

# HUNTERS RIDGE COMMUNITY

FINE PROCESS

RULES AND REGULATIONS

MAY 9, 2013

1	<p>In accordance with Chapter 462 of the Jacksonville Municipal Code, pets must be kept leashed when off owner/resident's parcel. Owner/residents must immediately collect and properly dispose of their pets' waste. Violations may be reported to the city via affidavit (exhibit 1). Animal Care and Protective Services may be contacted by calling (904) 255-7387.</p>	<p>As established by the City of Jacksonville</p>	Pg. 11 / No. 15
2	<p>Signs, except those required by legal proceedings and standardization for real estate For Sale/Rent signs are prohibited without prior written approval from the Architectural Control Committee. Temporary signs, such as political signs should be removed the day after the election. Any other temporary signs (i.e. garage sale), should be removed the following day of the event. No temporary sign shall be displayed for a period exceeding two weeks. Sign size shall not exceed 24 inches by 36 inches.</p>	<p>\$50.00 fine</p>	Pg. 11 / No. 15
3	<p>In accordance with city municipal codes, obstructions to motorist visibility (including but not limited to: fences, walls, hedges, shrubs, bushes, trees or any other thing, natural or artificial) shall be not allowed at street intersections, roadways or directional traffic signs, except those approved by the Board of Directors. Sidewalk path obstructions (including but not limited to: fences, walls, hedges, shrubs, bushes, trees or any other thing, natural or artificial) shall not be allowed unless approved by the Board of Directors.</p>	<p>\$50.00 fine and Immediate Correction of Violation</p>	Pg. 12 / No. 20
4	<p>All garbage and trash containers will be placed and maintained in areas screened from all viewing angles. Unless otherwise specifically allowed or permitted under these rules and regulations, trash placed for pick-up should be containerized or bagged. Trash shall not be placed for pick up prior to the evening before the scheduled pick up. Containers shall be removed from the street on the day of pick-up. Any garbage or trash items not picked up by waste services should be removed from the curb until the next pick-up date.</p>	<p>\$50.00 fine and Immediate Correction of Violation</p>	Pg. 12 / No. 19
5	<p>No window or wall mounted air conditioning units shall be installed in any side of a building which can be seen from the street.</p>	<p>\$50.00 fine and Immediate Correction of Violation</p>	Pg. 14 / No. 25
6	<p>Except for tents or other temporary structures for use during brief functions, temporary structures that are visible from any street direction (not concealed behind a fence) are prohibited without prior written approval from the Architectural Control Committee. The use of a temporary structure as a residence at any time is prohibited. Portable moving containers (PODS) are allowed during an owner/resident's move-in or move-out period.</p>	<p>\$50.00 fine and Immediate Correction of Violation</p>	Pg. 11 / No. 11
7	<p>All new and replacement fences must be approved by the Architectural Control Committee.</p>	<p>\$50.00 fine and Immediate Correction of Violation</p>	Pg. 11 / No. 14
8	<p>Any and all improvements on each parcel must be approved in advanced by the Architectural Control Committee. No building, outbuilding, fence, wall, driveway, swimming pool, or any other structure or improvement, regardless of size or purpose whether attached to or detached from the main residence, shall be commenced, placed, erected, or allowed to remain on any parcel nor shall any additions to exterior change or alteration thereto be made until building plans and specifications covering same, showing nature, kind, shape, height, size, materials, exterior color schemes, location, and orientation on the lot, be submitted to and approved by the Architectural Control Committee.</p>	<p>\$50.00 fine and Immediate Correction of Violation</p>	Pg. 9 / No. 6 Pg. 9 / No. 7

Rules and Regulations:

