

PALM VILLAGE RANCH  
COMMON AREA POLICIES  
And  
MISCELLANEOUS REGULATIONS

SWIMMING POOL

1. Showers must be taken using pool side shower before entering the pool. Remove all oil, lotion, creams, etc., to prevent damage to the filter system. No shampoos, soaps, etc., are allowed in pool or pool area.
2. Weather permitting, pool hours are from 10:00 a.m. to dusk.
3. The pool is closed when the pool cover is in place or the gate is padlocked. When the pool is closed and the cover is not in place the gate shall be padlocked. It will be a rules violation subject to fine or loss of privilege if anyone is in the pool when closed.
4. The gate has an automatic locking device and keys are provided to all members. Use of the pool is restricted to members of the HOA and guests accompanied by a member of the HOA. An exception is allowed when an application for temporary use of the pool without the presence of an HOA member has been approved by the Board of Directors.
5. Anyone intoxicated or under the influence of drugs is strictly forbidden in the pool or pool area.
6. Children fifteen (15) years of age or younger must be with a responsible adult at all times.
7. Rough play, splashing, pushing, running, etc., is forbidden.
8. No Diving – State law has determined our pool is too shallow for safe diving. No diving gear allowed in the pool, such as scuba gear, air tanks, etc.
9. For the health and safety of all residents, babies in diapers or diaper age, or adults in diapers will not be allowed in the pool.
10. Swimming alone is not advisable.
11. ANIMALS ARE NOT ALLOWED in the pool or pool area.
12. SMOKING IS NOT ALLOWED in the pool or pool area.
13. FOOD IS NOT ALLOWED in the pool or pool area. Drinks are restricted to beverages in aluminum cans or plastic bottles on the pool deck. ABSOLUTELY NO GLASS allowed in the pool area.
14. All residents are asked to please not clutter up the pool area with their “pool toys”. Please take them home after use.
15. No roller skates, skateboards, bikes, scooters, roller blades, etc., allowed in the pool area. Residents are asked to please take home and dispose of their trash.

16. The pool equipment and shed are off limits to anyone without authorization. Anyone found tampering with the pool equipment or heater could lose their pool privileges.

#### POOL ROOM

1. Children under the age of sixteen are not allowed in the pool room unless under the supervision of a responsible adult.
2. ABSOLUTELY NO SMOKING IN THE POOL ROOM.
3. It is forbidden to sit on the pool tables; nor should anything be placed on the tables such as glass, cans, food, etc.
4. The first to arrive are the first to play. However, the losing player should give his place to other players, if possible.
5. All owners are responsible FINANCIALLY for any damage done to the pool tables or the equipment. An owner is also financially responsible for any damage to any of the "common area facilities" by any family members, visitors, guests, or tenants.
6. NO ANIMALS allowed in the pool room.

#### CLUBHOUSE

1. Children must be accompanied by a responsible adult at all times.
2. Residents using the clubhouse facilities should do their part to keep it clean.
3. Absolutely NO ANIMALS allowed in the clubhouse.
4. No roller skates, skateboards, roller blades, scooters, bikes, etc., allowed in the clubhouse.
5. All the supplies, furniture, cookware, tables, chairs, etc., belong to the Homeowners Association. It is forbidden to remove anything from the premises without authorization. Once approval is received, the owner shall "sign out" the items and then "sign them back in" when returned.
6. For the Safety of all residents, children should not use the clubhouse parking lot area for a play area.
7. Anyone wishing to use the clubhouse for a private function must get authorization from the Board of Directors. A damage/cleaning deposit of \$200.00, plus \$50.00 rental fee will be required.
8. ABSOLUTELY NO SMOKING ANYWHERE WITHIN THE CLUBHOUSE.

## PALM VILLAGE LAKE

1. Swimming is not allowed in the lake.
2. Fishing with a pole and line is allowed. Bass shall be released unharmed back into the lake; all other species may be kept subject to State regulations.
3. Do not return rough fish to the lake, such as: gar, carp, mudfish, spotted brown catfish, cichlids, or oscars.
4. Do not import fish other than bass or crappie from other bodies of water.
5. Gasoline powered boats are not allowed on the lake. Small boats with electric motors are acceptable.
6. Floatation devices must be readily available for all occupants of a boat when on the lake.
7. A resident should accompany their visitor or guest fishermen. Prior permission from the lot owner is required to access common area at the rear of their property. The north shore of the lake is common area open to all Palm Village Ranch residents.
8. No waste of any kind shall be put into the lake, especially grass and/or weeds.
9. Do not use herbicides or pesticides in or near the water.
10. Killing or removal of vegetation along the north shoreline and the bank without approval from the Clubhouse & Common Area Committee and the Board of Directors is prohibited.
11. During periods of low water, lawn watering may be cut back according to recommendations from the Clubhouse & Common Area Committee and approved by the Board of Directors.
12. Residents should contact the Clubhouse & Common Area Committee regarding pests such as alligators. The Clubhouse & Common Area Committee will then be responsible for contacting the Florida Fish & Wildlife Commission for control. This is to prevent several persons from making the same request.

