

landscaping/work is to be esthetically pleasing to the eye and meet the cultural norms of the Patio Villas Community. Flowers, shrubs, and plants can be utilized. Excessive, or ornamentation over 3 feet tall will not be approved. **You must submit your plans prior to installation.**

MARKUP #1 ->

MAILBOX AREA: When applying for approval for this area, please note that it should be of a natural landscape material **ONLY**. Natural landscape is defined as: stone, rock, marble chips, brick, pebbles, mulch, flowers, shrubs, and the like. **NO** artificial materials or decorative additions. If you install these, the landscape vendor is authorized to remove them. Planting must not impede mail delivery or landscape service.

ISSUE #1

HOLIDAY DECORATIONS: No ornamentation is to be placed on POA Common property. However, within 3 feet of the permanent structure of your Villa you are permitted to place holiday ornamentation provided is it no taller than 3 feet. Should your ornamentation be non-compliant, it must be removed immediately.

POA COMMON PROPERTY

No plantings or work of any type can be done on POA Common Property without proper authorization. At no time will artificial, non-landscaping material of any kind be permitted. This includes but not limited to statues, permanent structures, benches, garden ornaments, gnomes, and the like. If these are present, remove them promptly. When these are found, they will be removed.

FAMILY AND GUESTS

Prior to family and/or guests using a Villa **when the owner is NOT IN RESIDENCE**, the Patio Villas Board must be notified in writing by an owner, and a rental application must be completed even if you indicate you are not charging your guests any rent and submitted to the Management Company as well. Forms are available at the Management Office.

RENTAL

Rentals are permitted for a **MINIMUM** of 3 consecutive months within any calendar year, but only after the necessary rental application has been completed and approved by the Patio Villas Board and all appropriate notifications and taxes have been paid by the owner.

IF THERE IS ANY CHANGE IN OWNERSHIP, FROM THE DATE OF TRANSFER OF OWNERSHIP, A UNIT MAY **NOT** BE RENTED FOR A PERION OF TWO YEARS.

INSURANCE

All Patio Villas must be covered by homeowner’s insurance for “Full Replacement Value” and “Liability” and must be based on **FRAME CONSTRUCTION**. Such insurance shall include coverage for the major risk categories in our geographical area; including but not limited to fire,

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE BOARD & COUNSEL REVIEW

Sec. LANDSCAPING (p. 2): Holiday decoration restriction imposes fines without the mandatory 1-week written notice cure period under HB 1203.
Statutory / Legal Reference: Fla. Stat. § 720.305(2)(b) (HB 1203)
Statutory Comparison: Under Fla. Stat. § 720.305(2)(b), an HOA may not levy a fine or suspension for leaving holiday decorations or lights on a structure or parcel longer than indicated in the governing documents unless they are left up for more than 1 week after the board provides written notice of the violation to the parcel owner.

CURRENT WORDING IN DOCUMENT:
HOLIDAY DECORATIONS: No ornamentation is to be placed on POA Common property. However, within 3 feet of the permanent structure of your Villa you are permitted to place holiday ornamentation provided is it no taller than 3 feet. Should your ornamentation be noncompliant, it must be removed immediately.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Pursuant to Fla. Stat. § 720.305(2)(b), no fine or suspension shall be imposed for holiday decorations or lights unless such decorations remain displayed for more than one (1) week after the Board delivers written notice of the violation to the parcel owner.