

# Royal Pines Homeowners Association, Inc.

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## Rules and Regulations

To all Property Owners:

In an effort to protect & enhance the image and property values of our neighborhood, the Board of Directors, as authorized by the Association's governing documents that we all accepted when we purchased our property, has developed and approved the attached Rules and Regulations for the Royal Pines Homeowners Association, Inc.. Homeowners found to be in violation of these Rules and Regulations who do not make corrections within the specified time period will be asked to appear before your community's Enforcement Committee. This committee has the legal right to impose fines for non-compliance. (See Article X, Section 8, Covenants and Restrictions).

It is not our intention to make Royal Pines a community with unfair rules and an iron fist of enforcement. It is our intention, however, to protect and enhance your individual and shared investments and to continue to upgrade and beautify our community. If there is a rule or regulation you strongly oppose, we invite you to attend one of our posted Board meetings. We, the Board, will certainly consider recommendations for changes.

Royal Pines Homeowners Association, Inc.  
Board of Directors

November 2011

### **Royal Pines Homeowners Association, Inc. Rules and Regulations**

#### **INTRODUCTION**

These Rules and Regulations have been established to preserve the look and quality of life at Royal Pines, protect property values and assure pleasant and harmonious living for all residents and their guests. These Rules and Regulations are based on, and supplemental to, the Declaration of Covenants & Restrictions and Governing Documents of the Royal Pines Homeowners Association.

Article I (f) of the Declaration of Covenants and Restrictions provides for the Board of Directors to adopt rules, regulations and policies.

Article X, Section 8 of the Declaration of Covenants and Restrictions specifies the Enforcement procedure for violations.

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All Owners, as well as guests, residents, occupants, lessees, etc. shall be subject to and held responsible for compliance with the Declaration of Covenants and Restrictions, Articles of Incorporation, Bylaws of the Association and these and all future Rules and Regulations.

### I. ANIMALS

- No animals, except common domestic household pets (dogs, cats, rodents, turtles and birds) may be kept, maintained or cared for on any lot or within the property. The number of pets per household shall not exceed five (3). This is accordance with the St. Johns County Zoning Ordinance.
- Pets must be leashed when off the owner's property. St. Johns County requires leashes when a dog or cat is off your property or when an animal cannot be controlled safely.
- Please pick up after your pets. Waste management is required when animal is off the owners property.
- Owners are responsible for preventing unnecessary noise including barking unnecessarily and disturbing their neighbors.

### II. COMMON AREAS

- Homeowners and their guests using any common areas shall remove any trash or debris that they generate.
- Radios and music devices shall be set to a volume that does not disturb others in the area.
- Residents and pets are not allowed in the fountain.

### III. EXTERIOR MAINTENANCE

- As stated in the Covenants and Restrictions: Each homeowner is responsible for the maintenance of the exterior of their home and lot. Maintenance includes, but is not limited to, the mailbox and post, the exterior paint, roof, grass and plantings, siding, light fixtures, trim, gutters, walks and driveways. In the event that the owner does not maintain the property in a reasonable manner, the Association may provide maintenance to any home or lot requiring same, when necessary in the opinion of the Association's Board of Directors to preserve the beauty, quality or value of any of the property. Such maintenance shall include, but not be limited to cleaning and painting, roof repair and replacement, repair of rain gutters, down spouts, cleaning and painting of exterior building surfaces and yard clean up and maintenance.
- Each affected homeowner shall have fifteen (15) days to perform the required maintenance after being notified in writing by the Association that such maintenance is necessary before the Association undertakes the remedial maintenance.
- The cost of remedial maintenance undertaken by the Association shall be filed as a lot assessment against the homeowner of the lot upon which such maintenance is performed. Any such assessment shall be a lien upon the lot assessed and the personal obligation of the owner of the lot and shall become due and payable, together with interest, late fees, attorney's fees and costs of collection.

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### IV. HOME BUSINESS

- No business or commercial building may be erected on any lot.
- No business shall be conducted from a single family residence without prior approval of the Royal Pines Board of Directors.
- No signs advertising said business may be displayed on any residential lot.
- St. Johns County zoning ordinances apply.

### V. NOISE & NUISANCE

- Exterior noise and noise emanating from building or other lot improvements shall be reasonably inaudible beyond the boundaries of the lot from which it originates. All noises such as radio, tape players, CD's, conversations, etc. shall be kept at such a volume as not to constitute a nuisance or unreasonable annoyance to the neighbors.
- Exterior lighting, flood lights and unshaded lighting from within buildings or other lot improvements shall not illuminate another lot.
- Pets that are an audible nuisance to the annoyance of neighbors should not be left outside the home or in screened enclosures. Homeowners are in violation of county ordinances and can be fined.

