to be paid to the Association, with lien being the final method to resolve the case)

1. Suspension of homeowner's rights to use community facilities will also be actioned.
2. Actions to recover association fees and assessments are NOT a part of this process and are actioned separately, as Individual Assessments.

NON-COMPLIANCE AND COVENANT ENFORCEMENT TO IMPOSE FINES FOR VIOLATIONS OF THE GOVERNING DOCUMENTS/DECLARATIONS

To resolve actions that are neither financial nor architectural in nature and in accordance with clause 17.2.5 of the declarations, general bad behavior within the community which affects the rights of all of the residents, is not to be tolerated, and as these actions by the offenders are of an incurable nature (basically the violation has already occurred and can't be taken back) an Individual Assessment shall be levied on the offender as a cost relating to enforcement of the provisions of the Declarations.

Individual assessments shall be levied for the following breaches of the Declarations.

Blocking Sidewalks (clause 13.4)

Fireworks (clause 13.20)

Dog Fouling and Dogs no on a leash within the community (clause 13.2)

Overnight parking without Parking pass (clause 13.4.1)

Parking on grass and Common Areas (clause 13.4.1)

Garbage Cans left outside, after the 24 hour timeline (clause 13.12)

Entering the Pool Cabana area outside of permitted times (clause 16.1.2)

Smoking/drugs/alcoholic beverages within the Pool Cabana area (clause 16.1.2)

Dangerous use within the community by electric bikes and scooters (clause 16.1.2)

Damage to the entry gates/barriers due to willful impatience and tailgating etc. (clause 21.2.3)

Damage to Common Area property including sidewalk trees. (clause 11.2)

Any breach/violation of the governing documents as described above, shall be referred to the Board of Directors, seeking Fine amount and approval to send file to the Association's – Appeals and Hearing Panel.

The Non Compliance Violation Notice shall give the person in violation 14-days notice of the owner's right to a hearing in front of the AHP (included in the notice shall be a date and time of the hearing of the AHP which currently is set for the third Tuesday in a month at 18.30, and held at the Pool Cabana Building).

The Board of Directors Resolution to establish a Covenant Enforcement Procedure can be found on the Edgewood at Everlands website

APPENDIX A.

LENNAR – CAMILIA MODEL – ELEVATION STYLES

LENNAR – CAMILIA MODEL – FLOOR PLAN

LENNAR – DAHLIA MODEL – ELEVATION STYLES

LENNAR – DAHLIA MODEL – FLOOR PLAN

LENNAR – HARTFORD MODEL – ELEVATION STYLES

LENNAR – HARTFORD MODEL – FLOOR PLAN

LENNAR – CARLISLE MODEL – ELEVATION STYLES

LENNAR – CARLISLE MODEL – FLOOR PLAN

LENNAR - RALEIGH MODEL – ELEVATION STYLES

LENNAR – RALEIGH MODEL – FLOOR PLAN

EXTERIOR COLOR SCHEMES – COASTAL & TRADITIONAL ELEVATIONS

EXTERIOR COLOR SCHEMES – CRAFTSMEN ELEVATION

APPENDIX B.

PLANT LIST – TREES, PALMS SHRUBS AND GROUNDCOVER.

