**Plymouth Creek Estates Rules**

Homeowner Associations establish Rules to provide further clarification and consistency regarding established Covenants (rules already included in HOA Declarations). These Rules do not add any additional requirements.

1. **Exterior changes** other than regular landscaping require an approved Architecture Review Board (ARB) request prior to making any changes. Most common requests are:
	1. New fence, moving fence, changing fence materials or height
	2. Changing paint color of house exterior (walls, doors, trim)
	3. New shed, replacing shed with bigger or different color
	4. Pool, patio or deck
	5. Solor panels, stand-by generators
2. **ARB approvals** are valid for 6 months. A new request is required if the changes aren’t made within that timeframe.
3. **Lot maintenance** is required to maintain community value
	1. Removal of weeds/grass growing on sidewalks, underbrush and other unsightly growth in the yard or planted areas
	2. Driveways, sidewalks, fences and homes should not have excess mold buildup, iron stains, paint peeling or faded, etc.
	3. Damaged fences, gates and down trees should be repaired and/or cleared
4. **RVs, boats, trailers, campers**, etc must be parked behind front building line
5. Each lot is to be used for **single family residential purposes** and sub-leasing rooms or portions of a home are not permitted
6. Specific homeowner **assessments for violations** as outlined in the Florida statutes
	1. Violations\* are reported to the Board via email by any homeowner
	2. Any violation reported will be consistently enforced throughout the community (not just with the homeowner who has the reported violation)
	3. Warning notice will be sent giving homeowner 30 days to take corrective action
	4. If after 30 days the violation is not corrected, a violation notice will be sent giving the homeowner an additional 30 days to correct the violation
	5. If violation is still not corrected after the notices, process to assess fines will be initiated
		1. Board will hold a hearing to review fine
		2. Parcel owner(s) sent right to hearing notice 14 days prior to hearing
		3. Hearing must be held within 90 days of notice and can be via telephone or other electronic means
		4. Written notice of hearing findings provided within seven days as well as the date the fine must be paid (if applicable)
		5. The initial fine will be cost to rectify (if HOA takes corrective action) plus $100. Should the violation remain then a fine of $100 a month will be assessed to a maximum of $1000. If fines assessed are $1000 and not paid, a lien may be placed on the residence that will also include all costs associated with filing the lien.

\*Issues involving animals, loud neighbors, dirt bikes/ATV should be reported to appropriate County office.