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9	All desires to use alternative fuel sources shall be reviewed and approved by the Architectural Control Committee. All fuel tanks, cylinders, or containers for the storage of liquefied petroleum, gas, or other fuel shall be screened from view from adjacent parcels and the street.	\$50.00 fine and Immediate Correction of Violation	Pg. 10 / No. 10
10	An owner/resident may store or park a boat, other watercraft, or boat trailer within his parcel <b>ONLY</b> if completely screened inside a garage or within the rear yard, concealed from view from any adjacent parcel or roadway. Temporary roadway parking (not exceeding 24 cumulative hours in any one week) is allowed for the purpose of cleaning and restocking.	\$50.00 fine and Immediate Correction of Violation	Pg. 10 / No. 10
11	An owner/resident may store or park a recreational vehicle within his parcel <b>ONLY</b> if completely screened inside a garage or within the rear yard, concealed from view from any adjacent parcel or roadway. Temporary roadway parking (not exceeding 24 cumulative hours in any one week) is allowed for the purpose of cleaning and restocking.	\$50.00 fine and Immediate Correction of Violation	Pg. 10 / No. 10
12	An owner/resident may store or park any commercial vehicle, camper, tractor, motorized bicycle, or motorized go-cart within his parcel <b>ONLY</b> if completely screened inside a garage or within the rear yard, concealed from view from any adjacent parcel or roadway. Temporary roadway parking (not exceeding 24 cumulative hours in any one week) is allowed for the purpose of cleaning and restocking.	\$50.00 fine and Immediate Correction of Violation	Pg. 10 / No. 10
13	No vehicle of any kind may be kept or parked in a state of disrepair within any parcel or common area, except within an enclosed garage or workshop.	\$50.00 fine and Immediate Correction of Violation	Pg. 10 / No. 10
14	Landscaping must be neatly trimmed, weeded, and maintained in an orderly manner, meeting minimal landscape requirements as determined by the Board of Directors. Grass must be kept mowed under 8 inches when measuring from the dirt. Lawn borders must be neatly edged. Lawn clippings must be removed from sidewalks, driveways, curbsides, and street. Small yard debris must be bagged for trash pick-up. Large items, such as palm fronds and large limbs, should be stacked for pick-up without protruding into the roadway. Any trash items not picked up by waste services should be removed from the curb until the next pick-up date.	\$50.00 fine and Immediate Correction of Violation	Pg. 13 / No. 21 Pg. 14 / No. 23
15	No trash, garbage, rubbish, or debris shall be deposited or allowed to accumulate or remain outside a receptacle on any part of the property, including street and right-of-way.	\$50.00 fine and Immediate Correction of Violation	Pg. 12 / No. 19
16	No owner/resident, guest, or employee of an owner/resident shall deposit trash, debris, chemical, or other polluting substance in any of the lakes or ponds or upon any other parcel or common area within the property. The Board of Directors shall have sole and absolute right to control the water level of such lakes and to control the growth and eradication of plants, fowl, reptiles, animals, fish, and fungi in and on such lakes. No motorized or non-motorized boats or vessels of any kind are permitted in the lakes or ponds. No swimming, wading or fishing is allowed in the lakes or ponds.	\$50.00 fine and Immediate Correction of Violation	Pg. 13 / No. 21 Pg. 16 / No. 29
17	Parcels, which are adjacent to or include a portion of any lake or pond (a "lake parcel"), shall be maintained by the owner/resident of such parcel with such grass, planting, or other lateral support so as to prevent erosion of the embankment adjacent to the lake, and the height, grade, and contour of such embankment shall not be changed without the prior written consent of the Board of Directors.	\$50.00 fine and Immediate Correction of Violation	Pg. 13 / No. 21
18	No visible exterior clotheslines are permitted.	\$50.00 fine and Immediate Correction of Violation	Pg. 12 / No. 16

**Fine Implemented:**

**Rules and Regulations:**

**Number:**

19	No radio or television aerial or antenna or any other exterior electronic or electrical equipment or devices of any kind shall be installed or maintained in a conspicuous location on any parcel or on the exterior of any structure without prior written approval from the Architectural Control Committee.	\$50.00 fine and Immediate Correction of Violation	Pg. 14 / No. 24
20	Window coverings and decorations shall be of conventional materials (i.e. draperies, blinds, or shutters). No window shall be covered with aluminum foil, paper, or the like.	\$50.00 fine and Immediate Correction of Violation	Pg. 14 / No. 23
21	Exterior holiday decorations shall be removed no later than January 31.	\$50.00 fine and Immediate Correction of Violation	
22	Unless otherwise specifically allowed or permitted under these rules and regulations, no resident's motor vehicle shall be parked on any public street or lawn overnight. Guests may park overnight on the street. If a guest becomes a long-term guest (more than one week), then the resident overnight parking restrictions apply.	\$50.00 fine and Immediate Correction of Violation	Pg. 10 / No. 10

# HUNTERS RIDGE COMMUNITY

## RULES AND REGULATIONS: FINE ASSESSMENT PROCESS

- A PMSI representative will drive through the community periodically (at least twice monthly) to assess homeowners' compliance with the Hunters Ridge Rules and Regulations (which are derived from the Covenants and Restrictions).
- The PMSI representative will identify property addresses not in compliance and record reasons for offenses.
- Homeowners may, at their discretion, confidentially report infractions to PMSI.
- For homes with uncorrected non-compliant items, up to three consecutive letters will be delivered:
  - Letters will be delivered to the resident and current owner (if different).
  - The first letter will describe the violation and give an opportunity to cure.
  - Second and third letters (if necessary) will be delivered in 2-week increments.
  - The second letter (if necessary) will describe the violation, state that a fine will be assessed if the violation is not corrected within 14 days, and include guidelines for requesting an appeal with the Fine Appeal Committee.
  - If the Association ultimately imposes a fine, a third letter will be delivered, providing written notice of such.
- The Association may impose fines as provided by Florida Statute 720.305.
- The homeowner may request a hearing before the Fine Appeal Committee (comprised of at least three members of the community). This hearing opportunity will be given before the fine is imposed. If an owner requests a hearing, the Association cannot assess the fine until the hearing takes place. If the Fine Appeal Committee, by majority vote, does not approve a proposed fine, it may not be imposed against the homeowner.

- The committee's decision (whether it approves or dismisses the proposed fine) will be reported to the Board of Directors.
- If the homeowner chooses not to appeal to the Fine Appeal Committee, the PMSI representative will present that case to the Board of Directors to impose the fine.
- The Board Members will make a final decision with a motion and approval, which will be documented in the meeting minutes and on record for the Association.