

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. All FEHOA documents and property management information are available at forestedgehoa.com

Homeowners who lease their property are required to share this document with tenants directly or through their property managers. Homeowners are responsible for tenant compliance.

Abbreviations

HO (Homeowner)

ARC (Architectural Control Committee)

FEHOA (Forest Edge Homeowners Association)

CCC (Covenant Compliance Committee)

Master (Country Creek Master Association)

FEBOD (Forest Edge Board of Directors)

Definitions

Homeowners Association - The FEHOA is responsible for the operation and maintenance of the Forest Edge subdivision. All parcel owners are automatic members of the FEHOA, and will elect 5 members in good standing to serve on the FEBOD. The FEHOA has the authority to levy assessments for maintenance and operation of the association. Unpaid assessments may result in a lien against 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 review all exterior projects to homes and lots within Forest Edge for approval or disapproval.

CCC - 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.

Limited Common Property - Property owned by the FEHOA including but not limited to the surrounding brick walls, rear gates, detention pond property, streets, rights-of-way and sidewalks.

Right-of-Way - Property between a HO's property line and the street edge including the gutter. This area is part of the Limited Common Property within Forest Edge.

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

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**
 - (a) Residents must utilize garages and driveways for parking their vehicles.
 - (b) Any vehicle temporarily parked in the street will at all times abide by the City of Altamonte Springs Code of Ordinances Chapter 24.
 - (c) Street parking due to construction shall be approved by the ARC as part of the owner's ARC application.
 - (d) All parking should be parallel with the edge of the roadway and headed in the direction of traffic.
 - (e) Vehicles cannot park in a manner that impedes the movement of emergency vehicles or school buses.

Parking Restrictions, cont.

- (f) No parking on sidewalks or yards including grass between sidewalk and street (right-of-way).
 - (g) No parking in a manner that obstructs a driveway or the view of a driveway including parallel parking adjacent to, directly across from or on a driveway apron.
 - (h) No parking within 15 feet of a fire hydrant or 30 feet of a stop sign or crosswalk.
 - (i) No parking in such a manner as to block access to garbage cans, recycle bins, or yard waste by city vehicles or employees.
 - (j) No parking adjacent to a cluster mailbox or blocking access by USPS employees or residents.
 - (k) No commercial vehicles (Fla. Stat. § 320.01(25)) 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.
 - (l) 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.
 - (m) No parking of a boat, trailer, house trailer, mobile home, camper, RV, or other similar vehicle on a street or right-of-way. These vehicle types may be parked in driveways for loading or unloading not to exceed a total of 24 hours in a 7-day period.
 - (n) 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.
 - (o) See also *Section IV Parking Enforcement and Towing* of this document.
3. **Right-of-Way Maintenance.** HO is responsible for maintaining the right-of-way adjacent to their lot in a neat and attractive condition and at all times allowing for safe passage of vehicles and pedestrians.
- (a) Grass will be kept mowed and edged.

- (b) Leaves naturally landing in this area are the responsibility of the adjacent lot owner. No leaves will be intentionally blown into the street, gutters or storm drains.
 - (c) Cluster mailbox pads will be surrounded on all sides by mowed and edged grass.
 - (d) All landscaping changes must be approved by the ARC.
 - (e) Landscaping in the right-of-way will not exceed 24 inches in height so all fire hydrants are clearly visible from the street.
 - (f) Owners will be required to remove or modify landscaping or hardscape in this area if left unmaintained or creates a safety issue.
 - (g) Disregard for the maintenance responsibilities of an adjacent right-of-way by dumping trash, yard waste or household items in this area will be deemed a violation. After 24 hours, the FEHOA may remove the items at the owner's expense.
 - (h) FEHOA will make repairs to sidewalks, driveway aprons, storm drains and street gutters due to normal deterioration or force majeure.
 - (i) FEHOA, at its own discretion, will repair or replace driveway aprons with poured concrete matching the size and shape of the original apron.
 - (j) HO's are responsible for any damage they or their guests and tenants make to any FEHOA Limited Common Property.
4. **Driveways, Walkways, Patios.** Driveways, walkways and patios located on a lot will be constructed to professional standards with poured concrete or concrete pavers where permitted by the city. Pavers will be in a simple pattern in subdued shades of gray and/or brown. Pavers must be kept clean and free of weeds. Driveways and walkways must remain the original color as installed. Any changes to the impervious coverage of a lot including replacement of or adding onto an existing paved area require ARC approval and a city permit. No patios in front yards. No impervious coverage will extend into lot setbacks. All lots will adhere to the PUD-res zoning regarding impervious lot coverage.
5. **Vehicle Repairs.** No lot, driveway or limited common property shall be used for the purpose of vehicle repair or maintenance. All repairs and maintenance should be performed in the garage.

