

Rosetta Villas HOA, INC – Rose Pointe & Rosetta Villas
Community Guidelines and Rules

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1. Exterior Appearance: Exterior of homes and all elements (e.g., Driveways, Lawns, Sidewalks, Fences, Interior window coverings, Etc.) visible to the public eye must be tidy and neat at all times.

1-A. Exterior of homes and all elements must be maintained so that there is no visible disrepair or disorder (e.g., deterioration, discoloration, fading, dirt, stains, debris, trash, broken or missing pieces). **Repaired areas or replaced items** (e.g., roof shingles, windows, walls or any section thereof) must be uniform in appearance (i.e., in color, quality and size) to the existing or current structure.

1-B. Garage doors or windows facing the street shall not be left open if materials not consistent with the HOA rules are exposed to the public eye (e.g. refuse, clutter, commercial equipment). **Window Coverings** (e.g., curtains, blinds) and other interior elements visible to the public eye (through the glass) must be white, beige or of natural wood tones. No windows shall be covered with sheets, newspaper, aluminum foil or similar materials. Window tinting requires prior approval by the HOA.

1-C. Driveways and Sidewalks must be free of excessive dirt and stains. Seams and cracks in cement must be kept grass and weed free.

2. Exterior Alterations and Additions: (e.g., Porches, Shade structures, Fences, Play sets, Landscaping alterations, and Other Visible Changes) require prior written approval by the Association's Architectural Review Committee (ARC) by way of an ARC form; design, color, and size must be consistent with the architectural design of the home. **ANY Exterior Painting** of your home, driveway or fence **requires prior written approval by the ARC**. (Please note: Failure to get approval could be costly, requiring a repaint of the structure or correction to the unapproved modification.)

3. Parking & Storage: No parking of Commercial Vehicles or Equipment in the public eye. Commercial vehicles, vehicles which display advertising, vehicles with exposed work equipment (e.g., ladders, pipes), tractors, trailers, campers, boats and junk vehicles must not be parked or stored in any areas of the subdivision that are visible to the public eye. No parking on the grass.

4. Recreational or Work Equipment: (e.g., Basketball hoops, Toys, Grills) must be stored out-of-sight when not in use. Equipment or any portion thereof including swings, play sets and umbrellas (not concealed by a privacy fence) must be of neutral colors and subdued tones. **Hanging laundry** or drying apparatus shall not be visible from the street or from the ground level of a neighboring lot.

5. Recreational Activities: Basketball and sports that obstruct the flow of traffic must be kept at least 5 feet away from the street. Activities must not encroach onto your neighbor's property. Noise should be kept under control, so not to diminish your neighbor's peaceful enjoyment of their property.

6. Refuse, Trash, Recycling and Yard Waste: shall not be placed in the front of the property **prior to 6:00 PM** on the day prior to collection. All containers **must be removed before 6:00 PM** on the day of collection. **In between collections refuse** must be kept within the garage; or if placed outside shall be kept behind the fence or in an area not noticeable from the street or from your neighbor's property. Household refuse set outside must be placed in sanitary containers and must have lids.

7. Landscaping Guidelines & Rules: **All Lawns, Shrubs and Trees** must have a neat and well-cared-for appearance year-round. (See landscaping details outlined in 7-A through 7-E.)

7-A. Lawn Appearance: Height of lawn grass must not exceed six (6) inches and must be healthy and green. Lawns should be mowed and edged on a **weekly basis** during the growing season (i.e. April through October) to insure that grass does not exceed six (6) inches. During the cool season (i.e. November through March) lawns should be mowed once every two weeks. **All borders** including sidewalks, driveways, flowerbeds, side/s of home and curb lines along the street **must be mechanically edged**. Grass and debris must be removed from all paved areas including the street. Excessive grass clipping (i.e. clumped, noticeable) should be removed from the lawn. Bare spots in sod must be patched within three (3) weeks. (Other Landscaping Rules Cont'd on Page 2).

7-B. Planting Areas (e.g., flowerbeds) and Tree requirements: All parcels must have planting areas with healthy shrubs (planted and maintained) in the front of the property. All parcels must have at least two (2) trees, a minimum of seven (7) feet in height (per our Covenant Art VI, Sec 6.15); at least one of the two trees (7 ft or taller) should be planted on the front lawn (or side lawn option for corner lot) so it is visible from the street. Planting areas must have defined borders (i.e. borders shall be mechanically edged in the absence of hardscape edging). Planting areas must be free of weeds, grass and debris; bare areas must be mulched to prevent unwanted growth and soil erosion. Mulch must be of natural tones such as the color of bark, cedar or river rock. Vegetable gardens and plants cultivated for food must be kept in rear yards and/or shielded from the public view with approved fencing or shrubbery.

