

**BONAPARTE LANDING HOA RULES
APPROVED BY THE BOARD August 23, 2016
HOMEOWNER ASSOCIATION
FREQUENTLY ASKED QUESTIONS (FAQ'S)**

VIOLATION LETTERS FAQ'S:

TRASH AND RECYCLE BINS:

1. What are the guidelines with respect to **storage** of trash bins and recycle bins?

RESPONSE: Trash bins and recycle bins must be kept in the garage. While it is unlikely that you cannot make room in the garage, if you feel the situation is warranted, you may submit plans to the ARB to build an enclosed "bin area" to keep the bins hidden from the view of the street and neighbors. **Violation letters will be issued to those leaving their trash bins and recycle bins in the front of, or on the side of the residence without an ARB approved enclosed bin area.**

2. What are the guidelines for pickup of trash and recycle refuse?

RESPONSE: The City of Jacksonville municipal ordinances set forth that trash and recycle bins should not be set out before 5:00 p.m. the evening before the trash is collected. The board would request that you not set them out too early and that you remove them at your earliest convenience after the items have been picked up. See the City of Jacksonville's website for pickup dates, amounts and other requirements.
<http://www.coj.net/departments/public-works/solid-waste/faqs>

BULK TRASH:

1. What are the guidelines with respect to disposal of bulk trash?

RESPONSE: Bulk trash should not be set out on the curb until the immediate weekend prior to bulk trash pickup. See the City of Jacksonville's website for restrictions and size limitations on bulk trash. <http://www.coj.net/departments/public-works/solid-waste/faqs>

LAWN MAINTENANCE/GARDEN BEDS:

1. What are the guidelines with respect to grass and lawn maintenance:

RESPONSE: In Florida, lawn maintenance is a year-round requirement with some seasons requiring more attention than others. Weeds sprouting up in a lawn or weeds that are allowed to dominate the make-up of the "lawn", must be eliminated by hand or by chemical means. If weeds have over-taken the grass, the yard will require new sod. Landscaping **must** be maintained on every lot. The failure of an owner to keep weeds eliminated permits the weeds to cross over into adjoining lots and other neighbors yards and makes it difficult to maintain a good quality lawn in the housing area. Please assure you do the following:

- Weeding, mulching, edging, fertilization and insect control of the lawn.
- Raising the mower blade height during the hotter months will help maintain a neat and healthy appearance, and help keep the grass from burning.
- Avoid scalping
- Sweep up grass clippings and all other debris from all concrete areas, including sidewalks, driveways and streets.
- Please DO NOT wash lawn clippings into the storm drains as the clippings create pollution and algae issues with the retention ponds and may result in your annual fees being raised to treat those problems.

2. What are the guidelines with respect to Garden Beds:

RESPONSE: Weeds are rampant in this area and garden beds are extremely difficult to keep weeded. Garden beds and planting areas must be kept weeded and/or mulched to present a neat appearance from the street and neighbors' views. Please assure you do the following:

- Weed, lay weed cloth and mulch or rock all garden beds that can be seen from the street.
- Use weed control by hand or by chemical means to kill the weeds.
- If you can't keep the weeds out of the garden beds, consider laying sod to cover most of the garden area and just keep a small manageable garden bed near the foundation of the house.

TREES/SHRUBS MAINTENANCE:

1. What are the guidelines with respect to trees and shrubs?

- Dead trees must be removed and replaced
- Trees and shrubs must be pruned and fertilized to maintain health and appearance.

YARD DEBRIS:

1. What are the guidelines with respect to yard Debris?

RESPONSE: Yard debris, i.e., cut branches and palm fronds should not be placed by the curb until the Saturday or Sunday prior to Monday yard trash pickup. Small pieces should be bagged so that debris does not remain on the lot or in the street after pickup. See the City of Jacksonville website for particulars.

<http://www.coj.net/departments/public-works/solid-waste/faqs>

EXTERIOR OF RESIDENCES:

1. What are the guidelines with respect to care and maintenance of the exterior of the residences.

RESPONSE: Homeowners are responsible for maintaining the exterior of their dwellings, fences and any other structures (i. e. , sheds, decks, patios, etc.)located on

their lots. Conditions, including but not limited to the following, will be considered a violation of the Bonaparte Landing Declaration of Restrictive Covenants:

- A. Stucco exteriors of residences must be maintained and painted to assure there is no weeping, sagging, cracking or peeling. Cracks should be caulked and painted regularly to prevent damage from wet weather and watering.
- B. Paint that is chalking or fading should be re-painted.
- C. Exterior of residences should be power washed no less than annually and if necessary, more often, to remove dirt, moss and mold from the surface of walls and eaves.
- D. Driveways and sidewalks should be power washed at least annually and if necessary, more often, to remove dirt and stains from the surface
- E. Trim areas around windows, doors and garage door areas should be caulked and painted as needed.
- F. Front doors, trim and shutters must be maintained and painted as needed.
- G. Bent, sagging or broken gutters should be replaced.
- H. Garage doors must be maintained and painted as needed. Garage doors must remain closed except when entering, leaving, or accessing the garage to use lawn equipment and tools.
- I. Garages may not be used as a residence or converted to become part of a residence.
- J. Residence fronts should remain free of barbeque grills, toys when not in use and basketball hoops should be laid down and stored on the side when not in use.

OCCUPANCY/USE OF PROPERTY:

1 . What are the guidelines for the occupancy and use of the property?

