

# NATURE'S EDGE COMMUNITY ASSOCIATION, INC.

## RULES AND REGULATIONS

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Nature's Edge Community Association, Inc.  
Adopted by the Board of Directors  
March 12, 2019  
Additions April 13, 2021

## **A. PURCHASING/SELLING/RENTING**

### **Purchasing:**

1. Nature's Edge is a registered 55+ community.  
Before the purchase takes place, the intended resident must sign and submit to the Board a completed 'Application for Residency' and 'Disclosure Statement' with accompanying age verification.

### **Selling:**

1. The owner or a realtor of the owner's choosing may sell a home.
2. One residential size 'For Sale' sign may be displayed. . . maximum 24" x 36".
3. All fees and late charges must be paid to the HOA Board prior to closing.

### **Renting/Leasing:**

1. Homeowners have the right to rent or lease their homes to people who meet the 55+ guidelines.
2. In advance of occupancy, potential tenants must submit a completed 'Application for Residency' and 'Disclosure Statement' to the Board for approval.
3. The minimum term for a rental is 30 days.
4. Homeowners will be held responsible for their tenant's conduct.

### **Residents and Guests:**

1. The number of permanent residents is not to exceed two (2) per bedroom.
2. Guests of an owner or tenant who are under 40 may reside in the residence for a period not to exceed 30 days in a calendar year with the exception of health care providers.

### **Maintenance Fees:**

1. Maintenance fees are due between the 1<sup>st</sup> and 10<sup>th</sup> of the month.
2. A \$5.00 monthly late charge may be applied when in arrears.

## **B. PROPERTY REGULATIONS**

### **Maintaining Property**

1. All homes, yards and vacant lots must be kept in good repair and in neat appearance at all times (year-round).
2. Failure to comply will result in HOA Board enforcement as set forth in item G of Rules and Regulations.

**Antennas**

1. Small disk and dish style antennas are permitted. All other styles need express written permission from the HOA Board.

**Clotheslines**

1. Clotheslines of an umbrella type are permitted in the backyard only. It is to be removed by the end of the day or when not in use.

**Fences**

1. No fence, wall, or ornamental dividers may be erected to form an enclosure or run adjacent to any road or street.

**Garbage**

1. Garbage will be placed at the curbside in appropriate containers within 24 hours of scheduled pickup.
2. Homeowner/Tenant must contact Polk County to schedule bulk pickup before placing furniture, etc. curbside

**Noise**

1. No excessive noise or music prior to 7:00 A.M. and after 11:00 P.M.
2. No loud or objectionable sounds that may unreasonably disturb the neighbors.

**Soliciting/Businesses**

1. No soliciting.
2. No commercial business that increases traffic to and from the house will be permitted.
3. Private garage sales are limited to the specific time frames as set forth by the Board of Directors, which are the annual community bazaar or in the event of a resident's relocation.

**C. ADDITIONS AND MODIFICATIONS**

1. Board approval is required for additions and modifications to the exterior of the house, driveway, walkway or patio pad.
2. Request to the Architectural Committee will include a written description and sketch.
3. In the event the HOA Board fails to make a ruling on a request within 40 days, approval will be assumed.
4. The owner is responsible for permits, insurance and complying with NECA documents.
5. Sheds shall be either wood, metal or resin and must comply with building setbacks, county codes and have appropriate storm anchoring.

## **D. PETS**

1. Pets shall be under the direct control of the owner at all times. When on common areas, all pets shall be on a leash, except when in the dog park or on Lot #195 (with specific Board approval).
2. Pet owners are required to clean up after their pets.
3. Noisy and unruly pet behavior will not be tolerated.
4. Each resident who owns or is in control of a pet within the community shall be liable for any damages caused by the pet to a person or to the property of another.
5. Portable Play Yards are permitted, must remain movable/collapsible. Not to be used as a form of pen or kennel. Can only be placed in the back or back half of side yard.

## **E. VEHICLES**

### **General**

1. The speed limit in the community is 15 MPH.
2. Noise from any vehicle should be kept to a minimum.
3. Vehicles which are clearly inoperable, or not street legal, are subject to towing at the owner's expense.
4. Failure to comply will result in the HOA Board enforcement as set forth in Item G of Rules & Regulations.
5. No major repairs to cars, boats or other similar vehicles is permitted.
6. Golf carts and bicycles must use their lights at night.
7. No ATV or UTV are allowed on Nature's Edge streets or common areas.

### **Parking**

1. Routine resident parking must be in driveways, carports, or areas approved for such use.
2. Residents whose property cannot accommodate vehicles for guest parking should use the clubhouse parking area. This is not intended for long term use.
3. To allow for access of Emergency Equipment, vehicles may not park across from one another in the streets.
4. Overnight street parking is not permitted.

### **Recreational Vehicles**

1. Motorhomes, trailers or other recreational units may be brought to a resident's property for loading, unloading and cleaning for a maximum of 72 hours. Long-term storage of such vehicles may only be in garages or in approved carports which minimize their visibility. (For purposes of this provision, a carport is enclosed if, with prior architectural permission, the side upon which the vehicle is stored is enclosed with lattice.)
2. Trailered watercraft may be stored on a driveway, with the following exceptions: no large/tall boats, including but not limited to pontoons, airboats, sailboats, or any other boat the Board deems inappropriate for driveway storage. Boat & trailer may not extend past driveway.

## **F. POOL RULES**

The pool is for Nature's Edge Phase I and Key West Village Phase II residents, their families and tenants only. A resident must accompany all other guests.

The pool and pool deck are Non-Smoking areas.

All homeowners, tenants and guests are to abide by these and posted pool rules.

1. In case of emergency dial 911.

2. Pool Hours:

### **ADULTS ONLY SWIM**

**Sunrise** - 10:00 a.m.

1:00 p.m. - 3:00 p.m.

6:00 p.m. - **Sunset**

### **OPEN SWIM**

10:00 a.m. - 1:00 p.m.

3:00 p.m. - 6:00 p.m.

3. Shower before entering the pool.

4. Food, drink and glass containers are prohibited in the pool and on the pool wet deck area (within 4 feet of the pool perimeter). [per FL.DOH 64E-9.004]

5. An adult must accompany children under 18 years of age.

6. For safety: diaper age children must wear plastic pants or swim diapers.

7. Bathing Load: 33 persons

8. **NO DIVING**

## **G. ENFORCEMENT**

1. The HOA Board reserves the right to grant exceptions and enforce the Rules and Regulations.

2. Requests for an exemption must be in writing.

3. When a violation requires action, the HOA Board may take the following steps:

Step 1: The homeowner will receive a phone call or visit by two HOA Board appointed individuals, one to be a Board Member.

Step 2: If the homeowner fails to comply, after two visits, the HOA Board discuss and send a written notice of the violation, a deadline for compliance, a list of potential penalties and procedures for a hearing.

Step 3: If the homeowner still fails to comply, the Board will decide to involve the attorney, to write a letter and charge the homeowner the costs for preparing and sending such letter.

Step 4: Continued violation of the rule will lead to mediation or a court hearing. Any party subject to legal action will be required to pay all fees incurred.

4. Should any person misuse the Community Facilities, the Board may suspend that person's right to use the Community Facilities or a part thereof.