



ALLENWOOD HOMEOWNER'S ASSOCIATION
RULES AND REGULATIONS
REVISED 3/12/26 BY BOD

The following Rules & Regulations have been adopted by the Board of Directors to maintain common standards of appearance in Allenwood, providing a quiet and relaxed atmosphere for owners, residents and guests. They apply to anyone on the property, whether owner, tenant, or guest. Fines are NOT subject to a warning or notice unless specified. Rules are subject to change at the Board's discretion.

HOMEOWNER'S ASSOCIATION MONTHLY FEES

All accounts that are not current by the 30th of the month will incur additional fees every month and possible suspension of amenities. Please see the Arrears Policy for details.

HOME & TOWNHOME USE

- Single family homes and townhomes are to be used for residential purposes only. Running a business out of your home is strictly prohibited. ***\$500 fine per incident.***
- Single family homes and townhomes are for single-family use only. Units may not be used for a group hospitality suite. ***\$500 fine per incident.***
- No short-term rentals allowed less than (12) twelve months. Renewals may be on a month-to-month basis after an initial (12) twelve-month term. ***\$500 fine per incident.***
- Airbnb, VRBO, and any other short-term rental platform is strictly prohibited. ***\$500 fine per incident.***
- A copy of the lease must be provided to the management company prior to occupancy by the lessee. ***\$500 fine per incident.***
- There shall be no renting of the rooms, portions of the home or garage by owners or tenants. ***\$500 fine per incident.***
- No excessive noise or offensive activity is permitted if it causes discomfort or annoyance to neighbors or is considered a nuisance. ***\$25 fine per incident.***
- Contractors, major repairs, and renovations are allowed Monday - Friday 8:00 a.m. to 7:00 pm and Saturday 9:00 a.m. to 5:00 pm. Sunday work is strictly prohibited. ***\$25 fine per incident.***

PARKING AND VEHICLES

- Parking at the clubhouse is prohibited, without a valid parking pass, unless using the pool, checking mail or during a clubhouse rental. ***\$25 fine per incident and the vehicle is subject to being towed.***
- A parking pass may be obtained (based on availability) for overnight guests for up to 7 days per month by contacting reception@hightideassociates.com M-F during business hours and allenwoodboardhhi@gmail.com after 4:30 pm. and on weekends.
- Commercial vehicles performing services in the neighborhood are allowed on-street parking (not on the grass) during working hours for two consecutive days. Traffic cones at the front and back of vehicles are required. For more extensive projects, arrangements must be made to obtain a parking pass for the Clubhouse for your personal vehicles. ***\$25 fine per incident and vehicle subject to being towed.***
- All vehicles must be operational and have a valid registration/license plate displayed on the vehicle. ***\$25 fine per incident.***
- Driving over or parking on the grass is prohibited. This includes: autos, mopeds, motorcycles, all-terrain vehicles, bicycles, electric bikes and golf carts. ***\$100 fine per incident and is subject to being towed. Additionally, the owner is responsible for damage to the grass and sprinkler system.***
- Major vehicle repairs are prohibited in driveways except in case of emergency. ***\$25 fine per day***
- Boats, trailers, and campers are only allowed to be in a driveway for 24 hours at a time. Storage in garages is allowed. ***\$25 fine per day.***
- Work trailers are not permitted. They must always be stored in the garage. ***\$25 fine per day.***



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ANIMALS AND PETS - All offenses in this category \$250 per incident.

- Pets may not cause distress to others through barking, biting, scratching or damage to property.
- When outdoors, pets must be leashed & under immediate control. Voice command does not take the place of a leash.
- 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 it properly.
- Common household pets only are allowed in the community.
- No pets may be kept, bred, or maintained for any commercial purpose.

TRASH - All offenses in this category \$25 per day.

- Trash receptacles must be stored out of sight from the roadway per Allenwood Bylaws, Section 9.4, or in the approved storage bin placed against the common wall on the back patio when not in place for pickup.
- Garbage cans must be stored by the end of the day of trash collection.
- Garbage cans cannot be stored on Allenwood common property or in any buffer zone.

