

Rules (covenants and restrictions) for Golf Villas

This list is not complete. Please see the web site section entitled HOA Documents. Below are those most frequently broken:

You MUST submit an ARB (Architectural Review Board Form) for the following.

- Any changes to the exterior of your house. That includes roofs, fences, driveways, paint colors, and major landscaping.
- Roofs must meet association guidelines for colors and types. It would be very expensive to put up the wrong color roof and then be required to redo it. **ARB required. See section on ARBs.**
- Perimeter fences (those facing Northern Way and Winter Springs Blvd) **MUST** be shadow box and painted oak gall (dark brown). The reason is to present a unified look to the exterior of our community. **ARB required**
- INTERIOR fences, those along interior streets, can include vinyl but must match existing colors. **ARB required**
- House colors have a bit more leeway than in the past, but still require neutral colors. Submit paint swatches with the ARB as **required**. In another section of this web site there is a link to suggested colors.

Rules not requiring an ARB

- Garage doors must be kept closed except when in use.
- Do not let your dog bark for extended periods of time.
- Pick up your dog poop even in your own yards. If you can smell it, so can your neighbors. Dog poop is also extremely unhealthy to humans containing all sorts of parasites.
- Trash barrels, bags, and recycling containers must NOT be put out before 5 PM the night before pickup.
- All trash containers must be put away (out of sight) the same day that they have been picked up by the city.
- GRASS must be maintained and watered regularly. Dead grass is a violation against the covenants. If your front yard is densely shaded, please consider ground-covering plants, mulch or rocks. (ARB required)
- Front yards and porches must be kept free of visible debris such as bags of mulch, stacks of lumber, etc. Leaving materials visible week after week is not acceptable.
- GUTTERS: Many gutters are growing trees. Plant life that grows in your gutters endangers your roof and looks unsightly from the street. Please clean your gutters.
- HOME VALUES are affected by the way each of our houses looks. If your house looks a mess, it lowers the value of both your house and your neighbor's.