

COMMUNITY GUIDELINES and RULES
(Revised 2018)
The following supersede all previous Guidelines

GARDEN GROVE IS A DEED RESTRICTED COMMUNITY

- I. **EXTERIOR CHANGES** to your home and lot require advance approval from Architectural Control. Approval forms are available at the Clubhouse office. The Architectural Advisory Committee (AAC) meet twice monthly to review all pending approval forms. Change requests must conform to Section 7.2A of our Documents with final approval by the Board of Directors. Changes may proceed only after receipt of official written approval.
- A. **Painting:**
1. When repainting your home, it must be painted using one of the approved colors. Approved color chips are available at the Clubhouse office. Doors to a home must be painted either the same color as the main house, the same color as the house trim, white, or an approved accent color. When filling out the application for painting approval, residents must specify which approved color they have chosen for house, trim/lattices and doors. Paint color must differ from their immediate neighboring homes. Painting must conform to Section 7.12Z of our documents.
 2. When staining your driveway, there is one approved color for application. Approved color chip is available at the Clubhouse office.
- B. **Remodeling:** When planning to remodel or repair your home or lot in such a way that it will change the visible outward appearance of the home/lot, the resident must first set forth the remodeling plans on an Architectural Control Request Form, describing the project, the materials to be used, and including a drawing to illustrate the proposed changes. After obtaining written approval from the AAC & Board and before proceeding with the remodeling project, the resident is advised to inquire with the county as to the necessity of obtaining a county building permit for the proposed changes.

C. **Plants, Shrubs and Trees** (See Section 6 of our Documents).

1. Plants and Shrubs

- a. All plants & shrubs on an owner's lot are the sole responsibility of the owner.
- b. Owners wishing to install plants/shrubs on their own private property must first apply for Architectural Control approval. When filling out the request for approval, the resident must attach a drawing indicating the location & the variety of plants and/or trees to be used.
- c. If relocation of irrigation is required due to an owner's alteration of plants & shrubs on their lot, the owner must complete a Maintenance Request form and deliver it to the office. Garden Grove Maintenance will do so as it fits their schedule, with cost borne by the homeowner at the current rate.
- d. The trimming of owner plants & shrubs is completed by a hired landscape contractor and completed on a scheduled basis according to contract requirements.

2. Trees

a. Trimming: All trees and shrubs over 10 feet in height are the responsibility of the owner. Tree trimming will be provided within a reach of 10 feet or less from the ground without the use of specialty equipment.

b. Trees, New Installation, Removal and Replacement of Existing Trees on resident lots:

Residents shall apply for and receive Board approval before planting new trees or removing and replacing existing trees. All tree installation, removal and replacement is the responsibility of the homeowner. The resident must attach a drawing that indicates the location(s) being proposed relative to their house and lot lines and identify the species of the tree being considered.

Tree Types for Installation and Removal: Deciduous trees (annual leaf shedding) and native Florida Palms are preferred for installation and replacements. Fruit trees and invasive species listed by the State of Florida are not permitted and will be recommended for removal. Native Oak and other tree species protected and listed by the State of Florida, Indian River County, and Vero Beach, (See City Ordinance, Article IV, Section 72.31 Tree and Palm Protection, Specimen Trees)

shall be preferred by the Board when evaluating an application for approval.

Additional criteria for removal include, but are not limited to, 1) the tree is located where it creates a safety, structural or health hazard, 2) the tree is diseased, injured, or in danger of falling, each of which must be confirmed by a certified arborist and, 3) other criteria as specified in the “Indian River County, Tree Removal Application”.

All tree removal must include stump grinding.

No resident shall purposely cause injury, disease or damage to a tree in order to assure a tree would qualify for removal.

