

## Villas at Deer Run - Rules and Regulations

This is not a change to the established Rules and Regulations but an effort to define what is acceptable so that owners and tenants will understand better what is acceptable. Please refer to the property covenants for specific as needed. All owners should have a copy of the Covenants and inform their tenants of policies and procedures. Contact ASC Property Services Inc. with questions and concerns.

1. Per Seminole County Fire Codes, no open or closed burning devices may be used on the open or closed patios of The Villas. We urge your compliance with the Fire Code:

### **BBQ grills and Outdoor Fire Pits/Fireplaces:**

Open flame cooking or keep warm devices (such as outdoor fire pits or fireplaces) are prohibited on balconies or within 10 feet of any structure.

NFPA 1, Uniform Fire Code (2006 FL ed.), 10.11.7 For other than one- and two-family dwellings, no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10ft (3m) of any structure. Listed electric ranges, grills, or similar electrical apparatus shall be permitted.

NFPA 1, Uniform Fire Code (2006 FL ed.), 10.19.7 Fueled equipment, including but not limited to motorcycles, mopeds, lawn care equipment, and portable cooking equipment, shall not be stored, operated, or repaired within a building, except that the building or room has been constructed for such use in accordance with the building code.

- If you choose to grill outside the 10ft limit, grills need to be properly maintained and covered when not in use.
  - Proper maintenance is defined as propane tanks being up to date with labels regarding usage and in good working order, (i.e., no broken, bent handles, rust etc.)
  - No more than two 20lb tanks per unit without board approval.
- Storage of grills – when not in use and cool, grills should be stored in the gorge or on the patio pavers and not visible from the front.
  - Grills stored outside should be covered. Covers should be appropriate for grill and clean with no holes, tears, rips, mold or mildew.

2. Loud talking or loud music shall be avoided while using the patios and shall cease at 11 PM.
3. Storage on patios and pavers of inappropriate items are not allowed. From time to time the Association will pressure wash the pavers. When notice is given, residents must clear the pavers of **all** items. All items on patios/pavers should be stored neatly in a manner that does not create a hazard to vendors or other residents.

Residents shall use care as not to mark or damage pavers.

Allowable items on either open or closed patios are to include:

- Patio type chairs and tables that fit your area. Do not use this area for storage of furniture.
- Potted plants that are easily moved for cleaning or when storms approach. Plants should not exceed more than 1/3 of the paver area and be maintained, (i.e. not broken, cracked, chipped, etc.) Special care should be made that pots do NOT encroach on neighbors' property.
- One Garden hose.

\*All other items are to be stored in your garage

\*The Board maintains the right to limit residences to a reasonable number of potted plants and other items on patios/pavers as to uphold the aesthetic standards of the community.

4. Per the Governing Documents of The Villas at Deer Run, **NO** alterations of the pavers or patios shall be made without written permission from the Board. For alterations, please provide a complete written description of the work, sketch as deemed appropriate, specifications and color, and any other items that may assist the Board to reach a decision.
5. Storage in front or on sides of units. This area displays the eye-pleasing design of our community. Residents should limit items in these areas. In an effort to maintain consistency across the property,
  - Please move all garden hoses to the back or store in your garage.
  - Security signs in yards and landscaping are not allowed. Please contact your security company to request window stickers instead.
  - Small garden flags will be allowed unless a complaint is lodged. Flags should be current to the season or of universal images that are not advertisements.
6. Smoking devices of any type may not be used in a manner that will affect adjoining units.
7. Pet Walk Areas. The Board has provided receptacle for you convenience in the pet walk spaces. Please utilize these areas only and clean up after your per. Contact ASC Property Services Inc. if bags are empty or bins needed to be emptied.
8. Pet food and water dishes should be indoors and not left out on porches or pavers. There are feral cats, along with raccoons and other animals that live through the golf course. Any damage to screens is the responsibility of the owner to repair.
9. Garbage pickup is Monday and Thursday with recyclables being picked up on Monday. Refuge should be in a garage can or securely sealed garbage bags. Items may be taken to the curb no earlier than 5 PM the preceding evening. Cans and bins should be replaced back in the garage by sundown on the day of pick up. Please pick up around your unit and discard extra newspaper and any recyclables that get blown around.
10. Satellite Dishes – Please contact ASC Property Services Inc. for the procedure before contracting with any satellite provider.
11. Holiday Decorations. Other than door wreathes no outside decoration is allowed. Please keep the grass and landscaping plants/beds free of lights, ornaments, potted plants, etc. to allow landscapers access for weekly maintenance. Any personal property such as lighting or pots that is damaged is the responsibility of the homeowner.

**Please note:** Board approval is needed BEFORE making any changes to the outside of the units (repairs, glass doors, adjustments around the pavers, etc.) Refer to the covenants for complete explanation of Architectural Review Process: "Modifications to the interior of screen porches, patios, and any portions of a Lot or structure visible from the outside of a structure are subject to approval of the ARB." ARB forms are available from ASC Property Services Inc. Contact ASC Property Services Inc. for the ARB form as approval is necessary before any work can be started.

Please contact ASC Property Services Inc. for any additional questions or concerns at (407) 636-6060, [www.ASCFlorida.com](http://www.ASCFlorida.com) or [ASCPSI@aol.com](mailto:ASCPSI@aol.com).