

Forest Edge at Country Creek

Homeowners Association

These Rules and Regulations have been approved and promulgated by the Forest Edge Board of Directors (FEBOD), and may be reviewed and updated as needed by the board. All rules herein are summaries and clarifications of those found within the Forest Edge Covenants and Restrictions, City of Altamonte Springs Ordinances, or rules approved by the FEBOD pertaining to the safety and use of common areas.

Homeowners who lease their property are urged to share this information with tenants as owners are responsible for their tenants' compliance.

Abbreviations

HO (Homeowner)

ARC (Architectural Control Committee)

FEHOA (Forest Edge Homeowners Association)

DRC (Dispute Resolution Committee)

Master (Country Creek Master Association)

FEBOD (Forest Edge Board of Directors)

Definitions

Homeowners Association - FEHOA is responsible for the operation of the Forest Edge subdivision in which the voting membership is made up of parcel owners who elect 5 members in good standing to the FEBOD. Membership in the association is a mandatory condition of parcel ownership. The FEHOA is authorized to impose assessments for maintenance and operation of the association that, if unpaid, may become a lien on the parcel.

Master Association - All owners within FEHOA in turn belong to the Country Creek Master Association. Dues are paid to both associations as a condition of ownership. The Master is responsible for operating and managing the property and amenities it owns throughout the development including the Forest Edge road

entrance and landscape island, the pool, basketball courts, parking lot and playground areas.

ARC - A committee of three homeowners in good standing appointed by the FEBOD to approve ALL exterior projects to homes and lots within Forest Edge.

DRC - A committee of three homeowners in good standing who are appointed by the FEBOD but not on the ARC or FEBOD who reside at hearings regarding outstanding violations.

Common Area - Property owned by the FEHOA such as the surrounding brick walls, rear gates, detention pond property, streets, right-of-ways and sidewalks.

Residents - Those residing in a dwelling within Forest Edge; HO(s) + residing family members *or* the HO's legal tenants.

Guest - A temporary visitor who has permission to be in Forest Edge by a resident or due to business.

I. RULES AND REGULATIONS

Reviewed & Updated June 21, 2018

1. **Residential use only.** No lot shall be used for any purpose other than as a single family home. Commercial use is prohibited.
2. **Parking Restrictions**
 - No street parking by residents. Residents should utilize garages and driveways for parking vehicles.
 - Temporary street parking is acceptable for purposes of short-term guests, home maintenance, or children-at-play, and should at all times abide by the City of Altamonte Springs Code of Ordinances Chapter 24.
 - All temporary parking should be parallel with the edge of the roadway and headed in the direction of traffic.
 - Vehicles cannot be parked in a manner that impedes the movement of emergency vehicles.
 - No parking on sidewalks or yards including grass between sidewalk and street (right-of-way).
 - No parking in front of a driveway in a manner that obstructs either the driveway or the view of the driveway from passing vehicles.

Parking Restrictions, cont.

- No parking within 15 feet of a fire hydrant or 30 feet of a stop sign.
 - No parking in such a manner as to block access to garbage cans, recycle bins, or yard waste by city vehicles or employees.
 - No parking in such a manner as to block access to cluster mail boxes by USPS employees.
 - No commercial vehicles shall be parked on privately owned driveways or property within residential districts except for loading or unloading purposes, or when parked within a completely enclosed garage.
 - Vehicles that are unsightly, inoperable or that do not have a current and valid license plate and validation sticker affixed to the license plate are prohibited within the city, unless stored in a completely enclosed structure.
 - No parking of a boat and/or trailer, house trailer, mobile home, camper, RV, or other similar vehicle on street or right-of-way. These vehicle types may be parked in driveways for loading or unloading not to exceed 24 hours.
 - No vehicle or equipment shall be parked or stored in a manner which obstructs access to any door, window or other entrance or exit from the dwelling.
 - Parking violations will be issued by property management. See *Violation Enforcement Procedure* below.
3. **Sidewalks, Driveways, Walkways and Street Gutter Maintenance.** HO is responsible for cleaning these areas and keeping them free from debris in a manner to maintain the attractiveness and safety of the community. FEHOA will make repairs to sidewalks and street gutters due to age and normal wear. HOs are responsible for any damage they or their tenants make to the sidewalks or street gutters.
 4. **Vehicle Repairs.** No lot, driveway or common area shall be used for purpose of vehicle repair or maintenance. All repairs and maintenance should be performed in the garage.
 5. **Animal Restrictions.** A limit of 3 household pets (e.g., cats, dogs, birds) is allowed on any lot. Animal breeding for profit is not allowed. No pets are allowed off owner's lot except on a leash. Cats are not allowed to roam. Aggressive dogs should be kept on their owner's lot. Household pets become nuisance