- D. **Hanging & Potted plants:** Hanging plants are limited to a total of three and shall be permitted on the front porch only, under the roof line. Two additional potted plants are permitted in the front of the house only adjacent to the dwelling structure. When a hurricane or tropical storm watch is issued, all such items must be placed inside until the storms are over. Bird feeders, bird baths, statues, lawn ornaments, wind chimes, wind socks and artificial plants/flowers shall be strictly prohibited anywhere.
- E. **Decorative Landscape Edging:** Landscape edging may be permitted around the house foundation under overhang, satisfying Architectural guidelines. The edging must be approved by the AAC and the Board of Directors prior to installation. Sample of approved edging is available in the clubhouse office. A diagram of locations must be provided on a properly completed Architectural Control form. Conditions on properly installed edging: height of edging must be no more than 3" above the ground; Shells, boulders, pebbles, pea rock, building brick, scalloped concrete, white stones, or gravel are not permitted. Flowers or mulch inside the planting bed is permitted. Landscape edging used to border front and side yard plant beds or tree circles is NOT PERMITTED. These beds may only be lined with flowers or mulch (or left natural). *May be amended from time to time.*
- F. **Awnings:** The installation of retractable or permanent awnings is prohibited.

- II. EXTERIOR MAINTENANCE REQUESTS** - are to be reported in writing on a Maintenance Request Form (available outside of the Clubhouse office) and delivered to the Clubhouse office. They will be forwarded to the appropriate committee or staff person and will be acknowledged and scheduled for attention.
- III. CHILDREN**: No child under the age of 16, unless accompanied by a responsible adult, will be allowed the use of any facility (see also Pool Regulations). Skateboarding and street play are prohibited on Garden Grove property, including sidewalks and parking lots.
- IV. PETS** weighing less than 40 pounds are permitted and residents are restricted to two (2) customary household pets. Any pet off the homeowner's site must, at all times, be restrained by a leash (in accordance with State & County leash laws), held in the arms or caged. In consideration of your neighbors, you are responsible for **CLEANING UP AFTER YOUR PET**. Any pet running at large or causing excessive noise will be considered a nuisance and appropriate measures will be taken. Pets are **NOT PERMITTED** to enter any of the Clubhouse buildings, including the pool area, with the exception of handicap assistance.
- V. GUESTS:**
- A. Guest Book: Upon arrival, house guests shall register in the Guest Book located in the Clubhouse lobby where they enter their name(s), their length of stay, the name of their host family, and their automobile license number (if applicable).
 - B. Letter of Introduction: Household guests registering when the owner is not in residence at Garden Grove must present, to the Association Office, a letter of introduction from the owner.
 - C. Guest Passes for Tennis must be obtained from the Community Manager by those planning to use the tennis courts **WITHOUT THE PRESENCE OF A RESIDENT**. These passes must be displayed in plain view during play. A minimal deposit is required

and will be refunded when the pass is returned. (Refer to section X. Tennis Courts).

- D. Guest passes for the Pool: Household guests of residents must display a Guest Pass when using the pool. Guests age 16 and under, since they are already required to be accompanied by an adult, do not need a Guest Pass. A Pass must be displayed in plain view. Guest passes are available at the Clubhouse office at a minimal cost.
- E. Conduct: Guests are expected to abide by all guidelines and restrictions during their stay at Garden Grove.

VI. CLUBHOUSE:

- A. Smoking is NOT permitted anywhere inside the clubhouse.
- B. Owners, Residents and their Guests Only: The Clubhouse is to be used by the owners, residents and their household guests only. Those using the clubhouse facilities are to be governed by common courtesy, common sense and respect for others using those facilities. The Clubhouse closes at 10:00 PM daily, with the exception of scheduled activities.
- C. General Public: The Clubhouse cannot be opened to the general public.
- D. Order of Preference: Activities sponsored by Garden Grove Social Club have precedence over private use.
- E. When a social function is scheduled by the Social Club at the Clubhouse, reservations will be made in advance. Reservations will first be available to owners and residents only. Later, if space is still available, reservations will be open to non-resident guests.
- F. Private Use: ("Private use" means a gathering of owners, residents and their guests). Owners and residents may reserve the Clubhouse hall and kitchen for private use subject to the following conditions: *Private Organizations are strictly prohibited.*

