

Fencing

A fence may be erected with a maximum of four (4) feet height in the following areas of the property. The front porch, side of the house to cover garbage containers, the air conditioner unit and around a patio. It must be approved by the board of directors. All fencing maintenance is the responsibility of homeowner.

Garbage and Trash Containers

All garbage and trash containers should be placed in an area on the side of the house to hide them from view of other properties and from the street. No trash, garbage or recycle bins may be stored on the driveway in front of the property. No trash cans or recycle bins may be placed out before 6 p.m. on the eve of pickup. On the day of pick up containers must be returned to storage.

Outside Storage

Household items such as ladders, tools, bicycles, small boats, canoes, kayaks, buckets and lawn & gardening equipment are not permitted to be stored on the perimeter of the house. Bar b q grills, lawn chairs and tables are permitted to be kept on the patio/porch of a home.

Signs

Homeowners name signs are permitted. No other signs are permitted to be posted on any condominium property other than the following exceptions: political signs that have been approved by Florida state law for use during election campaigns.

“For sale” and “for rent” signs no larger than 24 x 24 inches may be placed in the front window of the house. If the property is a corner property then a sign may be posted in a window on the road side of the house also.

Cable Access

Cable TV is included in the maintenance fees.

ISSUE #1

Satellite Dishes

Satellite dishes or ground based parabolic reflectors are permitted. Consult the unit one construction code for location restrictions.

Swimming Pool

The swimming pool is for the exclusive use of the residents. Guests must follow all rules or they will be asked to leave the pool area. Residents are responsible for their guests’ actions and any damages they may cause. No resident may reserve the pool or pool area for exclusive use.

- No children under 3 years of age or any person wearing diapers or is incontinent is permitted in the pool.
- Children under 16 are permitted in the pool if accompanied by an adult.
- Everyone must shower before entering the pool.
- A cover up is required when going to or from the pool.
- No food and drinks allowed within 4 feet from water’s edge. No glass containers at any time.
- No diving, jumping, running or rough play.
- No large flotation devices.
- No animals allowed in the pool area. Service animals are permitted outside of pool. Owner responsible for cleanup.
- Pool hours are dawn until dusk.
- Swim at your own risk, there are no lifeguards.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. v (p. 12): Blanket ban, sub-1-meter size cap, or prior approval requirement on satellite dishes or antennas is preempted by federal FCC OTARD regulations.

Statutory / Legal Reference: 47 C.F.R. § 1.4000 (FCC OTARD Rule)

Statutory Comparison: The FCC Over-the-Air Reception Devices rule (47 C.F.R. § 1.4000, as expanded by the 2021 OTARD Report and Order, FCC 21-10) preempts community association restrictions that prohibit, charge application fees for, require prior architectural approval for, or impose sub-1-meter (39.37-inch) diameter caps on the installation, maintenance, or use of television broadcast antennas, direct-broadcast satellite dishes 1 meter or less in diameter, and fixed wireless broadband antennas (including hub and relay antennas) situated on property within the exclusive use or control of the owner/tenant.

CURRENT WORDING IN DOCUMENT:

Satellite Dishes Satellite dishes or ground based parabolic reflectors are permitted. Consult the unit one construction code for location restrictions. Swimming Pool The swimming pool is for the exclusive use of the residents.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna, fixed wireless broadband hub/relay device, or satellite dish of one meter (39.37 inches) or less in diameter within areas under the owner's or occupant's exclusive use or control, in accordance with FCC OTARD regulations (47 C.F.R. § 1.4000).