6. **Animal Restrictions.** A limit of 3 domestic household pets is allowed on any lot. Animal breeding for hobby or profit is not allowed. No pets are allowed off their owner's lot except on a leash. Cats are not allowed to roam. Aggressive dogs will 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 their 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.
7. **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 limited common property. Forest Edge is in an **URBAN BEAR MANAGEMENT AREA**. Household trash and empty food containers for recycling must be set out **after 5am on collection day**. A bear resistant can purchased or approved from the City of Altamonte Springs may be set at the curb no more than 24 hours prior to collection. A bear resistant can may be stored outside if it is not visible from the adjacent property or any common area. All other trash receptacles must be stored in your garage or enclosed structure. All emptied containers will be stored out of sight by 7pm the evening of collection. Any container remaining within sight 24-hours before or after collection is subject to fining.
8. **Storage.** All stowable objects (i.e., coolers, bikes, toys, yard equipment, ladders) must be stored out of sight from an adjacent lot or limited common property.
9. **Walls.** No walls are permitted on any lot except the walls constructed by the builder or ARC approved construction.
10. **Window A/C Units.** Air conditioning units that are installed through a wall or window are not permitted.
11. **Signs and Posters.**
 - (a) No commercial signs shall be erected or maintained on any lot except during construction.
 - (b) Signs are not permitted on limited common property including the rights-of-way.
 - (c) One "For Sale" sign is allowed on a lot provided the sign is not illuminated and does not exceed 4 square feet. No real estate signs are allowed in the right-of-way adjacent to a lot.
 - (d) A maximum of two political signs no larger than 2ft by 2ft will be permitted posted no more than 45 days prior to election and removed the day following the election.
 - (e) 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.
 - (f) No signs are to be placed at the entrance(s) to Forest Edge. Contact Country Creek staff to have the neighborhood garage sale sign placed for you at the Eden Park entrance.
12. **Holiday and Year-Round Lighting.**
 - (a) Holiday lights and decorations must be removed by January 15th or within 14 days after a holiday.
 - (b) Backyard string lighting must be approved by the ARC before installation, kept neat and attractive, and turned off at a reasonable hour so not to be a nuisance to neighbors.
 - (c) All permanently installed exterior lighting must be ARC approved.
 - (d) Security, yard or garden lighting must be installed in a manner that shields the light from surrounding lots.
13. **Temporary structures.** Tents, shacks, sheds, barns, clotheslines, play sets, above ground pools, trampolines or other similar structures shall not be visible from the limited common property. All structures must be approved by the ARC.
14. **Owner's Lot & Dwelling Maintenance.** Lot, dwelling and all additional structures 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. 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.

