

Heritage Oaks at Tradition Homeowners' Association

QUICK REFERENCE GUIDE RULES AND REGULATIONS

The following is only a guideline. Please refer to your Governing Documents for explanations and details.

This guide does not include all of the restrictions and may be updated as needed.

All violations are subject to fines and/or loss of privileges.

Appearance of Homes and Lawns:

All homes and yards must be maintained in appearance at all times.

All landscape beds as seen from the street must be mulched and free of dead plantings.

All tree rings around oak trees bordering streets and sidewalks must be mulched by owner.

All landscape beds and tree rings containing any form of stones must have a border or edging separating stone from turf.

All landscape borders or edging must be maintained in appearance and kept free of mold.

All roofs must be free of mold and mildew and pressure cleaned as needed.

All homes front yards as seen from the street will be limited to 6 decorative pots not less than 8 inches and not to exceed 48 inches in height.

All homes exterior paint must be maintained and painted as needed.

All damaged house trim and decorative shutters must be repaired or replaced.

Driveways must be kept clean and free of oil stains and debris.

Exterior Changes to Home and Yards:

No owner shall make any alterations additions, improvements or changes to structure or landscaping without prior approval of the Architectural Review Committee (ARC).

All new landscape beds must have approval of the ARC. No approval is required when replacing plant life in existing landscape beds.

Structures:

No fence, screen enclosure or pool shall be installed, except as may be approved by the ARC.

No above ground pools except small baby pools, and they must be emptied overnight.

No carports shall be permitted.

Screen enclosures must be constructed with white aluminum and charcoal screening.

Playground equipment installed by homeowner must meet ARC approval and must include adequate landscaping to provide screening from neighboring properties.

Garages & Doors:

The doors of all garages shall be closed at all times, except as needed for ingress and egress or active use.

No garage shall be converted so as not to allow access of original number of vehicles.

All damaged garage door panels must be repaired or replaced.

Mailboxes are the responsibility of the Resident to be kept clean, not the Associations. Damaged boxes must be replaced by owner by our approved vendor.

BBQ's: May not be used in the front of the house. Grills must be stored indoors or on the lanai or patio when not in use.

Satellite Dishes: Must be less than 1.0 meter in diameter, installed away from general view, and must be approved by Architectural Review Committee prior to installation.

Hurricane Shutters: Shutters may only be installed during a "hurricane watch" or a "hurricane warning" and must be removed within 14 days after the storm.

Signs: No signs of any kind shall be displayed to the public view except a **professional security system** sign.

Holiday Lights: Must be removed from all houses no later than January 15th of each year

Speed Limit: Posted **25** miles an hour throughout the Community. It is the Owner's responsibility to notify all guests and tenants that this rule will be strictly enforced.

Parking:

Residents and their guests must park in driveway or garage. No all-night parking on the street between 2AM & 6AM. Vehicles may be towed.

- No driving or parking on the grass
- No parking sideways or at an angle on driveways
- No vehicles may be stored on the driveway with a cover on it.
- Owners/Residents or Guests may not obstruct sidewalks with vehicles when they are parked in their driveways and may not park their vehicles so that they overhang into the street.
- No repair, except emergency repair of vehicles shall be made within the properties, except in the garage of a home.
- No stopping or parking at main entrance gate area or at South gate area when picking up or dropping off children for school bus stops.
- No parking in Clubhouse lot allowed unless vehicle has resident decal.
- No parking of commercial trucks, boats, campers or trailers in driveways or clubhouse lot.
- Owners may request additional overnight parking at Clubhouse for guests when necessary. All requests must be made through Advantage Property Management. A parking permit will be issued by the guard at the front gate and must be displayed on the dashboard in clear view. **Car must be moved each day by 9:00 AM.**

Animals and Pets:

No breeding allowed. Limit of 2 household pets only.

No aggressive breeds allowed.

Dogs must be on a leash at all times when outdoors and owner must pick up solid waste. Yards must be kept free of animal waste.

All Residents must provide a dog/cat license from PSL & proof of current rabies vaccination from a licensed veterinarian. This is also a requirement of the PSL Animal Code.

All Port Saint Lucie Animal Control Ordinances will be enforced.

Trash pick-up:

Trash containers must be kept in sanitary condition and **always** stored in the garage.