APPENDIX C

ACC - APPLICATION FORM

APPENDIX D

CITY OF PALM BAY – HOLD HARMLESS/INDEMNIFICATION AGREEMENT

EDGEWOOD

AT EVERLANDS



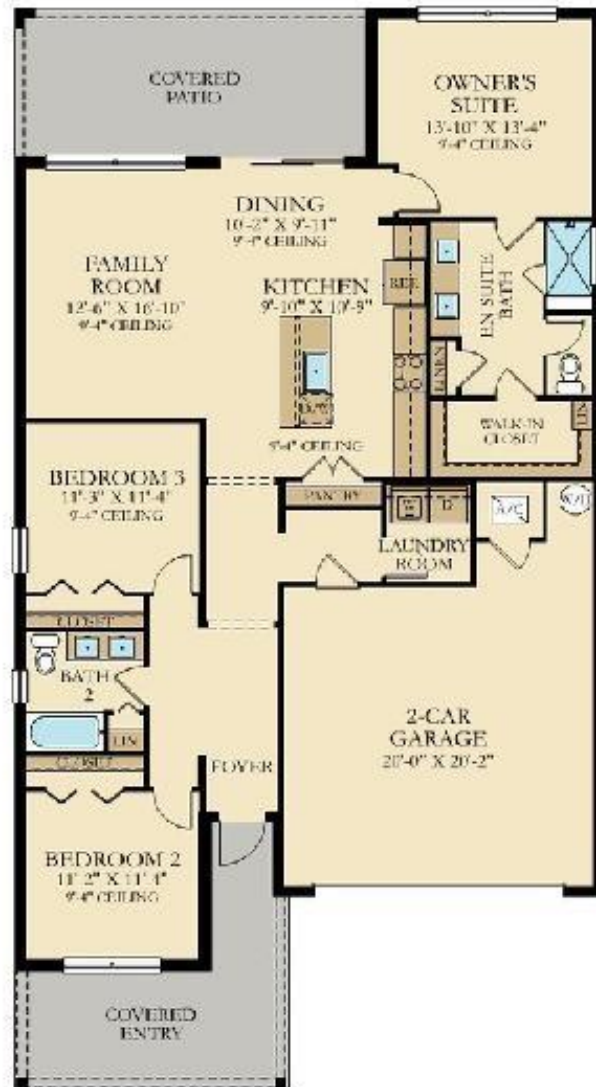
LENNAR

CAMELIA

EDGEWOOD AT EVERLANDS

1-Story | 3 Bedrooms | 2 Baths | Family Room
Covered Entry | 2-Car Garage

1,611SQ FTA/C AREA
404SQ FTGARAGE
2,383SQ FTTOTAL



PRELIMINARY ARTIST'S CONCEPT

Plans and elevations are artist's renderings and may not accurately represent the actual condition of a home as constructed, and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. See a Lennar new home consultant for further information. Garage sizes may vary from home to home and may not accommodate all vehicles. Copyright © 2023 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. Sellers Broker: Lennar Homes, LLC. Construction License: CCC 1526578. 01/23



EDGEWOOD

AT EVERLANDS



LENNAR

DAHLIA

EDGEWOOD AT EVERLANDS

1-Story | 3 Bedrooms | 2 Baths | Family Room
Covered Patio | 2-Car Garage

1,826SQ FTA/C AREA
394SQ FTGARAGE
2,696SQ FTTOTAL



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EDGEWOOD

AT EVERLANDS



LENNAR

HARTFORD

EDGEWOOD AT EVERLANDS

1-Story | 4 Bedrooms | 2 Baths | Great Room
Covered Entry | 2-Car Garage

1,936SQ FTA/C AREA

388SQ FT GARAGE

2,337SQ FTTOTAL



PRELIMINARY ARTIST'S CONCEPT

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EDGEWOOD

AT EVERLANDS



LENNAR

CARLISLE

EDGEWOOD AT EVERLANDS

2-Story | 4 Bedrooms | 2.5 Baths | Flex
Room Game Room | Covered Entry | 2-Car
Garage

2,629SQ FTA/C AREA

420SQ FTGARAGE

3,473SQ FTTOTAL



PRELIMINARY ARTIST'S CONCEPT

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EDGEWOOD

AT EVERLANDS



LENNAR

RALEIGH

EDGEWOOD AT EVERLANDS

2-Story | 5 Bedrooms | 2.5 Baths | Great Room Covered Entry | 2-Car Garage

2,896SQ FTA/C AREA

396SQ FTGARAGE

3,344SQ FTTOTAL









































PRELIMINARY ARTIST'S CONCEPT

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Edgewood at Everlands

EXTERIOR COLOR SCHEMES
"D"- COASTAL & "E"- TRANSITIONAL

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5
ROOF SHINGLE	 GAF Timberline Ultra HD Slate	 GAF Timberline Ultra HD Slate	 GAF Timberline Ultra HD Slate	 GAF Timberline Ultra HD Slate	 GAF Timberline Ultra HD Slate
TRIM & COLUMNS	 PAPERWHITE SW7105	 ALABASTER SW7008	 COTTON WHITE SW7104	 NATURAL CHOICE SW7011	 PURE WHITE SW7005
BODY	 PEARL GRAY SW0052	 COMFORT GRAY SW6205	 COTTON WHITE SW7104	 LIVABLE GREEN SW6576	 REFLECTION SW7661
FAUX SIDING	 WHITE HYACINTH SW0046	 ALABASTER SW7008	 COTTON WHITE SW7104	 NATURAL CHOICE SW7011	 PURE WHITE SW7005
FRONT DOOR	 WHITE HYACINTH SW0046	 ROCKWOOD RED SW2802	 BLACK MAGIC SW9991	 ETHICAL MOOD SW7649	 BRACING BLUE SW6242
SHUTTERS (if applicable)	 SEAWORTHY SW7630	 REGATTA SW6517	 BLACK MAGIC SW9991	 ETHICAL MOOD SW7649	 BRACING BLUE SW6242
FASCIA	 WHITE HYACINTH SW0046	 ALABASTER SW7008	 COTTON WHITE SW7104	 NATURAL CHOICE SW7011	 PURE WHITE SW7005
GARAGE DOOR	 WHITE HYACINTH SW0046	 ALABASTER SW7008	 COTTON WHITE SW7104	 NATURAL CHOICE SW7011	 PURE WHITE SW7005
PAVERS	 GRANITE	 GRANITE	 GRANITE	 GRANITE	 GRANITE
ACCENT STONE (E Elevation Only)	 BORAL CULTURED STONE WINTER HAVEN PRO-FIT ALPINE EDGESTONE	 BORAL CULTURED STONE WINTER HAVEN PRO-FIT ALPINE EDGESTONE	 BORAL CULTURED STONE WINTER HAVEN PRO-FIT ALPINE EDGESTONE	 BORAL CULTURED STONE WINTER HAVEN PRO-FIT ALPINE EDGESTONE	 BORAL CULTURED STONE WINTER HAVEN PRO-FIT ALPINE EDGESTONE

