

EASTSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.
RULES & REGULATIONS
Proposed Revisions

Preface

Welcome to new residents, and established community members to Eastside Village (EVHA).

We are blessed to have the opportunity to live here. However, in the past few years, the vision and purpose of EVHA has become cloudy, so the Board of Directors would like to re-confirm the following:

1. EVHA is a 55+ private community and housing is owner occupied, only.
2. EVHA is not an assisted living community, and it is the homeowner's responsibility to take care of their physical well-being.

So please, be sure a neighbor and the office have current contact information in case of an emergency.

Introduction

The Rules and Regulations that follow are written to protect the homeowners and property within Eastside Village and will be observed by all residents and guests. They will be applied fairly and without partiality after verifying all circumstances. The Board will not accept or act on speculative or unsupported information and will not allow retaliatory or false reporting. The Board may approve exceptions in cases of extenuating circumstances. We are all individuals owning our own property and have a right to live our lives as we see fit as long as it is within our Bylaws, Covenants, Policies and Rules & Regulations. As such we should not judge our neighbors based on how we personally live our own lives.

A. HOME SITES

1. Overall appearance of the home site is the responsibility of the owner.
 - a. Lawns are to be kept less than six (6) inches high.
 - b. Shrubbery trimmed and the yard clear of all debris.
 - c. Lawns are to be kept edged along the road to maintain the condition of the road.
 - d. Discharging of grass clippings onto road is prohibited
 - e. Trim any existing trees and shrubs that overhang the roads so as not to hinder any vehicles serving the Village. Limbs, leaves, and moss on trees shall be at least fourteen (14) feet above the road. Shrubbery will be trimmed away from the road.
 - f. Any trees and shrubbery will be set back ten (10) feet from the road.
 - g. Homeowners are responsible for all shrubbery planted along the property line and must keep all sides trimmed.
 - h. Removal of trees will also include the removal of the tree stump to 2" below ground level.
2. Nothing other than lawn furniture and one barbeque grill is allowed to be visibly stored on carports or patios.
3. Lamp posts lights are the responsibility of the owner and shall be maintained in working operating condition for the safety of the residents. Operating condition is defined as the light illuminates the front yard area, as determined by the photo cell sensor, during the hours of dusk to dawn. Light bulbs are to be clear or white, no colored light bulbs. House numbers are to be displayed on a hanging

plaque on the lamp post and affixed to the house in a prominent location and must be at least three (3) to five (5) inches high to be visible from the road for easy location by emergency services.

4. Existing vacant lots shall be maintained by the owner. Any vacant home site, when improved, shall be site-built only. Before start of home design, a conceptual plan shall be presented to the Board of Directors of Eastside Village Homeowners Association for review and compliance with EVHA Governing Documents.
5. Only one umbrella-type clothes lines in the back yard is permitted as long as it is well maintained.
6. Television service may be furnished by any qualified supplier in accordance with current FCC rulings. All satellite dishes and OTARD (Over the Air Reception Devices) antennas shall be one meter (39.37") or less in diameter and placed as discretely as possible. Unused satellite dishes and OTARD antennas shall be removed completely. Ground supports for antennas and satellite dishes will be dug up and removed from the property.
7. Roofs and gutters are to be kept clean and repaired ~~clutter and~~ free of debris. Residential and detached buildings are to be kept mildew and dirt free.
8. No private business activity is to be conducted in the Village. However, working from home on a computer that does not involve any employees, physical visits from clients or customers or deliveries or shipments of goods or merchandise into or out of Eastside Village shall not be prohibited.
9. One (1) FOR SALE sign is permitted and is to be placed ten (10) feet back from the front property line. No commercial, political or offensive signs are allowed on the ~~lawn lot~~ or attached to the house. This rule does not preclude the use of health and safety signs, holiday decorations, welcome signs, lawn ornaments or wall art/décor on lawns or attached to the house.
10. Each family may have a sale in their garage or driveway once each year at the designated time selected by EVHA and must be responsible for the premises. No individual garage or yard sale may be held at any other time throughout the year. Estate sales are to be inside the house only and are defined as a sale to dispose of a substantial portion of items because of the death or relocation of the owner. A maximum of 4 estate sale signs are allowed and must be removed each day at the close of the sale.
11. Garbage and yard trash is to be put out no earlier than 24 hours ~~6:00 P.M. the night~~ before scheduled pick up. Garbage is to be tied in heavy duty garbage bags or other suitable trash containers. Branches put out for pick up must be no more than four (4) feet long and bundled. Storage of trash containers shall not be visible from the roadway. Burning trash, yard debris or garbage is strictly prohibited.
12. Only professionally installed chain link fences in rear of yard with no lattice or webbing, at a maximum height of four (4) feet are permitted with the approval of the Board of Directors (BOD). Fencing plans with a graphic diagram must be submitted to the BOD for approval prior to construction.
13. Improvements of any type: sheds, screen porches, carports, or other construction must have design plans approved by the BOD prior to beginning the project. The property owner shall locate the property corners prior to submitting your plans for approval. If the BOD approves the plans, work must begin within ~~thirty (30)~~ forty five (45) days and completed within ~~ninety (90)~~ one hundred twenty (120) days. Utility/Storage Structures limited to 120 sq. feet (1 only per house) must be skirted unless on ground level, conform to the looks and color of the house and be positioned behind the rear building line of the residential dwelling, at least ten (10) feet inside side lot line, and fifteen (15) feet (See- Restrictions and Protective Covenants) from the rear property lot line. All patio enclosures shall conform to the outside of the house.