RESPONSE: This subdivision is platted and recorded as a single family use unit. See the City of Jacksonville Municipal codes, Chapter 518, Part 4, Property Standards setting forth requirements of square footage per individual for single family dwellings.

https://www.municode.com/library/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXIVHOCODE_CH518JAPRSAMACO_PT4PRST

NON-OWNER OCCUPIED RESIDENCES

1. What are the guidelines when renting or leasing my property?

RESPONSE: Tenants renting, leasing and/or occupying a property within Bonaparte Landing are subject to all the same rules and regulations as a owner. The following guidelines are given:

A. Homeowners choosing to rent his or her home must notify the Management Company within 10 days, giving the tenants name(s) and the number of occupants , as well as a description of their vehicle(s), and their phone number.

B. Homeowners must give written acknowledgment that your tenant, lessee, or contract purchaser has been given the website address where they can review the Restrictive Covenants and FAQ'S for the Homeowners Association.

C. Homeowners will be held responsible for the actions of his/her tenants, including any violations of the Restrictive Covenants or damage to the common area or other property caused by the tenants.

FENCES:

1. What are the guidelines regarding installation and maintenance of fences in this Deed Restricted Subdivision?

RESPONSE: All fence installations require ARB Approval. Fences must be located in the rear or on the side of the property and must be on or inside your survey property line. The following guidelines should be followed:

- If using wood, the material must be pressure treated wood.
- Other fence types may be vinyl or wrought iron.
- No fences may be in the front yard.
- Rear and side Fencing should not exceed six feet (6') in height.
- Wooden fences should remain Natural wood color. Stain does not hold up well on wood fences but will be permitted upon approval of the ARB.
- No fence shall be painted.
- No fences of any type are permitted in the front yard.
- If the wood fence is rotting or leaning it needs to be replaced.

LIGHTING: • **See ARB FAQ's** - ARB approval is not required for temporary seasonal holiday lighting, such as Christmas lights, but said lighting may not remain up more than 30 days prior to or 14 days after the Christmas holiday.

NOISE:

1. What are the guildelines regarding noise in this Deed Restricted subdivision?

RESPONSE: Per the Restrictive Covenants and City of Jacksonville Municipal codes, owners and occupants should exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, in any manner which may unreasonably disturb owners, tenants or occupants of other homes.

A. Homeowners are urged to exercise restraint in using loud tools and yard equipment before 8AM on Saturdays and 9:00 A.M. on Sundays.

B. Homeowners are urged to avoid using loud vehicles and motorcycles within the subdivision.

Playground/Common Area:

1. What are the guidelines regarding use of the playground common area?

RESPONSE: Playground equipment provided by the Association is strictly for the enjoyment of the children of Bonaparte Landing and their guests.

A. The Association is not responsible for any injuries incurred by any child when using said equipment.

B. Supervision of children by parents is required at all times.

C. Repair costs to equipment as a result of direct vandalism on the part of any child or guest of residents of Bonaparte Landing will be born by the parents. Failure to reimburse the Association may result in a lien against the offending owners property.

Parking Regulations:

1. What are the guidelines regarding parking within this Deed Restricted Community:

RESPONSE: As with any subdivision, parking is limited. Residents are encouraged to comply with the following:

A. Parking on the driveway of each lot shall be determined by the size of the garage. For example, a three (3) car garage, no more than three (3) vehicles shall be parked on a residence driveway. A two (2) car garage, no more than two (2) vehicles shall be parked on a residence driveway. Any additional vehicles shall be parked within the garage. No vehicles shall be parked on the lawns.

B. Parking vehicles on the road is discouraged. Per the City of Jacksonville Traffic Parking Code, fire trucks require a 20 foot unobstructed clearance on all road ways. The roads in the subdivision are extremely narrow and when cars are parked on the road, it is impossible for two vehicles to pass. Therefore, in the event of a fire or ambulance call, emergency vehicles could not get through. Park in your driveway in accordance with the number of vehicles as set forth in "A" above.

C. Due to the limited availability of parking in the development, recreational vehicles defined as boats, motor homes, campers, camping trailers and commercial vehicles are not permitted to be parked anywhere within the Bonaparte Landing subdivision. These rules and regulations do permit residents to park such vehicles as motor homes, campers, or camping trailers **overnight** on the premises, for the sole purpose of loading or unloading said vehicles.

D. Vehicles are not permitted to be driven or parked anywhere on the common areas. Those in violation of this rule will be towed from the premises at the owner or

operator's expense. Expenses incurred to repair damage to the common areas as a result of the violation of this rule will be born by the homeowner

E. All vehicles parked in the Bonaparte Landing subdivision must have current license plates and the current proper State and County registration tags/stickers. **Vehicles in violation will be turned over to the City of Jacksonville for ticketing and towing from the premises at the owner's expense.**

F. All vehicles parked on the premises must be in proper working order. In Duval County, it is a violation of the City of Jacksonville's Municipal codes for any person to keep any inoperable motor vehicle on any residential property unless such vehicle is kept within a fully enclosed building or is shielded from view. **Vehicles in violation will be turned over to the City of Jacksonville for ticketing and towing from the premises at the owner's expense.**

Pets:

1. What are the guidelines regarding pets in this Deed Restricted Subdivision.

RESPONSE: Most of us love pets and they are family. The following guidelines should be followed:

A. Pets within the Bonaparte Landing Subdivision must be controlled in accordance with the City of Jacksonville Municipal Code lease laws.

B. Dog owners' walking their dogs have the responsibility to ensure that they clean up after their pets when their pet uses any area to relieve themselves. Common sense and courtesy to the other residents should prevail in this matter. Carry a bag when walking your pet and clean up after your pet.

C. All dog owners are reminded of their responsibility to control barking dogs. Excessive barking at any time of the day constitutes a disturbance under City of Jacksonville municipal codes.