

The Landings at Inverness Homeowners Association, Inc.

GUIDELINES FOR ARCHITECTURAL RULES, REGULATIONS AND USE RESTRICTIONS

BE ADVISED:

- This GUIDE has been adopted for the purpose of establishing general guidelines for architectural approvals and does not supersede or replace the Association's Declaration of Covenants, Conditions and Restrictions. Please note you must also be in compliance with all local, state or federal laws, codes, ordinances, and rules or regulations.
- This GUIDE is subject to amendment from time to time. Due to changing circumstances and technologies, matters prohibited or approved in the past may not necessarily be prohibited or approved in the future.
- While our guidelines are intended to establish consistency of appearance within the community, it should be remembered that because of factors such as location, neighborhood characteristics and proximity to common areas, water bodies, roads and the like, various properties may be treated differently in order to reflect such factors.
- As stated in the Association's governing documents, no approval hereunder shall constitute a warranty or approval as to the safety, soundness, workmanship, materials or usefulness for any purpose of any improvement or alteration nor as to its compliance with governmental or industry codes or standards.
- Random inspections will be made after the alteration has been completed to verify that the project was completed as approved by the HOA Board.
- Refer to the Revised Declaration of Covenants, Conditions and Restrictions for definitions and the full list of rules and restrictions. These can be found on our website <https://landingsofinverness.com>.

Architectural Control

- No exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building upon the property to its original appearance and color) may be made until the plans and specifications showing nature, kind, shape, height, color, materials and location of the same, have been submitted to the Architectural Control Committee (ACC) and approved in writing by the HOA Board.
- The Architectural Control Committee (ACC) is composed of three (3) or more Owner representatives appointed by the Board.
- Examples of exterior changes requiring ACC approval are as follows:
 - window, door and lighting changes/replacements
 - roof tile replacements
 - construction of patios, decks, utility enclosures, walkways, stairs or balconies
 - fountains and ponds
 - setting out large statues, lawn ornaments or furniture/swings
- The procedure for submitting a request for approval is as follows:
 - The Preliminary Improvement Application Form is found on The Landings website or contact our HOA property manager, Jennifer Stauff of Nature Coast Property Management, at 352- 445-0783 to request the one-page Preliminary Improvement Application Form. If preferred, you may email your request to her at ncpm.js@gmail.com.
 - Email the completed form along with any necessary photos or documents to Jennifer, who will submit the form to the ACC members.
 - You may hear from the manager or an ACC member if additional documentation is needed.
 - Once all required documentation is submitted, the ACC will make a recommendation to the Board, who will then notify you of their decision regarding your request.
- **In the event the ACC fails to approve/disapprove the proposed request within thirty (30) days after completed ACC form and all required accompanying documents, including additional documents requested by the ACC, are properly submitted, approval will not be required and this rule will have been deemed to be complied with.**
- Repairs restoring the exterior of any building located upon the property to its original appearance and color are allowed as long as the approved custom colors are used:
 - House color: Sherwin Williams New Landing Sands
 - Trim color: Sherwin Williams 2309 Minaret Melon
 - Stairs, Wood Walkways & Handrails color: Sherwin Williams San Remo Red

- Roof: rolled ceramic tiles, color: Boral Villa 900 Mission Sunset
- Windows: Bronze or black frames
- **It is the homeowners responsibility to contact the City of Inverness to find out if a permit is needed and to obtain that permit.**
https://library.municode.com/FL/Inverness/CODES/Land_Development_Code?nodeId=CO_CH2ZOLAUSDESTPASITRCOREPRLARE_S2.6APRERESPUS Section 2.6

Use Restrictions

New Construction

- There is to be one single-family-attached dwelling unit per building site, not to exceed 35 feet in height.
- Detailed building plans must be submitted for approval before breaking ground on construction. Contact the Property Manager, Jennifer Stauff, for more detailed requirements at 352-445-0783 or ncpm.js@gmail.com.