PALM VISTA
LENNAR HOMES
PAINT COLOR AND MATERIAL
BOARD

DATE: 07/22/2021

Edgewood at Everlands

EXTERIOR COLOR SCHEMES

"F"-CRAFTSMEN

	SCHEME 6	SCHEME 7	SCHEME 8	SCHEME 9
MAIN BODY COLOR	 DOWNING SAND SW2822	 BIRDEYE MAPLE SW2824	 DOWNING STRAW SW2812	 PAPER LANTERN SW7676
FRONT DOOR	 ROCKWOOD AMBER SW2817	 AUBORA BROWN SW2827	 DEEPEST MAUVE SW0006	 BRANDYWINE SW7710
GARAGE DOOR	 CLASSICAL WHITE SW2829	 CLASSIC LIGHT BUFF SW0060	 ROXCROFT VELLUM SW2823	 KHAKE SHADE SW7632
FASCIA	 CLASSICAL WHITE SW2829	 CLASSIC LIGHT BUFF SW0060	 ROXCROFT VELLUM SW2823	 KHAKE SHADE SW7632
STUCCO BANDS	 CLASSICAL WHITE SW2829	 CLASSIC LIGHT BUFF SW0060	 ROXCROFT VELLUM SW2823	 KHAKE SHADE SW7632
ROOF SHINGLE	 GAF Timberline Ultra HD Barkwood	 GAF Timberline Ultra HD Barkwood	 GAF Timberline Ultra HD Barkwood	 GAF Timberline Ultra HD Barkwood
BRICK PAVERS	 COFFEE	 COFFEE	 COFFEE	 COFFEE
ACCENT STONE	 BORAL CULTURED STONE BUCKS COUNTY SOUTHERN LEDESTONE	 BORAL CULTURED STONE CHARDONNAY SOUTHERN LEDESTONE	 BORAL CULTURED STONE CHARDONNAY SOUTHERN LEDESTONE	 BORAL CULTURED STONE CHARDONNAY SOUTHERN LEDESTONE
CLAPBOARD	 RENNICK OLIVE SW2815	 ROXCROFT GRASS SW2843	 RENNICK GOLDEN OAK SW2824	 TIKI HUT SW7609
	Balcony color F elevation only			 Bombay

PALM VISTA
LIFESTYLE HOMES
PAINT COLOR AND MATERIAL BOARD

DATE: 11-3-2022

PLANT LIST - TREES,PALMS, SHRUBS & GROUNDCOVER

Trees and Palms	Common Name
	Gumbo Limbo
	Pigeon Plum
	Green Buttonwood
	Silver Buttonwood
	Ligustrum
	Live Oak
	Royal Palm
	Queen Palm
	Bottle Palm
	Foxtail Palm
	Adonidia Palm
	Silvester Palm
	Washington Palm
	Roebelenii Palm
	Mahogany
	Cabbage Palmeto
	Pink Tabeburia
	Red Maple
	Red Cedar
	Slash Pine
	Bail Cypress

	Montgomery Palm
Shrubs /Groundcover	Red tip Cocoplum
	Red Sister
	Croton
	Green Buttonwood
	Silver Buttonwood
	Red Leaf Giant Crinium
	Ficus Green Island
	Dwarf Scarlet Bush
	Hibiscus
	Boston Fern
	Fakahatchee Grass
	Seasonals (of any nature)
	Cordyline “Red Sister”
	Simpsons Stopper
	Viburnum
	Pittosporium
	Allamanda
	Foxtail Fern

Edgewood at Everlands Architectural Control Committee (EEACC) Architectural Request Form

This request form is to be completed by the homeowner and submitted to the EEACC for approval BEFORE any work commences. Please refer to your Declaration of Covenants, Conditions and Restrictions for a description of the EEACC and its purpose.