Each home must use a minimum of 1 trash can with a secure lid for waste.

They may be put out no earlier than 6:00 p.m. the evening prior to pick up.

Disposable garbage bags may be used for excess waste and only be put out the day of pick up.

Pick-ups are, Tuesday and Friday for garbage, Friday for recycling, and Saturday for yard debris. Home owners are responsible to clean up any debris left after pick up.

Receptacles must be returned to the garage ASAP or by 7AM the day after pick up.

Bicycles:

Must be kept inside your garage when not in use.

Must be stored in the bike rack at the front of the Clubhouse and Main Entrance.

Bike riding should always be on the street when possible. Sidewalks are for pedestrian use.

If children are riding a bike on the sidewalk, please yield to pedestrians.

Basketball Hoops:

Basketball hoops must be stored at the top of the driveway next to the garage door between dusk and dawn.

Basketball hoops may not be stored on the grass.

Basketball hoops can only be used between the hours of 8am and 8pm

Basketball hoops can only be used on the driveway

Basketball hoops must be portable. Permanent type basketball hoops are NOT allowed.

Basketball hoops must be kept in good order.

If these guidelines are not followed, the Owner/Resident will be required to remove the basketball hoop and be subject to a fine.

Yard and Garage Sales:

Individual yard and garage sales are not permitted.

The HOA will allow community yard sales from time to time.

Guardhouse:

You should always go on-line to our web portal, Securitas Capsure, to notify the guard of a visitor.

A valid driver's license is required or entry will be denied.

A fine will be levied for damaging gates as well as the cost of repairs

Owners are responsible for all Guests while in the community.

Leasing of Units:

Lease must be in writing and for not less than 6 months and not more than 12 months. Tenants must complete the Heritage Oaks HOA Lease Information Package, pay the related application fee and receive an official HOA approval notice BEFORE moving in. **The landlord must also post a \$1,000.00 security deposit check with the HOA when the tenant makes application. This deposit must be paid by the landlord.** Tenant understands and agrees that there will be a full criminal background check. Moving in prior to approval will result in a fine to both landlord and tenant.

New Purchase Lease:

- If the total number of units in Heritage Oaks which are leased is equal to or exceeds 25% **a new buyer** cannot lease his unit for the first 24 months of ownership.
- After the 24 months period expires, owner may lease unit in accordance with the Association's covenants.

Clubhouse, Pool, and Fitness Room Rules and Hours

Report all violations to Signature Property Management at 772-219-4474. Please call the Police (911) if anyone has damaged HOA property or is trespassing and has refused to leave after being requested to do so.

- **NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK**
- Pool Hours: Open from **DAWN** until **DUSK**
- Fitness Room: Open 24 hours per day & Meeting Room: From **6 AM** to **10 PM**
- You Must Have a Key Card to enter Clubhouse, Pool area, & Fitness Room.
NEVER ALLOW ANYONE ENTRY WITHOUT THEIR KEY CARD.
- Children under 16 must be accompanied & supervised by an adult in all facilities.
- **NO DIVING IN POOL.** No dangerous behavior, horse play or vulgar language on premises. **NO RUNNING**
- **NO** Smoking or Glassware allowed anywhere in this facility
- **NO** pool rafts exceeding 30 inches in width allowed in pool.
- **NO** bicycles, skateboards, or similar wheeled items permitted anywhere in this facility. Use the outside bicycle racks provided.
- Alcohol is **only** permitted in the meeting room and only during adult only functions (21+ years old). **No Alcohol** is permitted anywhere else.
- Food & Beverage is allowed in designated **FOOD AREA only**. No glass permitted. Security Guard has the right to inspect all coolers & bags.
- Bathing suits required in pool. Babies must wear appropriate swim diapers when in pool.
- No children under 12 years allowed in spa
- No music or radios allowed without headphones
- **NUMBER OF GUESTS ALLOWED PER FAMILY IS SIX (6)** unless prior approval is obtained from Management Company.

Violation of these **RULES** may result in suspension of all pool, clubhouse, and fitness room privileges.

Any damage to HOA property shall result in a suspension of all privileges and/or fine. Owner is responsible for cost of all repairs.

All rules and regulations per Florida Statute Chapter 64E-9 Public Swimming Pools and Bathing Places apply