No Offensive Activity

- No noxious or offensive trade or activity is permitted upon any building unit or vacant lot.

Temporary Structures

- No temporary structures such as recreational vehicles, boats/boat trailers, utility trailers, tents, sheds, tool houses, or any other such outbuildings may be placed on the Property.

Fences

- You must get approval from the ACC before putting up any fence or wall on a lot, whether vacant or not. The HOA Board must approve the location, type, material, and size.
 -  A fence must be made of concrete blocks or natural wood with a stucco finish. It should match the style of the buildings and cannot be taller than six (6) feet.
 -  The posts and framing of the fence must be placed on the inside of the fence (the side facing your property).
 -  No fence, wall, hedge, or shrub that blocks movement (getting in or out) is allowed within ten (10) feet of the back of any lot or in any easement area.
 -  A fence is not allowed in front of a house or closer to the street than the required setback.
- To keep street corners safe and visible, nothing that blocks the view between 2 and 6 feet high (like fences, walls, hedges, or shrubs) can be placed in the triangular area formed 25 feet from where two streets meet.
- The same rule applies within 10 feet of where a driveway or alley meets the street.
- An Owner is allowed to put up temporary construction fences as needed.
- Invisible, underground dog fences are allowed. A drawing or site plan indicating the location of the fence and any equipment necessary for the installation and operation of the fence must be submitted for ACC review/approval.

Utility Screens

- Privacy screens to shield utility equipment, i.e., pool equipment, A/C units, and garbage containers from public view are permitted.
- Privacy screens may be constructed of steel or wood framing with 1 x 4 or 1 x 6 wood boards placed vertically between the posts. The size of the utility screen may only be large enough to surround the equipment, and the height may not exceed 4 feet.



- Privacy screens used to shield garbage cans may not be placed on the street side of any building.

Easements

- The Association has permanent rights (called an easement) to use the Common Areas and the 10-foot side area of each Lot or building site. This easement allows for normal, necessary maintenance of buildings on nearby Lots.
- Owners of Properties have no rights to any pipes, lines, or equipment placed under or over the areas covered by easements. All easements mentioned here are private and belong only to the Association.

Parking

- Parking is allowed in the garage of a unit or on the paved pad in front of the garage (no more than four automobiles).
- No wheeled vehicle of any kind may be kept or parked in a state of disrepair outside the garage.
- No wheeled vehicle or boat shall be parked in the front, side, or back yard of any unit or vacant lot.
- No trailers or recreational vehicles shall be maintained or kept on any building unit or vacant lot.
- Vehicles or boats may be parked for no more than three (3) days for maintenance, loading and unloading, etc. The owner must contact the Property Manager, Jennifer Stauff, at ncpm.js@gmail.com prior to the vehicle or boat being parked at the property.

Pets

- No animals, livestock, pigs, fowl, poultry, snakes or bats of any kind shall be raised, bred or kept on any building lot or unit.
- Each household may keep no more than two (2) household pets, provided they are not kept, bred or maintained for any commercial purpose.
- All dogs must be kept on a leash outside the building unit or on a vacant lot unless the property is fenced, or an invisible dog fence is in use.
- Pet waste must be picked up and disposed of in a proper garbage receptacle.

- No fostering or rescue care of animals.
- The following breeds or any mixture of the following breeds are considered dangerous and are prohibited: Pit Bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canaries, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Great Danes, Alaskan Malamutes, Siberian Huskies and any other breed or mixture as determined to be prohibited by the Board

Trash

- No building unit or Lot may be used or maintained as a dumping ground.
- Trash will be kept only in closed containers that are kept clean and sanitary.
- All containers shall be stored so they are not visible from the street except on collection days.
- On collection days containers shall be placed in the proper spot along the street and put away out of view by the end of the day.