APPEARANCE

- No signs or posters of any kind are permitted in the yard or in common areas. ***\$25 fine per incident.***
- No garments, towels, rugs or similar items may be hung from decks, windows, railings or building facades. ***\$25 fine per incident.***
- Balconies, patios, decks, porches, front yards, and backyards may only contain outdoor furniture and decoration of a usual nature ***\$25 fine per incident.***
- No storage of boats, bicycles, basketball hoops, ladders, work equipment, sports equipment, trash, or junk of any kind is permitted outside. This applies to front yards, side yards and back yards. ***\$25 fine per incident.***
- Garage doors may remain open for short periods of time (less than one hour, unless cleaning or completing a maintenance project not to exceed 24 hours) and must remain fully closed at all other times. ***\$25 fine per day.***
- Holiday decorations must be removed within 15 days after a holiday. ***\$25 fine per day.***

POOL AND SWIMMING

- The pool is open without lifeguard service for use for residents of Allenwood and their guests. **Swimming is at your own risk.**
- Non-resident guest swimmers, limited to four (4) per unit, must always be accompanied by an Allenwood resident over 18 years old. ***\$25 fine per incident.***
- Any child under the age of 14 must always be accompanied by an Allenwood parent or responsible adult supervisor over 18 years old. ***\$100 fine per incident. The second offense will result in pool suspension.***
- All posted pool regulations must be observed. ***\$25 fine per incident.***
- Pool hours are 9:00am to sunset. Please be conscious of the change in sunset hour. ***\$25 fine per incident.***
- Pets and glass containers are not allowed in the pool area. This is a state law ***\$250 fine per incident and the cost of damages will be charged to the owner. The second offense will be fined and result in suspension of pool privileges.***
- Smoking inside the pool area is prohibited. ***\$25 fine per incident.***
- No cooking devices allowed on pool deck. ***\$250 fine*** and suspension of pool privilege as determined by the Board.
- Opening the pool gate and entering, or climbing the fence without a pool key is against the rules and considered trespassing. ***\$50 fine per incident*** and possible pool privileges suspended as determined by the Board. In addition, any resident who opens the gate to allow unauthorized individuals to enter may also be subject to loss or suspension of pool privileges, as determined by the Board.



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OTHER

- Gas or charcoal grills may not be used or stored on upper balconies but can be stored on lower patio and must be used no less than 10 feet away from dwelling. ***\$100 fine per incident.***
- Electric grills are permitted and have no restrictions.
- 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 or as an authorized agent of the Board. ***\$25 fine per incident plus any added labor cost incurred.***
- Anyone causing damage to common property of Allenwood is liable for reimbursement to the regime for cost of replacement/repair, and ***\$100 fine per incident.***
- Community yard sales may be scheduled by the Allenwood Board in the spring and the fall. Individual yard sales are not allowed. ***\$100 fine per incident.***
- Fishing is allowed. You must comply with any state or local fishing requirements. All equipment, garbage, etc. must be removed. ***\$100 fine per incident.***
- Feeding or disturbing alligators is prohibited. ***\$100 fine per incident.***
- Any other violation that is not listed above but runs counter to the governing documents is also enforceable.

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. Shrubs and trees must be periodically pruned. Lawns need to be kept mowed and edged to prevent overgrowth. For turf, landscape and maintenance issues, a warning letter will be sent to the owner describing the infraction. Infractions not remedied in 30 days will incur a fine of ***\$25 per day***. Once an additional 30 days has expired, the Board reserves the right to hire a contractor to remedy the violation, the cost of which will be assessed to the owner's account.
- No dumping of yard debris on Allenwood common property or surrounding areas to include storm drains. ***\$100 fine per incident.***

ARCHITECTURAL REVIEW BOARD AND STANDARDS

- It is the owner's responsibility to understand the Allenwood Architectural Standards and have a completed and approved ARB Application prior to beginning any outdoor improvements, including but not limited to painting, landscaping, hardscaping, fences, gutters, shutters, roofs, doors, windows, porches, screening.
- If an ARB Application is not obtained for a project prior to work starting, the owner will be subject to a ***minimum \$50 fine***. Additional fines will be levied according to the ARB Standards and Procedures (See Section 7.19 page 40).
- The ARB may also require removal of any unapproved work and restoration to the original condition(s). Owners will have 30 days to complete restoration of this project to its original condition, after which a fine of ***\$25 per day*** will be assessed. Once an additional 30 days has expired, the Board reserves the right to hire a contractor to remedy the violation, the cost of which will be assessed to the owner's account.