THIS SECTION TO BE COMPLETED BY HOMEOWNER:

ASSOCIATION NAME: Edgewood at Everlands Date: _____
Owner Name: _____
Property Address: _____
Phone (Home): _____ [Email address]: _____

Submit Application with the following items that pertain to your project:

- (1) Application with a Copy of your site survey map with a suitable diagram showing where the addition is located;
- (2) Contractor proposal (black out pricing if necessary)
- (3) Contractor license and insurance (naming Edgewood at Everlands HOA and Icon Management as Certificate Holder)
- (4) Plantings need photo and specs for height, width, trunk size at mature growth;
- (5) Color samples;
- (6) Photo sample(s) of plants, trees, decking, pavers, finished project (art rendering or sample photo), etc. *Review of your application can take up to 45 days once all documents have been submitted.*

Description of changes / Improvements to be completed: _____

SPECIFICATIONS:

Dimensions: _____
Color(s): _____
Materials: _____

PROPOSED DATE OF COMPLETION: _____

All requests must conform to all local zoning and building regulations and you must obtain all necessary permits if your application is approved and prior to any work commencing.

Owner Signature: _____

SECTION TO BE COMPLETED BY EEACC:

REQUEST: Approved: _____ Conditionally Approved: _____ Denied: _____

EEACC SIGNATURE: _____ Date: _____

COMMENTS: _____

Estimated Completion Date: _____ Date Inspected: _____

Please Return Completed Form with accompanying documents to:

Please provide the following supporting documents along with a completed ACC form. Note: each of the items requested below are required for the ACC application packet to be considered complete. If items are missing the application will be rejected as incomplete.

Vendor proposal

- Sample photos for any materials
- Vendor COI's (both liability and worker's comp). Certificate holder must read: Edgewood at Everlands and Forest Management
- A copy of your property survey annotating on the survey the location of the proposed project.



LAND DEVELOPMENT DIVISION

120 Malabar Road, SE Palm Bay, FL 32907 Phone: (321) 733-3042 Fax: (321) 953-8920

HOLD HARMLESS AGREEMENT/INDEMNIFICATION AGREEMENT

The undersigned hereby executes in favor of the City of Palm Bay, Florida, its' officers, employees, agent and assigns, this Hold Harmless Agreement.

WITNESSETH

WHEREAS, the undersigned is seeking approval to erect a fence that will be in a public easement.

WHEREAS, pursuant to Chapter 170 City of Palm Bay Code of Ordinances, Florida, the City may approve said structure within City limits

NOW, THEREFORE, the undersigned agrees as follows:

I, (Print Name) _____, property owner of
(Print Address) _____

hereby agree that it shall indemnify, defend and hold harmless the City of Palm Bay, Florida, any licenses utility company or independent contractors, and any of their officers, employees and agents in both their official and individual capacity, from any and all liability, claims, damages, expenses including attorney's fees and litigation costs, resulting from or arising out of the removal or alteration of any existing permitted or approved fence(s) that exist in or around any public easement, deemed necessary by the City or licensed utility for the purpose of installing, removing, repairing or maintaining any improvements allowed within the public utility easement. The property owner also agrees to have a utility locate performed prior to any digging. The undersigned acknowledges that specific consideration has been given for this indemnity provision.

(_____ Initial)

I understand and agree that if the City or licensed utility or independent contractor removes, damages or alters the fence that I am fully responsible for repair and/or replacement of the fence.

(_____ Initial)

I understand and agree that if I damage or cause damage to any existing structure, improvement and/or utility within the easement, I am fully responsible for repair and /or replacement of the existing improvement, as deemed necessary by the City and/or appropriate licensed utility company, within ninety days of receipt of written notice by The City and/or licensed utility company.

(_____ Initial)

LD - HOLD HARMLESS AGREEMENT/INDEMNIFICATION A GREEMENT - 11122020

Signature of Property Owner

Date

Printed Name of Property Owner

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this _____ day of _____, 20_____
by _____, property owner.

_____, Notary Public

☐ Personally Known or

☐ Produced the Following Type of Identification:

LD - HOLD HARMLESS AGREEMENT/INDEMNIFICATION AGREEMENT - 11122020