7-C. Shrubs and Trees: shall be pruned on a regular basis to ensure a neat appearance and to prevent the shrub or tree's mature spread from outgrowing the planting space. See details * outlined below.

- * **Dead or dying vegetation** shall be removed. * **Tree or Shrub removal** must include the stump removal.
- * **Stray branches and shoots** on hedge plantings, bushes, and trees shall be pruned.
- * **Bushes (or closely grown shrubs)** planted below any front window must not exceed the height of the middle of the (entire) window. * **Shrubs and trees must not block** a clear view of the front door from the street.
- * **Branches must not block** house numbers nor encroach entryways, walkways and driveways.
- * **Shrubs planted within three (3) feet of any exterior wall** in or near the front entryway area must not exceed the height of the lowest adjacent roof line.
- * **Shrubs planted directly to the right or left sides of the garage opening** must not exceed the height of the lowest adjacent roof line nor encroach the garage opening more than one (1) foot on each side of the opening.
- * **Tree clearance** - Lower branches and "suckers" in between the ground and the tree crown shall be pruned from the main trunk to a six (6) foot height to provide clearance for lines of sight; this pertains to species with an anticipated width exceeding eight (8) feet.
- * **Tree branches** should not touch the house siding. Tree branches should not touch the roof shingles.

7-D. Landscaping Alterations and New Trees: Visible changes to your landscaping are subject to Architectural Review Committee (ARC) approval. Front planting areas may not be removed or altered without ARC approval. The installation of a new tree (of any size) requires prior written ARC approval. A neighborhood awareness form should be completed for any new tree planted within 5 (five) feet of your neighbor's property line. Given our small lot sizes, no new tree should exceed a height of 40 feet high or 20 feet wide during its lifetime. We recommend small evergreen trees (e.g. Bottle Brush, Dwarf Magnolias, Palms). Consideration should be taken in the placement of new trees and shrubs so they do not become a nuisance to neighboring property owners. Fruit trees shall be planted in rear yards only.

7-E. Exterior Ornamental Decorations (e.g., Potted plants, Statues, Lighting, Etc.): are subject to ARC approval. Ornaments and pots must be of earth tones or neutral colors (i.e. white, beige, black brown or pastel colors). Ornaments and pots may only be placed in established flowerbeds or in the front entryway areas (e.g., porch, right/left sides of garage opening) adjacent to the house. Up to eight (8) pieces combined will be allowed in the front/side areas of each parcel providing ornamentation design does not appear crowded. Ornaments and pots may not be placed in the driveway nor obstruct garage access for two vehicles. Except for approved lighting posts and trellises accompanied with landscaping, no ornament or statue shall exceed three (3) feet in height. Pots with dying plants or debris must be removed. This section (7-E) does not include holiday decorations, which are outlined below in section 8 of these guidelines.

8. Seasonal Decorations & Temporary Displays: are subject to ARC approval and must not conflict with the HOA's Covenant on Signs, Art VI, 6.6. Winter Holiday Seasons (including but not limited to: Christmas, Hanukkah, Kwanzaa, etc) - decorations may be up from Thanksgiving through Jan 15. All other commonly recognized holidays (Halloween, 4th of July and etc) – decorations will be allowed from two weeks before the holiday through one week after the holiday. Decorations for holidays that are not part of the Winter Holiday Season must be subdued in nature and are restricted to the front entryway or front window areas. Decorations must reflect the present season.

9. Enforcement / Occupancy Information Policy: Each member (i.e. parcel owner) and the member's tenants, guests, and invitees occupying the parcel are governed by the Association and must abide by the Association's rules (as provided by FL SS 720). Owners must inform their tenants, guests and invitees of the Association's Guidelines and Rules prior to their moving in. Owners (or their property managers and agents) must register the names of all residents, tenants, and invitees (i.e. all adult persons age 18 or older) occupying the property (along with copies of any executed lease agreements) with the Association within 30 days of occupancy. Owners are responsible for registering their contact information with the Association and keeping it up to date.