14. Firepits will be used for recreational purposes only and will be attended at all times. Firepits must be 10' away from the property line and 25' from any structure. In compliance with Florida burn laws fires will not exceed 3' in diameter and 2' in height.

B. PRIVATE VEHICLES/RECREATIONAL/OTHER

1. All parking in the RV Park is for **Homeowners Only** and limited to one space per lot. All items stored in the RV-designated area or overflow parking lot shall be registered with the EVHA and have a valid/current registration and tag ~~current registered license plate~~. Any RV, auto, boat, trailer or other vehicle will be parked at your OWN RISK. If your space is left vacant for an extended period of time, you must notify the office to retain your space. RVs are allowed at your residence for a timeframe not exceeding 7 days in a 30 day period, unless it is enclosed in a garage. For the purpose of this rule, a van that has the full original van body and exterior dimensions, even though it may be used for camping, but is also used for transportation, shall not be considered an RV. Boats are allowed at your resident for a timeframe not exceeding 7 days in a 30 day period for loading and unloading purposes. **This section was moved only – No edits/changes** ~~Any RV, auto, boat, trailer or other vehicle will be parked at your OWN RISK. If your space is left vacant for an extended period of time, you must notify the office to retain your space.~~
2. Boats, utility trailers, etc., are not to be **stored** in driveways or other areas of the Homeowner's property at any time.
3. Immobilized or unregistered vehicles are not to be parked anywhere inside the Village. No trucks, other than pickups, are permitted. A warning notice will be issued for any violation of this rule. Any corrective action by the BOD could include having the vehicle towed at the owner's expense and levying a fine.
4. All golf carts must be registered with the EVHA Office. Unlicensed minors shall not be allowed to drive golf carts or any motorized vehicles on the Village streets.
5. Parking on the lawn is not allowed due to underground utilities, sprinkler systems and aesthetics. When overflow parking is needed, use the designated parking areas. Street parking of residents' vehicles is prohibited. Guests of residents are allowed street parking during daylight hours for short visits. If longer time is needed, guests shall park in the overflow lot. Night hours shall also be in the overflow lot. The overflow parking lot is for homeowner cars and pickup trucks only and is not intended to be a permanent storage solution. No utility trailers, oversized trucks or recreational vehicles are allowed in the overflow parking lot without prior approval and then only for a period not exceeding 14 days.
6. The clubhouse parking lot is for residents actively using the pool or clubhouse amenities and is not for overflow vehicles or for convenience parking. Violation of this rule will result in a warning notice and subsequent violations will include having the vehicle towed at the owner's expense and ~~in the~~ levying of a fine.
7. No commercial vehicles are allowed to be parked or stored in driveways or carports.