15. **Lawn Maintenance.** Major landscaping changes to an owner's lot must be approved by the ARC. Lawns & landscaping will be kept neat at all times. Grass will not exceed 6 inches or grow over driveways or sidewalks. Weeds will be kept to a minimum.
16. **Hedges.**
- (a) No shrub, bush or similar plant will be installed on any lot, easement or right-of-way in a manner as to create a living barrier between property lines whether for aesthetics or privacy without approval of the ARC.
 - (b) Hedges planted by an owner in a FEHOA landscape easement must be approved by the ARC and maintained by the lot owner unless an arrangement is formerly agreed upon in writing between the owner and the FEBOD and kept with the FEHOA records
 - (c) Hedges planted along the inside of the Eden Park Road brick wall will be kept trimmed 12 inches from the wall and no taller than 36 inches in height above the wall.
17. **Trees.** Florida Statutes do not absolve HO's from adhering to FEHOA covenants regarding tree requirements.
- (a) No tree of any species or any size may be removed from any lot within Forest Edge without ARC approval.
 - (b) Each lot is required to have a minimum of 2 upper canopy shade trees (trees that reach a height >40ft) the species of which must be from the FEHOA approved tree list.
 - (c) Unless otherwise approved by the ARC, each lot must have a minimum of 1 tree in the front yard and 1 tree in the backyard which meet the standard of an upper canopy shade tree.
 - (d) The ARC will require replacement of a tree with a diameter greater than 30 inches regardless of the number of trees left on the lot.
 - (e) Approved tree removals will include grinding the stump down below ground level and repairing the lawn or submitting a landscaping plan which will shield the stump from view.
 - (f) Palm trees, crepe myrtles, pines, topiaries, large shrubs, invasive species and fruit trees do not satisfy tree requirements.
 - (g) See Forest Edge Covenants & Restrictions Article 8.5.10 for clarification and further tree restrictions.

17. **Fences.**
- (a) No new fence or repair requiring more than 2 panels or 3 posts shall be constructed on any lot without prior approval of the ARC and a permit as required by the city.
 - (b) Fences shall be constructed of 6 feet vertical board-on-board natural wood or a simulated natural wood grain material.
 - (c) Wood fence posts and supports will face the owner's lot.
 - (d) No fence will be erected parallel to a FEHOA brick wall.
 - (e) Fence panels perpendicular to the Eden Park Road brick wall must gradually slope to meet the height of the brick wall.
 - (f) No fence shall be any closer to any street adjacent to the lot than is the closest structural wall of the dwelling situated on the lot.
 - (g) Fence shall be defined as any vertical barrier constructed of a building material greater than ~12 inches in height.
 - (h) Fences will be maintained in a clean and attractive condition.
 - (i) As of October 20, 2022, all new fences will meet the requirements in this section. Unapproved fences including white fences installed prior to 10/20/2022 may not be replaced in-kind. All repairs of any size to an unapproved fence must be ARC approved.
 - (j) Tan vinyl fences installed with documented ARC approval prior to 10/20/2022, may be repaired with matching tan vinyl with ARC approval, but not completely replaced in-kind.
18. **Basketball Hoops.** Permanent basketball hoops whether attached to a pole or house are not permitted at any time. Portable basketball hoops are permitted when assembled according to manufacturer's instructions, kept on an owner's lot adjacent to the driveway, not on the street, and maintained in a neat and clean condition.

II. ARCHITECTURAL REVIEW COMMITTEE

See Declaration of Covenants and Restrictions Article VIII.

HOs can submit ARC requests through their HOA portal account or follow instructions at forestedgehoa.com. Once an application has been submitted in proper form including all required documentation

to the ARC chairperson, the ARC will return a decision within 10 business days. After 10 business days, applications are deemed disapproved unless otherwise contacted by the ARC. It is the owner's responsibility to inquire into the status of their application. 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.

1. **Application Requirements.** A detailed description of your project with documentation including drawings, material descriptions, color swatches, pictures, surveys, links etc. Inadequate documentation will delay the ARC's decision.
2. **Design Criteria.** The ARC's duty is to maintain the subdivision in harmony with its surroundings and natural elements of the land in natural or traditional, subdued tones. Replacing or repairing features to the front of a home requires adherence to the original elevation design of the home.
3. **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 ARC application with proper documentation and gain 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/Installation
 - Exterior Painting (same or different)
 - Fence (New/Replacement/Repairs)
 - Window Replacement
 - Large Landscaping Projects
 - Driveway/Walkway Repairs or Replacement
 - Front Door Replacement
 - Garage Door Replacement
 - Gutters
 - Siding, Stucco, Wood or Brick Repairs
 - Pools - In-ground or Above-ground
 - Patios
 - Screen Enclosures
 - Additions
 - Sheds

- Exterior Lighting
 - Landscape Lighting
 - Ornamentations
 - Gazebos/Archways/Trellises
4. **Paint Palette.** The approved 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 ARC Form/Color Palette instructions.