Signs

- No sign of any kind may be displayed to the public view on any building unit or Lot except security and professional signs offering property for sale or rent.
- Signs must be no larger than 2' X 2'.
- Any included information box or tube must be attached to the same post displaying the sign.

Common Areas and Private Roadways

- No improvements, changes or additions may be made to Common Areas or Private Roadways without approval from the HOA Board. These areas must be preserved as open recreational spaces and roads for the benefit of all association members.
- No activity constituting a nuisance (loud parties, illegal activities or anything that disrupts peace) is allowed on the Common Areas or Private Roadways.
- No trash, garbage or discarded items can be left on or stored in the Common Areas or Private Roadways.

Property Maintenance

- The Association is responsible for maintaining all Common Areas and improvements (except the individual building units) in a way that meets the standards set by the ACC. This includes landscaping, lighting, sprinklers, and garbage.
- Each Owner is responsible for maintaining his/her building unit or Lot. If an Owner fails to do so, he/she will be given a 30-day written notice to fix the issue. If within the next 30 days, the Owner fails to do so, the Association has the right to enter the property (with 24 hours' notice to Owner) to make necessary repairs or maintenance.
- The Owner must pay for repair costs and any legal fees needed to collect such costs from Owner. Unpaid costs by Owner become a lien on the property, enforceable under Florida's state statutes. By taking ownership of the property, the Owner, by law, automatically agrees in advance to this process.

- This lien will be secondary to a first mortgage unless the lien is officially filed before the date the mortgage is recorded in Citrus County public records.

Satellite Dishes

- Satellite dishes are permitted subject to written approval of size and location from the HOA Board *prior to installation*.

Single Family Usage

- Building units shall be used for single family residential purposes only.
- No business activities may be conducted on any Lot or building unit, including but not limited to:
 - assisted-living or rehab services
 - daycare services
- Private offices may be maintained in residential units provided
 - such use is incidental to the primary residential use
 - the personal business activities are not detectable from the outside
 - clients, patients or customers do not visit the unit
 - personal business activities do not require an employee, who does not reside in the unit
 - personal business activities are not advertised for purposes of client-contact, meetings or business deliveries
 - activities do not require the use of flammable or hazardous materials

Leasing and Rentals

- No unit shall be leased within the first two (2) years the Owner takes title to the unit.
- Before a tenant takes occupancy, an Owner must submit an application providing information on the lease pertinent to the HOA Board. This Application for Rental Approval is available on our website or may be obtained from our Property Manager, Jennifer Stauff, at ncpm.js@gmail.com.
- The entire unit must be leased - no subleasing.
- Leasing period must be for six (6) consecutive months or more.
- The unit may not be leased more than three (3) times in a calendar year. (A lease ending in January would count for that year as well as the previous year.)
- A unit may not be offered as a hotel, motel, vacation residence, temporary housing, bed and breakfast, or similar facility. (Examples: Airbnb and VRBO)
- No transient tenants of any kind are permitted without prior written permission of the HOA Board.
- Rental of ancillary structures including, but not limited to, swimming pools or docks is not permitted.

Subdivision

- No Lot or building unit may be subdivided or combined with any other lot or building unit.

Play Structures and Yard Accessories

- All play structures and yard accessories must be submitted to the ACC for review and approved by the Board. All play structures and yard accessories must be located in the rear of the lot behind the building unit. (Examples: basketball hoops, soccer goals, swing-sets, trampolines, climbing structures, inflatables)
- Temporary play items may not be left in public view overnight.
- Temporary yard accessories and play items may not be stored under stairs or walkways and must be stored so they are not visible from the street.
- All holiday decorations must be removed no later than two weeks after the holiday.

Party Walls

(shared wall or common wall with neighboring unit)

General Rules

- The responsibility for maintaining and repairing these walls follows standard legal principles (which typically require both property owners who share the wall to contribute to its upkeep).
- Consistent with general rules of law, if someone damages a shared wall through negligence or intentional misconduct, they will be held solely responsible for repairs.