



## Rules and Regulations of Compliance - TOWNHOMES

### FRONT PORCH AND MULCH BEDS NEXT TO SIDEWALK LEADING TO HOUSE (NOT AT STREET END OF SIDEWALK)

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

A maximum of three items may be displayed.

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

#### Potted Plants

Potted plants are allowed on the porch and/or directly in front of the porch on each side of the sidewalk. Plants must be alive and well-groomed. Pots must be decorative. No nursery / plastic containers or containers wrapped in foil.

#### 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. Only over-the-door types of hangers are permitted. No nails, bolts, or permanent hooks allowed. 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. No nails, bolts, or permanent hooks allowed.

### OTHER ITEMS

#### Ground lights

Ground lights are permitted on either side of the sidewalk leading up to the front door only in the mulch area directly in front of the front door, not in the grass, and must be kept in working order. This includes any solar lighting.

#### Satellite Dishes

A satellite dish may be installed on the alley side of the garage in a **pre-approved location, and only after ARC approval**. Any building damage related to installation or removal of a dish is the unit owner's financial responsibility. If the owner fails to pay for repairs, the HOA will have the repair completed and bill the unit owner for the repair costs.

All items such as trash cans, hoses, etc., should be stored in the garage or courtyard.

Approved retractable front door screen doors may be installed **only after ARC approval**. All other screen doors are not permitted.

Address numbers on garages must match the address blocks at the front of the home to follow architectural standards, and placed in a pre-approved location, only after ARC review.

#### Grills

According to the National Fire Prevention Code, 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 under any overhanging portion or within 10 ft. (3 m) of any structure.

#### 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 3 feet by 5 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 must 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 townhome. **This is the only situation where a flag bracket may be attached to the exterior of the townhome. Only the flags identified in this paragraph are allowed to be displayed.**

PETS Townhome owners may have no more than 3 permitted pets (2 dogs or 2 cats, or a combination thereof, provided the total number of permitted pets does not exceed 3 per household). No permitted pet in a Townhome may exceed 25 pounds, and the total weight of all permitted pets in a Townhome may not exceed 35 pounds. 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. Tenants with pets must pay the HOA a \$500 security deposit for having any pet(s). Tenants with no pets are only required to pay ONLY a \$100 security deposit to the HOA.

PARKING NOTE: In the event of a fire or medical emergency, the lack of direct access to a unit could result in extensive losses, injuries, or even loss of life. Street parking makes it difficult for service providers to access units. It may also put the residents' vehicles at risk of being damaged when these providers have to access units. **Due to safety issues and the concern for the property of all homeowners, personal vehicles should be parked in your garage or on your driveway pad. No parking is permitted on landscaped areas between the townhomes.**

All Florida laws need to be obeyed in regards to parking. Please refer to Florida Statutes 316.1945 and 316.195. Please visit [www.leg.state.fl.us](http://www.leg.state.fl.us) to view these statutes in their entirety.

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, directly in front of (or across from) one's townhome, no longer than one week, following all parking statutes.

#### LANDSCAPE RESPONSIBILITIES

The homeowner is responsible for the patio area and any landscaping within. Vegetation within the courtyard must not be in contact with shingles, gutters, or exterior walls as this contact shortens the life of both shingles and paint. Courtyard vegetation must not extend over courtyard walls or make contact with a neighbor's screened cage.

The exterior landscape is maintained by the HOA / Landscape contractor. Landscape replacement and repair is subject to the availability of funds for these items within the townhome portion of the HOA budget. Any plant additions that the homeowner would like to make must have approval from the HOA board.