## MISCELLANEOUS REGULATIONS

1. It is forbidden to use the sprinkler system water for domestic use. All residents are asked to refrain from using the system after the pump is turned off, as this puts undue stress on the lines and can cause breakage. All timers should be set for a maximum of 30 minutes. Residents may use the sprinkler system on Wednesday for odd numbered home addresses and Thursday for even numbered home addresses either between 4:00 a.m. and 8:00 a.m. OR 4:00 p.m. and 8:00 p.m., BUT NOT BOTH.
2. Every owner is required to maintain an outside light in accordance with our covenants and restrictions. Make sure your address can be clearly seen on your outside light to aid emergency vehicles or deliveries. The lights are the primary source for illuminating our streets, and for

security. If the bulb is out, change it. All residents must furnish uninterrupted power for the light(s) even when the resident is out of town for an extended period. Placement and type of light fixture shall be regulated by the Architectural Review Board.

3. Anyone found dumping oil, chemicals, solvents, toxic materials, or other material (including, but not limited to, excessive amounts of dirt/sand) into our street drains, lake, ditches, or canals will be subjected to a fine assessed by the Board of Directors as well as face possible action from the Department of Environmental Protection.
4. South Florida Water Management has instructed us to advise residents to use low phosphorous fertilizer to preserve the quality of our lake water. They will monitor the water occasionally to ensure this is being done. (Remember: all street drains lead to the Palm Village Ranch Lake, so this rule applies to each and every resident.)
5. Any owner pouring concrete, please provide a place on your lot to dispose of any excess. Excess concrete is not permitted to be dumped on any other lot or in the sewers anywhere in the community.
6. Absolutely no animals, skateboards, scooters, bikes, tricycles, roller blades allowed on the shuffleboard court. Children 16 years of age or younger playing shuffleboard must be accompanied by a responsible adult.
7. It is the responsibility of all owners to keep their property clean, lawns mowed, trees trimmed, etc., including the exterior of their homes, in accordance with our covenants and restrictions. When residents are away from the premises for an extended period of time, prior arrangements shall be made to trim trees every 6 months and to clean and trim flower beds and hedges every 2 months.
8. No open fires or burning on any lot.
9. All pet owners are asked to read the Declaration of Covenants and Restrictions, Section 9.3 (pets). PLEASE LEASH AND CLEAN UP AFTER YOUR PET, and keep them off of property belonging to others.
10. All laundry should be screened from public view.
11. ALL FENCES AND THEIR LOCATION MUST BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD.
12. No resident shall knowingly or willfully make or create any unnecessary excessive or offensive noise or disturbance which destroys the peace and quiet of other residents.
13. All vehicles operated on the street after dark shall have adequate lighting; including bikes, tricycles, golf carts, etc. Pedestrians are urged to carry some sort of lighting device to alert vehicles of their presence and to prevent an accident.
14. VEHICLE PARKING – Declaration of Covenants and Restrictions, Page 17, Section 9.5.2. The parking of any vehicle on a lawn at any time or on the street overnight is strictly prohibited. The

Board of Directors has been tolerant about parking on the street because we realize people OCCASIONALLY have visitors who may park on the street for a short time. However, overnight parking is not allowed unless in an area designated by the Board of Directors. If a resident determines they need more parking on a fulltime basis, they are encouraged to expand their existing driveways, as other residents have done. See the Amendment to the Covenants and Restrictions, Section 9.5.3 with regard to rules concerning the keeping of any Recreational Vehicle.

If a resident is in need of additional parking for a short time, please be assured the Board of Directors will do their best to accommodate you.

If a resident has a visitor with an RV (short term only), we will accommodate them for parking only, but residing or sleeping in an RV is not allowed. An RV cannot be kept in a driveway overnight unless it is placed as prescribed in Section 9.5.3 of the Declaration of Covenants and Restrictions.

Parking in the streets should at no time impair another resident from safely entering or exiting their driveway, block the mail boxes, or block safe passage on the streets, except public safety vehicles.

Overnight parking of commercial vehicles of any kind is strictly prohibited unless parked within a fully-enclosed garage. Commercial vehicles include any and all trucks, vans, or private passenger vehicles which display business lettering or logo.

15. The use of ATV's and motorized skateboards are prohibited within Palm Village Ranch. See Declaration of Covenants and Restrictions, Page 18, Section 9.5.10.
16. All golf carts shall be operated by a responsible adult. If a child under the age of 16 wants to drive a golf cart, said child must be accompanied at all times by a responsible adult. (See Page 18, Section 9.5.9 of Declaration of Covenants and Restrictions.)
17. Trash cans must be stored out of sight and can only be placed at the curb no earlier than the night before collection. After collection, the cans shall be returned to their storage place within 24 hours.
18. Visitors/Guests under the age of 18 years of age are limited to a two (2) week stay, subject to a maximum period of thirty (30) days in any one calendar year. The resident is responsible for supervising all visitors and guests under the age of 18 at all times.
19. No full time babysitting allowed. This restriction is the same as for visitors and guests, subject to a maximum period of thirty (30) days in any one calendar year.
20. Resident name and address signs and real estate signs are the only allowed signs that can be displayed without approval from the Board of Directors. The Board of Directors reserves the right to disapprove signs which are not compatible with community standards.
21. No vehicles for sale shall be parked on common areas or at the front of the community.

