

## **Ocean Palms Homeowners Association, Inc. Rules & Regulations**

### INTRODUCTION

These Rules and Regulations have been established to preserve the look and quality of life at Ocean Palms, maintain property values and assure pleasant and harmonious living for all residents and their guests. These Rules and Regulations are based on the following governing documents of the Ocean Palms Homeowners Association:

- Declaration of Covenants & Restrictions (1999)
- Articles of Incorporation (Exhibit B of Declaration of Covenants & Restrictions)
- Bylaws of the Association (Exhibit C of Declaration of Covenants & Restrictions)

as well as their applicable amendments and addenda.

They also refer to other community documents, such as:

- BOD Resolution and Updated Compliance Process (current version)
- BOD Lease and Rentals Policy (current version)
- Architectural Review Board General Criteria & Policies (current version)

In addition, other outside agencies have guidance that affect Ocean Palms:

- St. Johns County Noise Ordinance
- St. Johns County Watering Restrictions
- St. Johns County Residential Garbage Guide (Ocean Palms is serviced by Advanced Disposal)

All Owners, as well as guests, residents, occupants, lessees, etc. are subject to and may be held responsible for compliance with the Declaration of Covenants and Regulations, the Articles of Incorporation, Bylaws of the Association and these and all future Rules & Regulations.

Board of Directors Approved – May 23, 2019

Ocean Palms Rules & Regulations  
BOD Approved - 5/23/2019 meeting

**Ocean Palms Homeowners Association, Inc.  
Rules & Regulations**

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## Ocean Palms Homeowners Association, Inc. Rules & Regulations

### I. ANIMALS

- No animals, except common domestic household pets, may be kept, maintained or cared for on any lot or within the property. Pets must be leashed when off the owner's property. Waste management is required when animal is off the owner's property.
- Owners are responsible for keeping their pets from barking unnecessarily and disturbing their neighbors.
- Pets shall not be permitted in the pool, play area or pool pavilion for health reasons.
- Pets shall not be permitted on the pier or in the picnic area.

### II. COMMON AREAS

- Homeowners and their guests using any of the common area shall remove any trash or debris that they generate.
- Radios and music devices shall be tuned to a level so as not to impose upon others in the area.
- Fishing, boating, swimming, wading or playing in any of the ponds or lakes is forbidden.

**Note** – if a homeowner wants to landscape in the common areas of Ocean Palms, they must have the approval from the ARB first. No planting is allowed between the sidewalk and curb.

### III. PIER & ADJOINING PICNIC AREA

- The pier and picnic area are to be used only by homeowners and their guests. All persons doing so shall be responsible for trash removal and keeping the area clean.
- Fishing is allowed from the pier.
- For safety reasons, children under the age of 12 years shall not be allowed on the pier unless accompanied by an adult over the age of 18. The pier, while safe, can be a hazard at night and should be used only with caution from sunset to sunrise.
- Pets shall not be permitted on the pier or in the picnic area.

#### IV. EXTERIOR MAINTENANCE

- Each homeowner is responsible for the maintenance of the exterior of their home, lot and limited common ground. Maintenance includes, but is not limited to, the exterior paint, roof, grass and plantings and rust stains on homes, walks and driveways.
- In the event that the owner does not maintain the property in a reasonable manner, the Association may provide maintenance at any home, lot or limited common ground requiring same, when necessary in the opinion of the Association's Board of Directors to preserve the beauty, quality or value of any of the property.
- Such maintenance shall include, but not be limited to, painting, roof repair and replacement, repair of rain gutters, down spouts, exterior building surfaces and yard clean up and maintenance.
- The compliance process before the Association undertakes the remedial maintenance is specified in the BOD Resolution and Updated Compliance Process document (current version).
- The cost of remedial maintenance undertaken by the Association shall be assessed against the homeowner of the lot upon which such maintenance is performed. Any such assessment shall be a lien upon the lot assessed and the personal obligation of the owner of the lot and shall become due and payable, together with interest, late fees, attorney's fees and costs of collection.

