



RULES & REGULATIONS SUMMARY

The following is a condensed and edited summary of some of the key rules of importance to property owners as found in The Arbors governing documents. If any discrepancy exists between this document and the complete text, the complete text shall always take precedence. Your initial and signature signifies acceptance of these rules and regulations.

Homeowner Initial required in spaces provided. Signature required on the last page.

General

____ Each owner shall maintain his/her property, and preserve upland/wetland frontage in accordance with the Community-Wide Standard and all applicable covenants. Upon failure to properly maintain any of these items, the Association has the right to perform the necessary updates/changes, and charge the owner for all applicable costs. (Article IV, Section 2)

____ All properties shall be used only for residential, recreational and related purposes. (Article XII)

____ All provisions of the Declaration, By-Laws, rules and regulations apply to owners, as well as occupants, guests and invitees. (Article XII, Section 1)

____ No trees, except for damaged, diseased or dead trees, or for promoting growth of other trees, can be removed without the written permission of the Association. (Article XII, Section 14)

____ The Architectural Review and Compliance Committee (ARCC) must first approve **all changes** to the exterior of any home. The ARCC has primary jurisdiction over all construction, painting, landscaping and all external modifications to a home. A Modification Request must be submitted to the ARCC for review and approval before any work commences. (Article XI, Section 2)

Association Maintenance

____ The Association will maintain street trees which are defined as any oak tree located within 10 feet of the street curb. Property owners and contractors shall **not remove, treat or prune** without specific approval from the Board. (Article IV, Section 2)

____ The Association is responsible for the exclusive management and control of the Common Areas. This includes the Preservation Areas, which are dedicated as Common Areas. (Article IX, Sections 1 & 2)



_____ The Preserve and Water Areas are the perpetual responsibility of the association, and may in no way be altered from their natural state, except in accordance with the Preserve Area Management Plan (PAMP). A copy of the PAMP is available on the ArborsVillage.com website. (Article IX, Section 2)

_____ The Association, through the Board of Directors, may make and enforce reasonable rules and regulations governing the use of the properties, as long as these rules are consistent with the rights and duties established by the Declarations. (Article IX, Sections 4 & 5)

_____ The Association may levy a lien against a unit for unpaid assessments. (Article X, Section 4)

Pets

_____ Homeowners are permitted up to four (4) household pets per home. Household pets must always be under the control of a responsible individual and shall, at all times, be confined on a leash when outside a unit. Homeowners shall be responsible for the immediate removal of any solid waste of their pet on common property or the property of other homeowners. (Article XII, Section 3)

Storage, Sports Equipment & Dumpsters

_____ All sports equipment, clotheslines, trash/debris cans, storage tanks, etc., must be concealed from the view of neighboring streets, lakeview and properties from 10PM on the day of use and 9AM the following day. No garbage, trash and/or debris may be placed on the sidewalks and/or curbs except after 5:00 PM. on the evening prior to the scheduled pick up. (Article XII, Section 7)

_____ An on-site buried propane tank of no more than 500 gallons is allowed. No on-site storage of other fuels is allowed except for twenty-five (25) gallons of fuel for lawn mowers, similar tools or generators. If a homeowner desires to have propane gas, the owner must submit a modification request for a buried propane tank. (Article XII, Section 26)

_____ New whole house generators, unless replacing an existing approved unit of similar size cannot be connected to the Arbors propane gas network. (Board adopted September 2021 - residents will need to vote on this change to Covenants, Article XII section 26 at the 2022 Annual Meeting)

_____ All bicycles, tricycles, scooters, skateboards and other play equipment, wading pools, baby strollers and similar items must be stored out of sight. (Article XII Section 31).

_____ Use of dumpsters requires approval of the Property Manager, and/or ARCC, and is subject to restrictions. Dumpsters must be maintained while in use. Homeowner is responsible for repairing damage to common areas (roads, valley gutters, etc.) caused by dumpsters. (Dumpster Policy, August, 2021)



Unsightly Conditions

_____ No sign, billboard or advertisement of any kind can be erected on any property, except for those signs that are specifically spelled out in the Declaration, e.g. "Open House" signs. (Article XII, Section 2)

_____ The owners shall be responsible for preventing any unclean, unhealthy, unsightly and/or unkempt conditions for his/her unit. (Article XII, Section 5)

_____ Window air conditioning units are not allowed. (Article XII, Section 17)

_____ Artificial vegetation, exterior sculptures, and similar items are not allowed unless approved by the Association. (Article XII, Section 19)

Use of Lakes

_____ Swimming, playing and/or any other activity is not allowed in the man-made water bodies. Fishing is allowed, (catch & release only) but is subject to the Association's rules and regulations. (Article XII, Section 22).

Fences

_____ No dog runs, animal pens nor fences of any kind are allowed without the Association's approval. (Article XII, Section 24)

Business Use & Leasing

_____ No trade or business may be conducted in or from any unit if it does not comply with the Association's regulations. (Article XII, Section 25)

_____ Leasing is allowed as long as the owner first gets written permission from the Board. (Article XII, Section 27). If an owner sells a unit, he/she must give notice to the Board of Directors seven (7) days before the transfer date. (Article XII, Section 28)

Hurricane Shutters

_____ Permanent shutters may be closed and temporary shutters may be attached and other storm precautions may be taken when a hurricane is projected to impact Martin County or adjacent Counties and a 5 day "cone of probability" is issued. All such shutters and other exterior alterations made as a storm precaution shall be opened or removed within 7 days after the storm has passed. (Article XII, Section 29).



____ Owners may close their permanent shutters on the sides or rear of the home during the Florida hurricane season, June 1 through November 30, for a period not to exceed 5 calendar weeks. Notify the Property Manager with dates. (Article XII, Section 30).

Parking & Prohibited Vehicles

____ Members should only park their vehicles in the garages or driveways unless there is prior notification to the property management company. No vehicle should be parked on the lawn or any lot and no vehicle should obstruct the sidewalks. (Article XII, Section 35a/b)

____ Commercial vehicles, vans (except for passenger vans), tractors, mobile homes, recreational vehicles, trailers, campers, camper trailers, boats and other watercraft and boat trailers shall be parked only in the unit's enclosed garage. Light-duty pick-up trucks as defined in (Article XII, Section 35b) may either be parked in enclosed garages or driveways of the Owner's Lot.

Homeowner Signature

Date

Print Name

Co-Homeowner Signature

Date

Print Name