1. A Reservation Form, available in the Clubhouse office, must be completed and submitted sixty (60) days prior to the date of requested use. (See F.3 Memorial Services.) Request for clubhouse functions shall be in writing to the Board and require a majority vote. Each decision will be on an individual basis with specific consideration of the nature of the event, amount anticipated of non-resident guests, length of the event and time parameters of the event. There will be no private use of the clubhouse on holidays.
2. The rental fee is charged as follows: Any private function of owners, family, friends, and neighbors (no organizations or outside clubs, etc permitted) require a deposit of FOUR HUNDRED DOLLAR (\$400.00) paid to the Association Office. TWO HUNDRED DOLLARS (\$200.00) to be refunded if the clubhouse is left clean and free of any damage or loss. The Board will delegate a representative to inspect the clubhouse.
3. There is no charge for memorial services, but Board approval is required. The Board will act promptly on any request.
4. Notice of the reservation will appear in the monthly newsletter and will be posted on the Clubhouse entry doors. Entrance to the Clubhouse shall remain accessible to all residents during the private function. Further restrictions and explanation of use are provided on the reservation form.
5. Anyone reserving the Clubhouse for private use will be responsible for the repair or replacement of any damage done during the function. The deposit will be refunded when satisfactory cleanup is complete, furniture is returned to its original set-up, and an inspection of the property has been made to ensure that there is no damage to the Clubhouse as a result of the private use.
6. Use of facilities includes the use of the stereo system, the kitchen facilities, coffee urn, REQUIRED number of linens, eating utensils and dishes. All to be left clean. Does not

include paper and plastic items, staples and supplies. Those attending the function are not permitted to use the TV/Billiard Room, Library, Exercise Room, Media Room, Swimming Pool or Tennis Courts. Trash from the function must be placed in plastic bags and deposited in the dumpster outside of the rear of the building. Any ice that is used must be replenished. No grills are permitted.

7. Framed pictures affixed to the walls are not to be removed from the walls for any reason. No tacks, nails, staples, pins or tape may be used to fasten decorations to the walls, windows or woodwork. NO candles or open flames will be permitted without appropriate closed containers.
8. The resident(s) who arranged for the use of the Clubhouse will be responsible and liable for the conduct of the attendees and shall be present to ensure that all Club rules and procedures relative to "NO SMOKING", etc. are obeyed.
9. To prevent damage to the dance floor, tables, chairs, furniture or other equipment are not to be placed on the dance floor for any function or party without the written consent of the Board of Directors.

VII. OFFICE MACHINES: The facsimile machine and the copy machine in the Clubhouse office are available for resident use during office hours only. Fees will be charged.

VIII. POOL AND SPA:

- A. Hours: Pool hours are from dawn to dusk.
- B. Courtesy: Those using the pool, pool area and the spa are to be governed by common courtesy, common sense and respect for others using the pool facilities.
- C. Use of the pool is limited to owners, renters, and temporary houseguests. It is not for continued use by guests who do not live in Garden Grove.

- D. Shower: ALL persons must shower before entering the pool or spa. No personal soaps or shampoos are allowed at the pool. Please use the biodegradable soap affixed near the shower to remove suntan oils and lotion.
- E. Smoking is not permitted at the swimming pool area.
- F. Health Precautions: Persons with infections or contagious health conditions must not use the pool facilities.
- G. Food and Beverages: No food or beverages are permitted at the edge of the pool or spa but are permitted at the tables only. Glass containers of any kind are strictly forbidden within the fenced pool enclosure. Residents are responsible for their own clean-up & disposal.
- H. Age Requirements: Persons age 16 and under must be accompanied in the pool or spa by an adult. Persons in cloth or disposable diapers ARE NOT ALLOWED in the pool or spa; children must be toilet trained.
- I. Activities: No diving, running, jumping, splashing, ball throwing, nor boisterous conduct will be permitted.
- J. Equipment: No floating objects, scuba equipment, inflated balls, etc. are allowed in the pool, except for small floats that attach to the arms or legs, or exercise/rehab devices.
- K. Furniture: Pool furniture shall be covered for its protection before using lotion. When leaving the pool area, please return pool furniture to its proper location and close umbrellas. If you have generated any trash, please remove it from the area when you leave.
- L. Parties: The pool may not be reserved for private parties or functions.