C. PETS

1. All pets shall be less than 35 pounds with the exception of certified service animals.
2. Pets are limited to three (3) per household and shall be registered with the EVHA Office.
3. All service animals and/or emotional support animals (ESA) must have documentation on file with the EVHA Office. Re-certification documentation is required every 3 years. All request for accommodations of emotional support animals must follow Florida Statue 760.27 (effective July 1, 2020). These are the only service animals or emotional support animals allowed in the association facilities.
4. All ~~animals~~ pets must be kept inside the household at night. Pets are ~~and~~ not to be tied up unattended or allowed to wander in streets or neighboring yards ~~outside~~ at any time.
5. All pets must be on a leash and in the owners control at all times when not in an EVHA approved fenced in enclosure.
6. Owners must pick up defecation from their pets. Violation of this rule will incur the levying of a fine.
7. Feeding of stray or feral animals is prohibited. In compliance with Columbia County Ordinance, Chapter 18 and Animal Control, harboring/feeding a stray or feral animal for more than 7 days is considered ownership.

D. ROADS

1. Speed limit on all Village roads is 15 MPH, and stop signs are to be honored by all motorized vehicles.
2. Bikers will flow with the traffic on the right side of the road. Pedestrians will walk against the traffic on the left side of the road.
3. Night reflectors and a flashlight shall be worn or carried by persons walking after dark. All motorized vehicles on the Village streets after dark shall have front and rear lights. All non-motorized vehicles must have night reflectors.

E. PERSONAL BEHAVIOR

1. Any disturbing noise is prohibited during quiet time. Quiet time is required between 10:00 P.M. and 8:00 A.M.
2. Intoxication, disorderly or immoral conduct, profane language, loud parties, and boisterous behavior will not be tolerated. Violation of this rule may result in the levying of fines in accordance with Article III, Paragraph 11 of the Third Amended and Restated Bylaws of Eastside Village Homeowners Association and Florida Statute 720.305(2). If the problem persist Law enforcement will be contacted.
3. Residence in the Village is for 55+ persons and is solely limited to adult persons. No more than four (4) persons may occupy a single home. In addition, all permanent occupants must be at least twenty one (21) years of age. Each lot in Eastside Village must have at least one (1) permanent occupant who is fifty-five (55) years of age or older. In accordance with Federal Housing and Urban Development, Title 24, Part 100, Sub-Part E, 100.307 a survey will be conducted every 2 years to determine the age and occupancy of each household. Surveys will be retained for 7 years. ~~It is required that a survey be conducted for each house to determine the date of birth for all persons living in Eastside Village.~~

4. Fireworks or any other explosives are strictly prohibited.

F. RECREATIONAL AREAS, COMMON GROUNDS & ASSOCIATION PROPERTY

1. Any use of the Clubhouse, pool, or any recreational area is at your OWN RISK.
2. All Village-owned areas and equipment are for the exclusive use of Village residents and their guests. ~~Residents~~ Homeowners will be held responsible for the costs of any damage, replacement, or repair of facilities or property of the Association caused by careless or negligent use ~~of Association property~~. Refer to section "G– Use of the clubhouse".
3. All guests using the recreational facilities are the responsibility of the resident and must be accompanied by the resident.
4. Smoking and alcohol is prohibited in the pool area. No glass containers of any kind are allowed in the pool area.
5. Use of profanity is prohibited in all recreational areas of Eastside Village.

G. USE OF THE CLUBHOUSE

1. The Village Clubhouse, kitchen, game rooms, exercise room, and libraries are to be left in the same condition as they are found. NO SMOKING in the Clubhouse or pool area.
2. Planned activities in the Clubhouse will be open to all residents. Residents may reserve the ~~Clubhouse~~ Dining Hall for personal use as long as it does not conflict with regularly scheduled activities already on the calendar. If a resident wishes to reserve the ~~Clubhouse~~ Dining Hall for a personal private event, a written request (Facilities Use & Release Form) must be submitted to the EVHA office along with a \$100.00 damage deposit that will be returned when the Clubhouse Dining Hall is inspected and found undamaged. Reservations are limited to 4 hours for the event and 2 hours immediately prior to the event for setup. Reservations for events/setup that exceed 6 hours will be charged at \$50.00 per hour.
3. Residents who are members of outside organizations and clubs may rent the dining hall for events and meetings at a rate of \$100 per hour for a maximum of 4 hours. A minimum of 2 residents must be members of the organization or club wishing to rent the dining hall and must be in attendance at the event/meeting. A written request (Facilities Use & Release Form) must be submitted to the EVHA office along with a \$100.00 damage deposit that will be returned when the Dining Hall is inspected and found undamaged.
4. All guests or visitors must be accompanied by the host Resident.
5. No one under 16 years of age is permitted to use the pool tables.