### VI. OUTDOOR EQUIPMENT

- Sporting equipment: All sporting equipment, including, but not limited to, basketball backboards and skateboards ramps, must be portable and movable. They need to be stored to towards the rear of the home and away from the street. The location must be approved by the ARB prior to placing it on the lot.
- Children's toys, bicycles, strollers etc, must be stored within the unit when not in use.

### VII. PARKING

- Only passenger vehicles displaying current tags may be parked on driveways. All vehicles must be operable.
- Vehicles parked in driveways must not block sidewalks.
- The overnight parking or storage of commercial vehicles, including any vehicle with commercial signs affixed, boats, campers or trailers is prohibited, unless fully housed within a garage.
- Construction vehicles and trailers will be allowed only at a home site under construction. Overnight parking of construction vehicles or trailers will only be allowed on the home site under construction and not on the street, common areas or adjacent property.
- Temporary storage pods and construction containers are permitted by authorization from May Management and they must be stored on the property.
- Overnight street parking is prohibited from 2:00 AM to 6:00 AM. Violators will be cited by our security team. Repeat violators will be towed in accordance with these posted rules. Temporary street parking permits may be issued for special needs due to parties, events or construction. To obtain approval, contact May Management and provide vehicle tag information to the Property Manager a minimum of one week

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prior to the date it is needed.

- When street parking is permitted, vehicles should be parked so they do not block traffic, neighboring driveways or mailboxes and in same direction as the flow of traffic.
- No parking is allowed between the islands on Pinehurst Pointe Drive.
- Vehicles in violation of the parking rules will be ticketed and/or towed.
  - i. Vehicles parked in the street between the hours of 2:00 AM and 6:00 AM will be given a warning ticket. After one warning, the vehicle will be towed on the second offense at owner's expense.
  - ii. Vehicles blocking a fire hydrant, neighbor's driveway or mailbox or parked on common property (grass areas) will be towed without being given a warning ticket and at owner's expense.

### VIII. TRASH, GARBAGE & RECYCLING

- All trash, garbage and other waste containers shall be stored within the confines of the building or behind an approved privacy screen.
- Trash and recycling containers shall not be placed at the curb prior to 6:00 pm on the day before collection. All containers must be returned to their storage area the end of the day of the collection.
- Pruning debris and yard waste should be placed at the curb in the driveway, not in the streets or common areas. Items should not be placed out more than 24 hours prior to pick up (hurricane debris exempt). This protects the common area from damage, allows lawn maintenance and ensures the beauty of the neighborhood. Homeowners are to be considerate and clean up any residual debris after the recyclers have picked up your items. Advise your contractors to abide by this or haul it away themselves.
- No lot or portion of the common property shall be used or maintained as a dumping ground for rubbish or any waste, including garden waste.
- The storage or collection of rubbish of any kind, and materials that emit foul or obnoxious odor is prohibited.
- Homeowners repeatedly violating this will be fined \$25 per incident.

### IX. GARAGE SCREENS

- Garage Screens and/or inserts are not permitted.
- Garage windows cannot be painted or obstructed.

### X. YARD & GARAGE SALES

- The Master Association will organize two (2) Community Yard/Garage Sales each year – one in the Spring and one in the Fall. All other Yard/Garage Sales are prohibited unless authorized by the Royal Pines Homeowners Association Board of Directors.

### XI. SIGNS

- All signs, including House for Sale/Rent, name identification, address identification,

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security and alarm signs must be approved by the ARB. The ARB, at its discretion, reserves the right to prohibit certain signs and establish criteria for sign types, location and color. World Golf Village standards apply.

- Political signs are prohibited.

### XII. SPEED LIMIT

- Speed Limit is established at 25 mph on all Royal Pines Streets.
- The street of Royal Pines are private roads, however St. Johns County Sheriff patrols these streets.

### XIII. EXTERIOR CHANGES

- All changes that affect the exterior view, front, rear and sides, of the home or lot require an ARB Application and approval. Applications are available from May Management or directly from our website: [www.RoyalPinesHOA.com](http://www.RoyalPinesHOA.com). There is no fee for this application and processing.
- An ARB application is required for but not limited to: Color Changes, fencing, well drilling, major landscape changes, screen enclosures, flag poles, additions, landscape lighting, fountains and all permanent modifications to the exterior of the property.
- Certain construction projects may require a refundable bond of \$500. Said security bond will be refunded to the homeowner upon completion and inspection of project any affected common areas. This applies and is not limited to swimming pools, additions, well drilling, driveway replacements and other projects that may impact neighbors and common areas due to heavy equipment or trucks.
- Failure to submit an application to the ARB prior to starting the project will result in a \$100 fine payable immediately along with the required application.

### XIV. COMMERCIAL WORK & CONTRACTING

- Commercially contracted exterior work is permitted Monday through Friday; 7:00 AM to 6:00 PM and Saturdays 8:00AM to 3:00PM. This includes but is not limited to landscaping, construction and painting.
- Emergency repairs are excluded from these constraints.