#### V. HOME BUSINESS

- No lot shall be used for any purpose other than as a single-family residence.
- No business or commercial building may be erected on any lot or business be conducted on any part thereof.

#### VI. LEASE & RENTALS

- An owner shall be entitled to rent or lease his residence if the period of rental or lease is not less than four (4) consecutive months.
- The lease and rental process is specified in the BOD Lease and Rentals Policy) (current version).

#### VII. NOISE & NUISANCES

- Nothing shall be done or maintained on any lot which may be or become an annoyance or nuisance to your neighbors or the neighborhood, including any activity interfering with television, cable, radio reception on another lot.

- Exterior noise and noise emanating from building or other improvements shall be reasonably inaudible beyond the boundaries of the lot from which it originates. All noises, such as radio, CDs, MP3 players and portable speakers, loud conversations, etc., shall be kept at such a volume as not to constitute a nuisance or unreasonable annoyance to the neighbors in accordance with St. Johns County noise regulations.
  - see [www.sjcfi.us/media/noiseordinancev24BCCapproved10042011.pdf](http://www.sjcfi.us/media/noiseordinancev24BCCapproved10042011.pdf)
- Exterior lighting, flood lights and unshaded lighting from within buildings or other improvements shall not illuminate another lot.

#### VIII. HOUSE & SEASONAL DECORATIONS

- Wreaths with artificial flowers and greenery may be attached to the front entry door.
- Artificial holiday greenery such as garland and holiday wreaths may be attached to the front entry door during the holiday season.
- Seasonal lighting and displays should be in good taste and not be so large as to overwhelm other displays.
- Christmas decorations shall not be displayed before Thanksgiving and shall be removed by January 31<sup>st</sup>.
- All other holiday decorations are permitted to be displayed two (2) weeks before the holiday and shall be removed by two (2) weeks after the holiday.
- Landscape and Decorative Ornaments are covered in the ARB General Criteria & Policies.

#### IX. OUTDOOR EQUIPMENT – SPORT, PLAY, FURNITURE, CLOTHESLINES

- No permanent sporting equipment, including, but not limited to, basketball backboards, play structures and skateboard ramps, is allowed.
- All sporting equipment, toys, kiddie pools, furniture, or other objects placed on the common property shall be used during daylight hours only and stored in the unit when not in use.
- No clothing, bedding or similar items shall be hung within view for drying or airing.

## X. PARKING

- The overnight parking or storage of commercial vehicles, including any vehicle with commercial signs affixed, is prohibited, unless housed in a garage.
- No boats, recreational vehicles or other motor vehicles, except four-wheel passenger automobiles, shall be parked on any lot except within an enclosed garage. No vehicle or boat may be stored or maintained outside of an enclosed garage totally isolated from public view.
- To maximize the aesthetics of the streetscape within the development, all four-wheel passenger vehicles shall be parked in their garages with garage doors closed to the maximum extent possible. If parking in a garage is not possible, the vehicle must be parked in the driveway.
- Visitors/guests shall park in the driveway as much as possible during the day. If street parking is necessary, do not block neighboring driveways.
- Overnight parking on the street is prohibited between 2 a.m. and 6 a.m.
- Parking in the pool areas is for temporary visits to the pool and playground. No vehicles shall be parked overnight in this area.
- No overnight parking is allowed in the bus stop area.
- Construction vehicles and trailers will be allowed only at the home site under construction. Overnight parking of construction vehicles or trailers will only be allowed on the home site under construction and not on the street, common areas or adjacent property.
- Parking of unregistered vehicles in driveways and streets is prohibited. They may be parked in the garage.
- Vehicles on driveways which are covered with tarps are unsightly and prohibited.

## XI. SWIMMING POOL, PLAY AREA & POOL PAVILION

- The swimming pool and surrounding recreation area is for the private use of homeowners and their guests. For safety sake, children under the age of 12 shall not be permitted in the pool area unless accompanied by an adult over the age of 18.
- Swimming pool should be used only during the hours of dawn to dusk.