animals when left to cry, howl, whine, bark or cause other objectionable noise which shall disturb the comfort of any person residing in the vicinity; or to damage, harm, or destroy the property or animal of another person. No owner shall maintain his animal or premises in such a manner as to emit offensive odors. Owners must pick up their dogs' poop and keep dogs on the sidewalk and right-of-way while walking.

6. **Trash Receptacles, Recycle Bins, & Yard Waste.** No trash, recycle, or yard waste shall be stored in a manner to be visible from an adjacent lot or common area. Forest Edge is in an **URBAN BEAR MANAGEMENT AREA**. Household trash and unwashed empty food containers for recycling must be set out **after 5am on collection day**. If you use a Seminole County bear approved trash can, your trash may be set at the curb after 5pm the day before collection and you may store your trash can outside if it is not visible from the adjacent property or any common area. All other trash receptacles must be stored in your garage. All emptied containers shall be properly stored by 7pm the day of pick-up.
7. **Storage.** All stowable objects (e.g., coolers, bikes, toys, yard equipment, ladders) are to be stored in the garage or behind dwelling and should not be visible from an adjacent lot or common areas.
8. **Walls.** No walls are permitted on any lot except the walls constructed by the builder.
9. **Window A/C Units.** Air conditioning units that are installed through a wall or window are not permitted.
10. **Signs and Posters.** No commercial signs shall be erected or maintained on any lot. One real estate "For Sale" sign on a lot is allowed advertising a home sale provided the sign is not illuminated and does not exceed 4 square feet. A maximum of two political signs no larger than one and half square feet will be permitted posted no more than 45 days prior to election and removed the day following the election. No signs, posters or decorations shall be adhered to gates, brick walls, mailboxes or light posts. Any costs incurred by the FEHOA due to damage to these properties will be charged to the responsible HO. No signs are to be placed at the entrance(s) to Forest Edge.

Signs and Posters, cont.

Contact Country Creek staff to have the neighborhood garage sale sign placed for you at the Eden Park entrance.

11. **Ornamentation & Pavers.** Any ornamentation or paver use must be approved by the ARC.
12. **Holiday and Year-Round Patio Lights.** Holiday lights and decorations must be removed within 14 days of the holiday. Backyard decorative patio lights must be approved by ARC before installation, kept in a neat and attractive condition, and turned off at a reasonable hour so not to be a nuisance to neighbors.
13. **Temporary structures.** Tents, shacks, sheds, barns, clotheslines, play sets, or other similar structures shall not be visible from the common areas. All structures must be approved by the ARC.
14. **Lot & Dwelling Maintenance.** Lot and dwelling shall be maintained in a neat and attractive condition with substantial landscaping. The dwelling including its roof must be kept clean of mold and mildew. After notification to the owner, the FEBOD has the right but not the obligation to make needed repairs. Entry upon said lot by FEBOD or its representative shall not be deemed as trespassing. All costs incurred by the FEHOA shall be paid by the owner.
15. **Lawn Maintenance.** Major landscaping changes must be approved by the ARC. Lawns should be well maintained. Driveways, sidewalks, street gutters, foundations, gardens and walkways shall be kept edged and free of grass clippings, weeds, leaves, and other debris. These areas shall be regularly cleaned to prevent mold, mildew, dirt or oil build-up.
16. **Fences & Hedges.** No fence or hedge shall be constructed on any lot without prior approval of the ARC. Fences shall be constructed of wood or vinyl in a natural wood color. No white vinyl fences are allowed as color choices and materials should be subdued and blend with nature. Fences shall be six feet in height. No fence or hedge shall be any closer to any street adjacent to the lot than is the closest structural wall of the dwelling situated on the lot. Fences shall be cleaned and repaired as needed to maintain attractiveness.