III. VIOLATION ENFORCEMENT PROCEDURE

Listed below is the current FEHOA violation enforcement procedure. This process follows Florida statutory procedures. FEHOA and our property management will work with all homeowners on their individual violations. Communication is key. The FEHOA reserves the right 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. This notice will be mailed to the HO's mailing address via USPS and/or email address if provided.
2. **Additional Notices.** If a violation is not corrected, the FEHOA reserves the right to move forward with additional notices or a fining hearing notice. A hearing notice will be sent USPS certified mail. This notice will contain a CCC hearing date that the HO may attend. The CCC listens to HO and then verifies to the board that there is or is not a violation. If the CCC reports to the FEBOD that there is a violation or if the HO does not appear at the hearing, the FEBOD may approve a fine to be placed on the HO's Forest Edge account. The hearing and fining process will meet all Florida Statute requirements.
3. **Fine Notice.** The HO will be notified that a fine has been placed on their account for an outstanding violation. This notice will explain how the fining process will work for the specific violation as decided by the FEBOD.

IV. PARKING ENFORCEMENT AND TOWING

Forest Edge's streets are designed for vehicle ingress and egress, not parking. Temporary street parking is permitted when done in compliance with the rules adopted by the FEBOD as listed in section I.2 of this document. All towing practices within Forest Edge comply with Florida Statutes. The contracted towing service will place signs located at both entrances. Residents should monitor guest parking for compliance. Vehicles will be towed at any time when meeting a minimum of one of the following criteria:

1. Vehicle is within 30 feet of a stop sign or crosswalk or 15 feet of a fire hydrant.
2. Vehicle is blocking a cluster mailbox.
3. Vehicle has received previous warnings placed on the vehicle or violation notices mailed to the HO.
4. Vehicle has received a warning on the windshield and continues to park in the street beyond a 48-hour timeframe.
5. Vehicle is routinely parked in the street overnight.
6. Vehicle is parked within 15 feet of the Forest Edge back gate.
7. Vehicles are parked on both sides of the street impeding traffic. In this situation, all vehicles are at risk for being towed. Residents should monitor guest parking during gatherings.
8. Vehicle is parked with any wheel in the grass along the FEHOA right-of-way which is ~13 feet between the gutter edge and the owner's lot line.
9. Any recreational vehicle, camper, boat, commercial vehicle (other than while providing services) or trailer parked in the street at any time.

V. OWNER NOTICES TO FEHOA

See Declaration of Covenants and Restrictions Article 10.2

1. **Owner Information.** All owners will provide the FEHOA a current mailing address, phone number and email.
2. **Property Sale.** Owners will notify the FEHOA when a home is placed on the market for sale and also when the property is sold.

3. **Tenant Information.** Any owner leasing their property will provide the FEHOA with a copy of the current lease agreement prior to tenant's move-in date. A mailing address, phone number and email are required for each named lessee.
4. **Enforcement.** Any FEHOA accounts found to be noncompliant with required owner or lessee information will be in violation of the covenants, and violation procedures will ensue.

VI. FEHOA NOTICES TO OWNERS

1. **Governing Documents.** The FEHOA will provide owners with access to governing documents via website, mailings via USPS OR digitally via email. Governing documents include the Declaration of Covenants and Restrictions for Forest Edge at Country Creek, the By-laws of FEHOA, Inc. and Forest Edge at Country Creek Rules and Regulations. All governing documents are available at forestedgehoa.com or owners may request a printed copy from property management. Owners will pay applicable and lawful fees associated with printing and mailing documents.
2. **Annual Mailings.** FEHOA will mail notices by USPS where required by Florida Statutes. Annual mailings will include the Annual Meeting Notice and Financial Notice. Assessment coupons will be mailed annually unless an owner opts out.
3. **Violations.** Notices will be sent via USPS and email on file.
4. **Late Notices.** FEHOA reserves the right to notify an owner regarding an outstanding account balance via USPS. Where allowed by law, late notices will incur a processing fee in addition to applicable late fees and interest.
5. **Email Directory.** FEBOD and management may utilize an email directory to provide owners with timely information and community updates. By opting out of this service, owners agree that they are limiting association correspondence to only that which is required by Florida Statutes.