

Bear Lakes Estates North POA

Community Rules & Expectations for Residents

The following summarizes several of the Association's rules and community standards reviewed during new resident interviews. It is intended to familiarize homeowners with common expectations for living in Bear Lakes Estates North. This summary is provided for convenience and does not replace the Association's governing documents.

Rentals: No rentals are permitted during the first two (2) years of ownership. Thereafter, one rental per calendar year is allowed. Leases must be for a minimum of one (1) year. Prospective tenants are subject to a background check and interview. Subleasing is prohibited.

Architectural Review Board (ARB): Prior written ARB approval is required before making any exterior modification, including painting, roofing, landscaping, fences, lighting, generators, pools, driveways, windows, doors, and other visible improvements. Beginning work before approval may result in enforcement action.

Roofs: Roofs must be maintained in a clean condition consistent with neighborhood standards. The Rules Committee shall determine compliance.

Landscaping and Yard Maintenance: Lawns, trees, shrubs, hedges, flower beds, and landscape beds must be maintained in a neat, healthy, weed-free condition consistent with community standards.

Landscape Debris: Contractors must remove debris they generate. Resident-generated yard debris may only be placed at the curb Wednesday afternoon or evening for the City's Thursday pickup. Debris may not remain at the curb before or after the permitted collection period.

Bulk Items: Bulk items may only be placed at the curb Wednesday afternoon or evening for Thursday collection. Otherwise they must be stored out of public view.

Garbage & Recycling: Containers may only be placed out the evening before scheduled collection and must be removed and stored out of view as soon as practical after pickup.

Parking: Vehicles should be parked in garages whenever possible. Overnight street parking, commercial vehicles, trailers, boats, RVs, and other restricted vehicles must comply with the Association's governing documents.

Neighborhood Entrance: Guests must be called into the gate using the approved gate access system. Blanket guest access is not permitted.

Golf Course: The golf course is private property and is not part of the Association's common areas. Residents, guests, and contractors are prohibited from entering or accessing the golf course property, including the fairways, greens, cart paths, ponds, and landscaped areas, except as authorized by the golf course. Residents may trim trees, shrubs, and other vegetation that extends onto their own property, provided all work is performed entirely from their property. Entering the golf course to perform landscaping, dispose of debris, or conduct any other work is prohibited.

Pets: Pets must be under the owner's control at all times and on leash while outside of the owners fenced in yard. Owners are responsible for promptly cleaning up after their pets and preventing excessive noise or nuisance behavior.

Noise & Nuisances: Residents shall avoid activities that create unreasonable noise or otherwise interfere with neighboring properties, particularly during early morning and late evening hours.

Holiday Decorations: Holiday decorations should be installed and removed within a reasonable period surrounding the applicable holiday and maintained in good condition while displayed.

Flags, Signs & Ornaments: Only signs and flags permitted by Florida law or authorized by the Association may be displayed. Political signs, contractor signs, and similar displays are prohibited except as otherwise required by law.

Contractors: Contractors must maintain a clean worksite, keep streets and sidewalks free of debris, avoid blocking driveways, hydrants, storm drains, or roadways, and repair any damage caused to Association property.

Reminder

When in doubt, contact the Association or ARB before starting a project. Obtaining approval in advance is much easier than correcting an unapproved improvement after the fact.