IX. LAKES:

- A. Use Restrictions: Only residents, owners and guests are permitted to use the lake facilities. Guests must be accompanied by residents when using these facilities for fishing and model sail boating. Boating, canoeing, and kayaking are not permitted.
- B. Prohibitions: Since the lakes contain run-off of fertilizer and insecticides, swimming & wading are prohibited and fish should not be eaten. Catch and release is our policy.

X. TENNIS COURTS:

- A. Scheduling: All players, including guests, are to be clearly identified (including last name) on the schedule/sign-in-sheet in the display case at the courts prior to play. Players shall vacate and clean their court in time for the next players to start promptly.
 - 1. Primetime Morning Slots: Prime time morning play is limited to residents and their registered houseguests only. There are two 2-hour time slots for each court during prime time - from 8:30 to 10:30 and from 10:30 to 12:30. The men's and women's group each have a dedicated court for their use during their designated time slot (see below).
 - 2. Non-primetime Afternoon Slots: Non-prime time afternoon play begins at 1:30 and is open to residents and their day guests. Each resident player is entitled to one day guest at a time and must be on the court with his/her day guest. The ratio of residents-to-guests shall not be less than one-to-one. Scheduling during non-prime time is flexible and players may sign in and start and stop at will. Pre-scheduled players shall have precedence on the court. Total play time shall be limited to 1.5 hours if other players are waiting to play.
- B. Resident Tennis Groups: The Women's Group plays on Monday, Tuesday, Wednesday and Friday from 8:30 to 10:30 from Oct. 1 through Apr. 30. The Men's Group plays on the other court on Monday, Wednesday and Friday from 8:30 to

10:30 year round. Either group may opt to start at 8:00 to gain extra play time.

C. Court Maintenance: The courts are closed Thursdays until 1:30 for maintenance and from 12:30 to 1:30 daily for watering and maintenance. The maintenance staff has other responsibilities in the community and may not be on the courts the entire time but the courts are closed for maintenance none-the-less. The maintenance staff shall decide whether the courts are too wet to play and that decision is final. If the maintenance staff is unavailable, members of Tennis Committee may substitute. Maintenance staff and committee members are the only ones authorized to take down the "Courts Closed" signs and the preservation of the courts is the only consideration.

D. Tennis Etiquette: Proper tennis attire i.e. shirts, shorts, skirts and clay court shoes are required. The facilities and benches are meant to be shared. Hang tennis bags from the fences to insure that other players have room to sit. Profanity,

unsportsmanlike conduct or excessive noise is not permitted on the tennis courts. The courts shall be swept from fence to fence, lines brushed and garbage disposed after each use. Minimize socializing under the canopy before and after your play; as it disturbs other players and local residents.

XI. SHUFFLEBOARD COURTS: Do not walk on playing surfaces. At the end of play, all equipment must be returned to proper place of storage.

XII. VEHICLES:

A. All trucks, including pick-up trucks, boats, trailers, motorcycles, campers, recreational vehicles, commercial vehicles, all terrain vehicles, motor scooters, bicycles, dune buggies, air boats, golf carts and all vehicles prohibited by Section 8.4 (A) of the Declaration of Covenants 2016 must be stored in the garage with the garage door or screen completely closed.