- All posted swimming pool rules must be followed.
- Homeowners and their guests shall be responsible for the removal of any trash and debris they generate.
- Bicycles, roller blades or skateboards are not permitted within the pool area or the pool pavilion.
- Pets shall not be permitted in the pool, play area or pool pavilion for health reasons.

## XII. TRASH & RECYCLING & YARD WASTE

- see <http://www.co.st-johns.fl.us/SolidWaste/ResidentialGarbage.aspx>
- All trash, recycling and other waste containers shall be stored within the confines of the building or behind an approved visual barrier as covered in the ARB General Criteria & Policies.
- Trash and recycling containers may not be placed at the curb or end of driveway until after dusk on the night before collection. They should be placed 3 feet apart to allow mechanized pickup. All containers shall be returned to their storage area the day of the collection.
- Pruning debris and yard waste shall only be placed at the curb no earlier than the afternoon on the day before pickup. Hurricane debris is exempt.
- No lot or portion of the common property shall be used or maintained as a dumping ground for rubbish or any waste, including garden waste.
- The storage or collection of rubbish of any kind, and materials that emit foul or obnoxious odors is prohibited.

## XIII. GARAGE SCREENING & WINDOWS

- Garage screening is prohibited.
- Glass "windows" in a garage door panel are covered in the ARB General Criteria & Policies.

## XIV. YARD/GARAGE SALES

- The Social Committee will organize at least one Community Yard/Garage sale each year. All other yard/garage sales are prohibited.

#### XV. SIGNS

- House number guidelines are in the *Florida edition of the International Building Code*: “Each character shall be installed not less than 4 inches in height and not less than 0.5 inch in width. They shall be installed on a contrasting background and be plainly visible from the street or road fronting the property”.
- Small, company issued security and/or alarm signs are allowed and shall be placed near the front of the house.
- All "House for Sale" signs must comply with Attachment A.
- Political signs are prohibited.

#### XVI. FLAGS & BANNERS

- Each owner may display one portable, removable U.S. Flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag in a respectful manner, not larger than 4½ by 6 feet, which represents the U.S. Army, Navy, Air Force, Marine Corps, Coast Guard or a POW-MIA flag.
- Political Flags & Banners are prohibited.
- Flag Pole requirements are covered in the ARB General Criteria & Policies.

#### XVII. SPEED LIMITS

- Speed limits established by the Board of Directors are:
  - 20 mph on San Julian Way
  - 15 mph on all other streets throughout the development.

#### XVIII. HURRICANE & OTHER HAZARDOUS CONDITIONS

- Store or secure all loose outdoor furniture and other objects that could endanger people and property if they are blown into the air.
- Temporary hurricane protection, such as plywood, should be removed as soon as possible after the hurricane watch has been lifted.
- Permanent hurricane protection is covered in the ARB General Criteria & Policies.



XIX. WINDOW AIR CONDITIONERS

- Window air conditioners are prohibited.

XX. IRRIGATION DAYS

- see <http://www.co.st-johns.fl.us/protectourwater/Watering.aspx>
- Please check the St. Johns County website for proper days and times to irrigate your property. It is based on your house number.
- This is also a courtesy to those who walk the neighborhood as it allows them to stay on the sidewalks during busier traffic times of the day.

XXI. DISTRIBUTION OF COMMUNITY INFORMATION

- No homeowner shall take information provided on the Community website, Community Directory of Names and Addresses, flyers produced by Committees or the Board of Directors, etc. and reproduce it without the express permission of the author(s).

XXII. FENCES

- Fences are covered in the ARB General Criteria & Policies.

XXIII. DRIVEWAYS

- Driveways are covered in the ARB General Criteria & Policies.

XXIV. TREES AND LANDSCAPING

- Trees are covered in the ARB General Criteria & Policies.