17. **Trees.** No tree of any species or any size may be removed from any lot within Forest Edge without ARC approval. ARC and a city permit are required for removal of any tree living or dead. Each lot is required to have at least 2 upper canopy shade trees the species of which must be from the city's approved tree list. The ARC can require tree replacement if a large tree is removed or a lot does not meet the minimum tree count. See Forest Edge Covenants & Restrictions Article 8.5.10 for clarification.
18. **Basketball Hoops.** Permanent basketball hoops whether attached to a pole or house are not permitted at any time. Portable basketball hoops are permitted provided they are assembled according to manufacturers's instructions, kept in a driveway at all times and not on/in the street, and maintained in a neat and clean condition.

II. ARCHITECTURAL REVIEW COMMITTEE

Reviewed & Updated June 21, 2018

ARC request forms are available at forestedgehoa.com or from the property manager. Requests shall be approved in 10 business days from receipt by the ARC chairperson. After 10 business days, requests are deemed disapproved unless otherwise approved by the ARC. No work may commence until written approval is given by the ARC. Any work commenced before approval will be deemed disapproved and in violation of the covenants and restrictions. See Article VIII of FEHOA Covenants and Restrictions for more informations.

1. **Design Criteria.** It is the ARC's duty to maintain the subdivision in harmony with its surroundings and natural elements of the land...in natural or traditional, subdued tones. HO's replacing or repairing features to the front of their homes will be required to adhere to the original elevation design of the home.
2. **Exterior Alterations.** Any alteration in the outward appearance of a dwelling including but not limited to front, rear, and sides requires written approval from the ARC. HO's must submit an

Exterior Alterations, cont.

ARC request for approval before starting any exterior projects to their lot or dwelling. Many projects require a permit from the City of Altamonte Springs which requires HOA approval. Exterior projects include but are not limited to:

- Roofing
 - Tree Removal
 - Exterior Painting (same or different)
 - Fence (New or Replacement)
 - Window Replacement
 - Large Landscaping Projects
 - Driveway/Walkway Replacement
 - Front Door Replacement
 - Garage Door Replacement
 - Gutters
 - Siding, Stucco, Wood or Brick Repairs
 - Pools
 - Patios
 - Screen Enclosures
 - Additions
 - Sheds
 - Exterior Lighting
 - Ornamentations
 - Gazebos/Archways/Trellises
3. **Application Requirements.** When submitting an ARC application, provide any necessary drawings, material descriptions, color swatches, pictures, surveys, etc. This will make the approval process much easier.
 4. **Paint Palette.** The paint color palette can be found at forestedgehoa.com or requested from the ARC. All exterior painting projects must be approved even when painting the same color. See Color Palette instructions included with the ARC application.
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III. VIOLATION ENFORCEMENT PROCEDURE

Reviewed & Updated June 21, 2018

Listed below is the current FEHOA violation enforcement procedure. This process was created in conjunction with an attorney and follows Florida statutory procedures. FEHOA and our property management will work with all homeowners on their individual violations, the key is communication. In certain situations, the FEHOA may choose to turn a violation matter over to the association’s attorney for legal enforcement.

1. **First Notice.** General advisement about a violation and request for action within a certain time frame. This is the HO’s opportunity to address the violation or immediately contact the property manager if he needs an extension or to discuss alternatives. This notice will be mailed to the HO’s mailing address via USPS.
2. **Second Notice.** When the HO does not correct a violation within the allotted time set forth in the first notice, a second notice will be mailed. HO should immediately correct violation or contact the property manager to make arrangements.
3. **Third Notice.** When the HO has not corrected a violation after a second notice has been issued, a third notice is sent USPS certified mail. This notice will contain a DRC hearing date that the HO may attend to explain why he believes he is not in violation. The DRC only verifies to the board that there is or is not a violation. If the DRC reports to the FEBOD that there is a violation or if the the HO does not appear at the hearing, the FEBOD can move forward with approving a fine to be placed on the HO’s Forest Edge account.
4. **Fine Notice.** The HO will be notified that a fine has been placed on their account for an outstanding violation. Per Florida statute, HOA violation fines may be issued up to \$100 per day up to 10 days. This notice will explain how the fining process will work for the specific violation as decided by the FEBOD. If the HO corrects the violation, he may request the fine be forgiven in full or in part, but this would be at the discretion of the FEBOD.