- B. Owner and resident vehicles that are in compliance with Section 8.4 (A) of the Declaration of Covenants 2016, must be of appropriate size to fit in the owner's garage with the garage door or screen completely closed, even if the owner chooses to leave their vehicle parked in the driveway.
- C. There shall be no repair, service or disassembly of any vehicle of any kind on any lot of the Property unless same is done within the enclosed garage and not visible from the exterior of the Property.
- D. Car covers are prohibited on all driveway parked vehicles.
- E. BICYCLES, GOLF CARTS, MOPEDS AND SCOOTERS MUST USE HEADLIGHTS AND TAILLIGHTS AFTER DARK.

XIII. PARKING:

- A. In accordance with Section 8.4 - A., D.8. and E.: “Parking on the Lot shall be limited to the paved parking area, driveway or garage, if any, located on the Lot. No vehicle shall be parked at any time on the lawn of any Lot.
No parking shall be permitted on the streets within the Property. Overnight street parking is strictly prohibited & subject to towing.
- B. Section 715.07 of the Florida Statute and applicable County ordinances gives the Association the right to tow at the owner's expense.
- C. Overnight parking at the Clubhouse is by permit only.

XIV. STORM PROTECTION PANELS:

- A. Prior Approval: An Architectural Control Request Form must be submitted by the homeowner and approval secured PRIOR to contracting for the installation of storm panels or shutters. A

drawing, picture or brochure describing the product should also be submitted.

- B. Physical Requirements: All hardware and attached channels affixed to the house must be painted the same color as that part of the house to which they are attached unless they are factory-white. All opaque panels or shutters which are to be left installed for any period longer than two (2) weeks must be painted to match the base color of the house unless they are factory-white. Clear panels, such as acrylics, need not be painted.
- C. Exception: Opaque panels which are put in place only for the duration of an official Hurricane Watch or Hurricane Warning need not be painted if the panels are removed within 48 hours after such warnings are lifted.

XV. SATELLITE DISHES or ANTENNAE:

- A. Declaration requires that an owner seek Architectural Control approval for any installation, which would include antennae and satellite dishes (Section & 7.12.T of our documents). However, an installation must be in compliance with the following guidelines:

Preamble. In no event shall these guidelines impair a viewer's ability to receive an acceptable signal or impose any unreasonable delay or expense, as recognized by the Administrative Rules as adopted from time to time by the FCC and any applicable cases or administrative rulings as exist from time to time. Until Federal law or the applicable

FCC Rules and cases and rulings change which changes are automatically incorporated into these guidelines without the need to amend in the future, a satellite dish or antenna installation must be situated entirely within the boundaries of the owner's lot. Common area installations are prohibited.

- B. Priorities of Installation. The following order of priority lies for the installation:
 - 1. The first priority is for the installation to be situated in the rear of the unit on the lot.

2. The next priority is for the installation to be situated on either side of the unit on the lot.
3. The third priority is for the installation to be situated in front of the unit on the lot, hidden by shrubs.
4. The fourth priority is for the installation to be situated on the unit itself.

The owner's installation shall be situated in the highest priority possible for the viewer to receive an acceptable signal.

- C. Screening from View and Color. Any installation placed on the unit shall not be painted but remain the original gray color. If the installation is placed on the lot, then the installation must be screened from view as is the policy of the Association with respect to other equipment installed on the lot.

XVI. SIGNS: A single "For Sale" sign or "For Rent" sign no larger than 14"x18", may be displayed on the homeowner's Lot mounted on a stake. No decorations may be attached to any sign. One additional "Open House" sign may be mounted on the lot only during open house times. Signs may not be placed in any Common Area.

XVII. OUTDOOR DECORATIONS:

- A. Bird feeders, statues, lawn ornaments, wind chimes, windsocks, artificial flowers/plants, garage decorations and flags (other than the American flag or POW/MIA flag) are NOT permitted.
- B. American flags may be flown according to Federal guidelines, and must be brought in at night unless properly illuminated.
- C. Decorations are permitted during Christmas, Hanukkah, Easter and Halloween from 2 weeks prior to the holiday or anytime after the clubhouse is decorated, whichever comes first. All decorations should be removed no later than 5 days after the

holiday, with the exception of Christmas which should be removed by Jan. 10th. (Per Section 7.13S of our Documents).

