



Rules and Regulations of Compliance - SINGLE FAMILY HOMES

FRONT PORCH AND MULCH BEDS NEXT TO SIDEWALK LEADING TO HOUSE

Do not cover more than 50% of the porch or inhibit the entrance to your home.

No items of any kind should be on the sidewalks in front of the house, leading up to the house, or on the driveway. No items of any kind should be in the grass, as this would interfere with the mowing of the grass.

The following items are acceptable to be displayed, provided that they are to be in good condition at all times:

Potted Plants

A maximum of three potted plants are allowed on the porch and a maximum of one potted plant is allowed in your landscape bed. Plants must be alive and well-groomed. Pots must be decorative. No nursery containers. No plastic containers or containers wrapped in foil.

Decorative table, chairs, or bench

One set of a small table and two chairs or a variation of set OR one bench are permitted.

Statues

One statue, not over 2' X 2' x 2' in size, of a single color may be displayed. Acceptable colors are earth tones, concrete, or a specific color (white, green, gray, tan, brown, or black).

FRONT DOOR

One wreath is permitted on your front door. Seasonal wreaths are to be displayed only during the season represented. Holiday wreaths are to be displayed as discussed under Holiday Decorations.

HOLIDAY DECORATIONS

Christmas and other December Holidays

Decorations may be displayed between Thanksgiving and one week after New Year's Day.

Other Holidays

Decorations may be displayed from 10 days prior to the holiday and removed within 5 days after the holiday. No inflatable decorations.

OTHER ITEMS

Driveways/Roofs: All other routine cleaning maintenance necessary to maintain the home including driveway & roofs in good and attractive conditions, in keeping with the standards of maintenance throughout the Harborage, is the homeowner's responsibility.

Ground lights

Ground, landscape, and decorative lighting are permitted as long as the lights are to illuminate the house, landscaping, landscape bed areas, and walkways. Lighting should be in a mulch area, not in the grass, and must be kept in working order. This includes any solar lighting.

Hoses

No hose reels or holders are permitted in front of the house. They are to be located next to the hose bib on the side and/or rear of the house. A loose hose must be coiled near the hose bib in the landscape bed on the side of the house.

Fences: No Fences.

Screen doors

Only retractable screen doors are permitted. ARC must be submitted.

Trash Cans, Recycle Bins, and Grills

Trash cans should be stored in your garage. Grills should be stored in your garage or on your lanai.

Satellite Dishes

Dishes must be installed on the side of the house, on the back 1/3 of the house or closer to the back of the house. **ARC approval** is required prior to installing a satellite dish.

Flags

Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4.5 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. These are the only flags permitted and must always be displayed using proper flag etiquette. A free standing flag should be placed in a mulch area. If the use of a flag bracket is desired, an **ARC review must be approved** prior to its placement on the home. **This is the only situation where a flag bracket may be attached to the exterior of the home. Only the flags identified in this paragraph are allowed to be displayed.**

PETS

All pet owners are expected to follow The Declarations of The Harborage and The Manatee County Animal Ordinance which includes noise control, having your pet on a leash, and picking up excrement.

PARKING

NOTE: In the event of a fire or medical emergency, the lack of direct access to a home could result in extensive losses, injuries, or even loss of life. Street parking may make it difficult for service providers to access homes. It may also put the residents' vehicles at risk of being damaged when these providers have to access homes.

Due to safety issues and the concern for the property of all homeowners, personal vehicles should be parked in your garage or in your driveway, not blocking the sidewalk.

All Florida laws need to be obeyed in regards to parking. Please refer to Florida Statutes 316.1945 and 316.195. To view these statutes in their entirety, please visit www.leg.state.fl.us.

The post office requires no parking near mail boxes that would inhibit the delivery of mail.

No trailer, camper, motor home, boat, boat trailer, canoe, kayak, golf cart, or motorcycle shall be permitted to remain in the subdivision unless within an enclosed garage, other than for temporary parking for loading and unloading purposes only. No trucks, commercial vans, tractors, service vehicles or other commercial vehicles shall be permitted to remain in the subdivision other than for temporary parking while being used in the furnishing of services or materials, or for loading and unloading purposes only, unless parked within an enclosed garage.

Portable storage or moving containers or moving vehicles can be parked overnight in the driveway, not in the street, no longer than one week.

LANDSCAPE RESPONSIBILITIES

The landscape contractor is responsible for mowing, edging, fertilizing, hedge trimming, plant pruning, and tree pruning on trees up to 10 feet tall. They are also responsible to prune palms with 12 feet or less clear trunk twice a year. All other routine landscape maintenance necessary to maintain the lot in good and attractive conditions, in keeping with the standards of maintenance throughout the Harborage, it is the homeowner's responsibility. This would include dead plant and grass replacement.

The maintenance and repair of the irrigation system is the homeowner's responsibility.