H. REGISTERING COMPLAINTS

1. A complaint must be typed or clearly handwritten, signed and dated by the complaining resident. A separate form must be completed for each complaint. Include all details pertaining to the complaint. ~~Complaint forms may be submitted to the office or placed~~ Place it in the ~~suggestion box or~~ EVHA mailbox. A copy of the complaint will be provided to the complainee.
2. Upon receipt of a complaint, the Board will designate a member of the ~~Association- Board~~ to investigate the complaint. If the investigation finds that a violation has occurred, written notification will be issued by the Board ~~and delivered~~ to the member specifying the nature of the violation. If the violation is the first by the member or the first violation of a particular provision the member has 24 hours ~~or the time allowed in the approved violation correction timeline document~~ to remedy the violation without penalty. If a subsequent violation occurs of the same provision by the same member a written notice of ~~intent to fine and of the members right to a hearing before the compliance committee violation~~ will be ~~given issued~~ to the member. ~~Within No less than~~ 14 days after receiving the ~~violation intent to fine~~ notice the member may request a hearing before the ~~hearing compliance~~ committee. ~~If no hearing is requested or~~ If the ~~violation has not been corrected and the hearing compliance~~ committee approves the fine, the Board may impose the fine, not to exceed \$100 per violation per day and not to exceed ~~\$1,500 per year, per provision type \$1,000 in the aggregate~~. The fine payment is due ~~30 5~~ days after notice of the approved fine is ~~provided delivered~~ to the parcel owner.
3. In accordance with Florida Statutes 720.305 (2), the Association may levy fines of up to \$100.00 per violation per day, or otherwise penalize Members for violations of the Covenants, ~~Bylaws, Policies or Rules & Regulations~~ by the Members, their guests, or their tenants. ~~Fines will not exceed \$1,500 per year, per provision type~~. Owners shall be responsible for compliance by such Owner's guests and tenants with the Covenants, Bylaws and Rules and Regulations of the Association.
4. The BOD will not act as a mediator in any disagreement or argument between neighbors or other residents.

I. SELLING/RENTING RESIDENCE

1. Residents are required to notify the HOA in writing when they list their home for SALE, whether it is by owner or by realtor. As of October 13, 2020 and in accordance with the Amended Declarations of Restrictions and Protective Covenants, Paragraph 1, all homes shall be used for owner occupied residential purposes only. The owner or realtor must fill out the Florida Association of Realtor's NOTICE TO THE ASSOCIATION form and send it to the EVHA office.
2. The latest copy of the Rules & Regulations, Covenants, By-Laws, ~~Policies~~, and any other material deemed appropriate must be provided to the buyer by the selling agent or the Homeowner prior to completing the contract. A copy of the Rules & Regulations and Renters Disclosure form must be given to renters. A copy of Articles of Incorporation is available upon request.
3. Approved Rental Residence Only (Grandfathered units prior to October 13, 2020): A copy of a one (1) year rental lease must be furnished to the Homeowners Association (EVHA) ~~each year~~ within five (5) ~~business~~ days of signing the lease. The lease must follow the Florida Supreme Court approved residential lease form.

J. ESTABLISHING RULES AND REGULATIONS

The Board of Directors of Eastside Village Homeowners Association, Inc. reserves the right to modify, amend, change and/or grant exceptions in extreme special cases to these Rules & Regulations in accordance with the Articles of Incorporation and Bylaws of the Owners Association.

Approved by the Board of Directors in compliance with Eastside Village Homeowners Association Protective Covenants and Bylaws at a meeting of the Board held on December 13, 2022.

Rod Sutton – President

Date

Joyce Cheetham – Secretary

Date