D. Lamp post electric outlets are for post decorations ONLY.

XVIII. DAMAGE REPAIR TO GARDEN GROVE PROPERTY: In the event that Garden Grove property i.e., fences, gates, mailboxes, lights, water lines, etc. are damaged, the party responsible to Garden Grove Club will be held accountable for the repair. The Board of Directors reserves the right to effect repair immediately and bill the responsible party accordingly. The responsible party may arrange with Garden Grove administrator to rectify the situation, in which case the current hourly billing rate will be charged per hour. Materials will be billed at actual cost plus a 10% handling charge. The responsible party may contract repairs with others providing such repairs are made within a reasonable time frame to Garden Grove existing standards, as determined by the Board of Directors.

XIX. CORRALS: Our Declaration of Covenants states it is the homeowner's responsibility to maintain his Lot and keep structures in good repair. Concrete slabs adjacent to houses used for air conditioning units, trash, etc. require corral fences for screening and protection. Corrals are not required to enclose concrete slabs not used for storage. Corrals must be kept in good repair and replaced promptly when they have deteriorated. The owner must submit plans for Architectural Control and receive written approval. The design must adhere to the prevailing style.

XX. GARAGE ELECTRIC SCREENS: Only an electrically operated roll-up screen, charcoal, black or white in color, shall be permitted outside of the garage door.

XXI. DO NOT FEED WILDLIFE: Feeding animals such as deer, raccoons, water fowl or alligators may cause them to concentrate on food provided by humans such that they may become a nuisance or a threat to people. Florida Law strictly prohibits the feeding of wild animals.

XXII. ANNUAL INSPECTION: An inspection of the exterior condition of each home and lot is performed annually by the Board of Directors in order to maintain overall curb-appeal of our community. The concerns are: siding, driveways, walkways, roofs, soffits, gutters and patios should be kept clean of algae, mildew, and stains. The house & property should be free of rot, debris, disrepair, and in compliance with all current governing Documents.

XXIII. VIOLATION PROTOCOL & HEARING COMMITTEE - Garden Grove Violation Protocol includes legal counsel interpretation of FL Statute Fining Procedures #720.305(2) as a non-compliance enforcement aid, and appoint required "Violation Hearing Committee" to assist the BOD.

- A. The owner will be contacted by the Community Association Manager, either by phone, in person, or by written Violation Notice indicated as Notice #1. A designated time period will be stipulated to reach compliance.
- B. If compliance is not reached within the above stipulated time period a second notice will sent to the owner in the form of: a written Violation Notice indicated as Notice #2, OR a letter will be sent from the Board of Directors outlining the future steps necessary to achieve compliance. Both notices will also delineate that if compliance is not met within stipulated time period the matter will be turned over to the Association Attorney to compel compliance.
- C. If compliance is still not achieved, a "Notice to Correct" will be sent by either the Board of Directors, or the Association Attorney giving 30 days to correct violation.
- D. If violation is not corrected within the 30 days stipulated, a fine will be imposed (maximum of \$100 per day) and notification will be sent from the VHC setting an in-house hearing within 15 days.
- E. At the hearing, VHC will hear allegations from the Board of Directors as well as a rebuttal from the owner/resident. The VHC will then make a determination and fine recommendation.

- F. If the above fine is imposed, not paid, and violation is not corrected within stipulated period of time, then legal action may take place which could result in a lien being placed on the owner's property.

These Guidelines and Rules are pursuant to Article IV of the Articles of Incorporation, to wit: "...the Association shall have the following powers: (k) "To establish, publish and enforce rules and regulations governing the operation and maintenance of the property subject to the Declaration."

ANY REQUEST FOR REVISION OR ADDITION TO THE COMMUNITY GUIDELINES AND RULES REQUIRES A WRITTEN, SIGNED REQUEST TO THE GARDEN GROVE CLUB, INC. BOARD OF DIRECTORS.

NOTES: