



ALLENWOOD HOMEOWNER'S ASSOCIATION

RULES AND REGULATIONS

The following rules and applicable fines have been adopted by the Board of Directors to maintain common standards of appearance in Allenwood. They apply to anyone on the property, whether owner, tenant or guest. This is your notice of warning with fines as listed levied for any violations. Repeat offenses of any violation will be fined at Board discretion. Any other violation that is not listed but runs counter to the master-deed, Covenants or Rules and Regulations will be fined at the Board's discretion. Rules and fines are subject to change at any time as the Board deems necessary.

HOMEOWNER'S ASSOCIATION MONTHLY FEES

- Monthly HOA fees are due on the first of the month. They are considered late if not received by 12:00 noon on the 15th of the month. Homes = \$95. Townhouses = \$130. **\$25.00 late fee.**
- HOA fees or fines that are 60 days delinquent may result in all amenities suspended until account is current.
- Occupants of a unit that is not current with HOA fees may not access the amenities as a guest of another owner. **(Breach of denied access will result in suspension of amenities for both units involved).**

ARCHITECTURAL REVIEW BOARD

- It is the owner's responsibility to understand the Allenwood Architectural Standards document and have a **completed and approved** ARB Application for Renovation **prior to** beginning ANY outdoor improvements, renovations, additions, landscaping or painting .
- If the ARB Application is NOT Obtained for Projects prior to work starting, Owner **WILL** be Subject to a minimum **\$50.00 fine** and possible removal and restoration of the project to its original condition. Additional fines are at the Board's discretion.

HOME & TOWNHOME USE

- Homes and townhomes (units) are to be used for residential purposes only - **\$500.00 fine per incident.**
- Homes and townhomes (units) are for single-family use only - **\$500.00 fine per incident.**
- No short-term rentals allowed - **\$1000 fine per incident.**
- No excessive noise or offensive activity is permitted if it causes discomfort or annoyance to neighbors or is considered a nuisance by the Board of Directors - **\$25.00 fine per incident.**
- Contractors, major repairs and renovations are allowed Monday - Friday 8:00 a.m. to 7:00 p.m. and Saturday 9:00 a.m. to 5:00 p.m. - **\$25.00 fine per incident**

PARKING AND VEHICLES

- Parking at the clubhouse is prohibited unless using the pool or during a clubhouse event - **\$25.00 fine per incident.**
- No parking at clubhouse between the hours of 12:00 midnight to 6:00 a.m. - **\$25.00 fine and/or Vehicle towed.**
 - * A parking pass may be obtained (based on availability) for overnight guests by contacting the Board.
- No unattended vehicle can impede the roadway at any time - **Vehicle towed.**
- On-street parking is prohibited. Vehicles may not hang over the driveway into the street - **\$25.00 fine and/or Vehicle towed.**



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PARKING AND VEHICLES (cont'd)

- No vehicle may be stored for longer than seven (7) days on the property. Vehicle must be operational and have a valid registration - **\$25.00 fine per day.**
- Driving over grass is prohibited, includes: autos, mopeds, motorcycles, all-terrain vehicles and golf carts - **\$100.00 fine per incident.**
- Parking on grass areas is prohibited - **Vehicle towed & \$100.00 fine per incident. Owner is responsible for damage to grass and sprinkler system.**
- Major vehicle repairs are prohibited except in case of emergency - **\$25.00 fine per day.**
- Boats, trailers and campers only allowed 24 hours on property - **\$50.00 fine per day.**
- Work trailers are not permitted (must be stored in garage at all times) - **\$50.00 fine per day.**

ANIMALS AND PETS – \$250.00 per incident unless indicated otherwise

- Pets may not cause distress to others through barking, biting, scratching or damage to property.
- When outdoors, pets must be leashed & under immediate control.
- Pets may not be tied outside and left unattended. This includes balconies, patios and decks.
- The owner of animals shall clean up any pet waste left by their pet immediately and dispose of properly.
- Common household pets only are allowed in the community.
- No pets may be kept, bred or maintained for any commercial purpose - **25.00 fine per day.**
- **Dogs over 40 pounds are prohibited unless approved by the Board of Directors. Any dog not approved by the Board will be subject to court-ordered injunction.**

TRASH

- Trash cans may be set out for pickup no earlier than the prior evening. Trash cans must be returned to garage the same day of collection - **\$25.00 fine per day.**
- Trash receptacles must be stored in garage (no exceptions) when not in place for pickup - **\$25.00 fine per day.**

APPEARANCE – \$25.00 fine per day

- No signs or posters of any kind are permitted.
- No garments, towels, rugs or similar items may be hung from decks, windows, railings or building facades.
- Balconies, patios, decks, porches, front yards and back yards may contain outdoor furniture of a usual nature only.
- No **outdoor** storage of bicycles, basketball hoops, ladders, work equipment, sports equipment, trash or junk of any kind is permitted. This applies to front yards, side yards and back yards.
- Garage doors may remain open for short periods of time (less than one hour) and must remain fully closed at all other times.
- Holiday decorations must be removed within 15 days after a holiday.

POOL AND SWIMMING

- The pool is open without lifeguard service for use to residents of Allenwood and their guests. **Swimming is at your own risk.**
- Non-resident guest swimmers, limited to four (4) per unit, must be accompanied by an Allenwood resident over 18 years old at all times - **Amenity denied**
- Any child under the age of 14 must be accompanied by an Allenwood parent or responsible adult supervisor over 18 years old at all times - **Amenity denied**



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POOL AND SWIMMING (cont'd)

- All posted pool regulations must be observed - **Pool amenity suspended for duration of time determined by the Board.**
- Pool hours are 9:00am to Sunset. **\$25.00 fine per incident**
- Pets and glass containers are not allowed in the pool area. **This is a state law – any resulting damage will incur a \$500 fine per infraction and suspension of pool privilege as determined by the Board.** In addition, the cost of repairing any damage will be assessed.
- **No cooking devices allowed on pool deck - \$250 fine and suspension of pool privilege as determined by the Board**
- Trespassing the locked pool gate/fence or a deactivated pool key - **Pool privilege suspended as determined by the Board. (Breach of denied access will result in suspension of amenities for both units involved).**

TURF, LANDSCAPE AND MAINTENANCE

- Single-family homes are responsible for their own landscaping and lawn maintenance. Lawn and turf surrounding the single-family homes must be maintained largely free of weeds, and shrubs and trees must be periodically pruned. Lawns need to be kept mowed and edged to prevent overgrowth.
- No dumping of yard debris on Allenwood common property or surrounding areas.

For turf, landscape and maintenance issues, a warning letter will be sent to the owner describing the infraction and offering a remedy. Infractions not remedied in 14 days will incur a fine of **\$25.00 per day** until corrected. Also, to remedy any maintenance violation, at the owner's cost a service vendor will be called in to complete the maintenance work. The owner's HOA account will be assessed for the service provided.

OTHER

- Grills and Cooking devices may not be used or stored on upper balconies but can be stored on lower patios and must be used no less than 10 feet away from dwelling. - **\$100.00 fine per incident.**
- No owner, resident or lessee may direct the work of an employee of the managing agent or any contractor working on the property, except in an emergency. - **\$25.00 fine per incident**
- Individual yard sales are not allowed. Community yard sales are scheduled for spring and fall - **\$100.00 fine per incident.**
- Anyone causing damage to common property of Allenwood is liable for reimbursement to the regime for cost of replacement/repair and will be **fined \$500 per incident.**
- Fishing is allowed. Do NOT feed the alligators. You must comply with any state or local fishing requirements. All equipment, garbage, etc. must be removed or face a **\$25.00 fine per incident.**
- Any other violation that is not listed above but runs counter to the master-deed, Covenants or complete Rules and Regulations will be fined at the Board's discretion.

Rules and fines are subject to change at the discretion of the Allenwood Board of Directors.