

# NATURE'S HIDEAWAY 1A

## RULES AND REGULATIONS

### ARTICLE VIII

Nothing shall be done or permitted to be done or maintained, or failed to be done, on any lot, which may be or become an annoyance or a nuisance to the neighborhood.

The following rules and regulations are instated by the Board of Directors in order for the neighborhood to have continuous standards and to eliminate the annoyance of properties that are not well maintained.

1. Each resident must fertilize and water the lot, and have well-maintained sod and keep the lot clean and the planting areas weeded. All areas where grass is difficult to grow should be maintained with ground cover or professional landscaping. Edging borders (concrete, wood, etc.) must be kept clean and/or repaired. Edging must be done in all areas including street side. Resident's trees that extend over roadways must be trimmed to prevent damage to passing vehicle or harm to people walking on the sidewalks. Trees over roadways must have thirteen foot six inch (13' 6") clearance to accommodate large vehicles. Trees must be trimmed off of the roofs and dead trees removed. Trees causing structural damage to a home, sidewalk, driveway or walkway must be removed and damaged property repaired at the owner's expense. All tree removals must be approved with a county/city permit and the approval of the Board of Directors.
2. Resident's home and lot shall be maintained in a first class condition, meeting the standards set by the Association. Each owner shall maintain his lot and the exterior of his home and any appurtenant structures in a neat, clean, and attractive manner and in a state of good repair.
3. Periodic washing, painting and repairs are to be performed when needed. If a unit shows signs of mold or mildew on its exterior, it should be washed. Failure to do this will result in a violation. If there is a unit that shows visible signs of rotting, it must be replaced or brought to its original condition. Failure to do so will result in a violation. Owner must maintain their roofs by either replacing or cleaning when necessary to keep astatically pleasing.
4. Perimeter lot fences must be maintained to a first class condition. This is to keep a uniformed look throughout the property.
5. Bottles, cans, boxes, washers, dryers, refrigerators, equipment (as judged by the Board), debris or any other material shall not be stored outside in the yard, driveway, and street of the lot.
6. No occupant shall place aluminum foil in any window or glass door, nor shall a reflective substance be placed on any glass surface. Transparent window tinting is allowed. Any window treatment, i.e. shades, blinds, drapery, curtains, screens visible from the exterior of the building must appear to be in a good condition.

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The following rules and regulations are instated by the Board of Directors in order for the neighborhood to have continuous standards and to eliminate the annoyance of properties that are not well maintained.

1. *Landscaping* Each resident must fertilize and water the lot, and have well-maintained sod and keep the lot clean and the planting areas weeded. All areas where grass is difficult to grow should be maintained with ground cover or professional landscaping. Edging borders (concrete, wood, etc.) must be kept clean and/or repaired. Edging must be done in all areas including street side. Resident's trees that extend over roadways must be trimmed to prevent damage to passing vehicle or harm to people walking on the sidewalks. Trees over roadways must have thirteen foot six inch (13' 6") clearance to accommodate large vehicles. *Trees* Trees must be trimmed off of the roofs and dead trees removed. Trees causing structural damage to a home, sidewalk, driveway or walkway must be removed and damaged property repaired at the owner's expense. All tree removals must be approved with a county/city permit and the approval of the Board of Directors.
2. *House* Resident's home and lot shall be maintained in a first class condition, meeting the standards set by the Association. Each owner shall maintain his lot and the exterior of his home and any appurtenant structures in a neat, clean, and attractive manner and in a state of good repair.
3. *Periodic exterior cleaning* Periodic washing, painting and repairs are to be performed when needed. If a unit shows signs of mold or mildew on its exterior, it should be washed. Failure to do this will result in a violation. If there is a unit that shows visible signs of rotting, it must be replaced or brought to its original condition. Failure to do so will result in a violation. Owner must maintain their roofs by either replacing or cleaning when necessary to keep aesthetically pleasing.
4. *Fence Maint.* Perimeter lot fences must be maintained to a first class condition. This is to keep a uniformed look throughout the property.
5. *Storage of debris* Bottles, cans, boxes, washers, dryers, refrigerators, equipment (as judged by the Board), debris or any other material shall not be stored outside in the yard, driveway, and street of the lot.
6. *Window Dressings* No occupant shall place aluminum foil in any window or glass door, nor shall a reflective substance be placed on any glass surface. Transparent window tinting is allowed. Any window treatment, i.e. shades, blinds, drapery, curtains, screens visible from the exterior of the building must appear to be in a good condition.

*NOISE*  
*Sound systems*  
*walkways*  
*ACC*

7. Everyone is entitled to live in Nature's Hideaway without undue loud noise coming from motor vehicles through their stereos, radios, or other sound systems. Upon entering the neighborhood, the volume should be turned down so as to travel no further than twelve (12) feet in all directions. The same rule pertains to sound from owner's dwellings. High volume sound systems should be controlled so they do not carry into other resident's dwellings. Homeowners/residents are entitled to their peace and tranquility.

8. Driveways, sidewalks and walkways must be free of oil and rust stains. Wood, carpet and the like are not to be kept on the driveway to catch oil drippings from vehicles. *OIL & RUST STAINS*

9. The Board of Directors must approve all alterations and modifications on a lot. You may request an ACC form from the Management Company, ~~Seaboard Arbors Management Services, 727-466-0571.~~ This form will be completed and returned to Management. The processing time will be approximately 30 days. *ARC APPS*

10. Please refer to the Declaration of Covenants for other recorded restrictions.

The Board of Directors, with the guidance and review of the Association Attorney, have compiled and place these rules and regulations into active enforcement.