

The St. Lucie Falls
Property Owners Association

Rules and Regulations

SECTION I

General Rules

1. Lakes - Boating is not permitted on St. Lucie Falls lakes. Swimming is also not permitted. Catch and release fishing from the shore of any lake within the real property is permitted. Please do not litter lake area.
2. Nuisance - No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood or any portion of the real property.
3. Soliciting - Soliciting is not allowed in St. Lucie Falls. If you see anyone soliciting within St. Lucie Falls, please notify the office.
4. Speed Limit - The speed limit within St. Lucie Falls is 15 miles per hour. Please obey this speed limit. Many of our residents are walking or riding bicycles on our streets.

SECTION II

Homeowner Property

1. Age Restriction/Visitors - As the St. Lucie Falls Community is a Senior Citizen Community, no children under eighteen (18) years of age shall be permitted to permanently reside in any home or on a lot, except that children, collectively and not individually, under eighteen (18) years of age may be permitted to visit and temporarily reside for periods not exceeding sixty (60) days in total in any calendar year.
2. Antennas - No antenna or dish of any type or nature shall be permitted on any lot or any home located on a lot without the prior written approval of the Architectural Control Committee. Antenna or dish must be placed in an inconspicuous location.
3. Architectural Modifications - Whenever you are contemplating a structural change of any kind to your home it will be necessary for you to submit plans to the Architectural Control Committee. Please refer to the Architectural Control Procedures and Guidelines for proper procedures.
4. Business/Commercial Use - No business or commercial use or activity shall be conducted on lots or within any improvement thereon.
5. Clotheslines - Umbrella type clothesline located in back yard are the only type permitted.

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6. Exterior Lighting - No exterior lighting shall be directed to illuminate areas outside the person's property. Electrical power must remain on at all times even when the homeowner is away for any reason what so ever, so that the front yard light remains on. An exception will be made for day/night light sensors.
7. Fences/Walls/Hedges - Fences, walls and hedges shall be permitted on a lot provided that such fences, walls and hedges shall be constructed only of such materials as approved by the Architectural Control Committee and provided such fences, walls and hedges shall not exceed a maximum height of five (5') feet.
8. House Numbers - All homes must have house numbers approximately four (4) inches or more in height, visible from the street and must be in one or more of the following locations lamp post, front of home by entrance door or carport roof edge.
9. Landscaping - Grass should be maintained in a manner not to exceed six (6) inches in height. Tree and shrub beds must be kept weed free. Trees and bushes must be neatly trimmed.
10. Leases - Should the lot owner desire to rent or lease his lot, home and improvement thereon, the minimum rental record shall not be less than ninety (90) days. Renters must be interviewed prior to commencement of lease.
11. Mailboxes - All mailboxes must be white.
12. Pets - Pets are welcome in St. Lucie Falls but not more than two per household. A dog or cat must be kept on a leash at all times when outdoors, unless in a fenced yard. If you walk your dog, you must clean up after it.
13. Plantings - There are to be no plantings of any kind around the water meters, fire hydrants or lampposts of any property. In the event that any existing plantings impede access for maintenance or repair of a water meter, fire hydrant or lamppost, the Association or its employees may remove the plantings. Existing plantings around lamppost must not exceed four (4) ft.
14. Plywood Storm Shutters - If plywood is used in place of storm shutters for window protection during hurricanes, it shall be painted to match the color of the trim or the color of the house.
15. Signs - No sign of any kind shall be displayed to the public view, except a sign not to exceed four (4') square feet advertising the lot for sale or rent.
16. Storage - No storage of any type or nature shall be permitted under a home.
17. Vehicles - No motor vehicles of any type or nature, motorcycles, trailers, recreation vehicles, motor homes, travel trailers, campers, vans, commercial vehicles, trucks, boats

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or boat trailers shall be parked upon any swale area within the real property, except commercial vehicles and the like may be parked briefly for delivery purposes only. No trucks larger than three quarter (3/4) ton, commercial vehicles, recreation vehicles, motor homes, travel trailers, campers, motorcycles, boat or boat trailers, shall be parked in any driveway or upon any lot or in any carport. RV and boats may be parked a maximum of 48 hours in the driveway to load/unload or clean.

18. Water Supply - No individual water supply system shall be permitted on any lot, except for irrigation purposes only, as long as the water obtained there from will not stain walls, landscape or other improvements. If quality of water does not meet above standards, a rust inhibitor must be installed.
19. Windows/Doors - No lot owner shall be permitted to place aluminum foil or similar type material or paper upon any window or glass doors of a home.

SECTION III

Recreational Facilities

1. Guests - All guests must wear guest tags whenever they use the recreational facilities at the clubhouse (pool, shuffleboard, tennis, bocce, pool tables).
- A. Clubhouses
1. Hours of use: 8:00 AM – 10:00 PM, 7 Days a Week
 2. No minors under eighteen (18) may use the recreational facilities without a responsible adult supervising.
 3. A resident must accompany guests. Keys must not be given to guests.
 4. No parties allowed unless reserved through the office.
 5. No furniture may be removed from Clubhouses without authorization from the Manager.
 6. Air conditioning may not be changed. Windows and sliders must remain closed and locked.
 7. No food or beverages allowed in billiard room.
 8. No bathing suits or bare feet allowed in any part of buildings.
 9. If clubhouse is set up for a reserved event, do not disturb decorations or tables.
 10. If a resident is holding a private party in the main room, entrance for others to the Lodge will be through the rear hall door by the pool. The kitchen may not be used if being used in conjunction with the private party.
 11. Billiard room may not be used if either a community event or private party is taking place. No person under 16 years of age may use pool tables, at any time.
 12. If kitchen is used, it must be left clean. Rules for cleaning kitchen to be posted in kitchen. All trash must be removed from premises.
 13. Each person when leaving clubhouses (if no one else in clubhouse) will follow all procedures for turning out lights regardless of the time of day or night. Procedures to be posted by the front door.

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14. Damages, should there be any, will be assessed to the resident causing the problem.
15. Do not rearrange furniture or equipment.
16. Bring your own supplies. Do not leave food, drink cans or cups on tables. Clean up any “mess” you have made.
17. When using TV, keep volume at a level so as not to annoy other guests.
18. An application must be completed at the office for use of the grill and \$5.00 fee and \$15.00 clean-up refundable deposit must be paid prior to date of reservation. Special arrangements must be made through the office for use of the grill.
19. No children’s toys allowed in clubhouses.
20. The Clubhouses are smoke-free facilities.
21. No pets are allowed in either of the clubhouses.

B. Clubhouse Private Functions

1. Activities sponsored by St. Lucie Falls have priority over private uses.
2. The Clubhouse will not be used for outside organized religious, private or fraternal club meetings and will not be used for commercial or soliciting purposes. Exceptions to this rule will be when the Clubhouse facility may be reserved for events sponsored by St. Lucie Falls Board of Directors.
3. Owners may reserve the Clubhouse for personal private use, subject to the following conditions:
 - a. Resident must be present for intended rental function.
 - b. An application for clubhouse reservation must be completed at the office.
 - c. A notice of reservation through the office is to be printed on the monthly calendar in billiard room.
 - d. The Lodge and Tennis Center Pools will remain accessible for all residents. Pools cannot be reserved.
 - e. A deposit of \$250.00 is required when reservation is made for private use. The deposit will be returned if cleanup of the Clubhouse is acceptable and the Clubhouse is locked up and secured as stated on the provided instruction sheet. The rental for the Clubhouse is \$25.00.
 - f. Any resident reserving either Clubhouse for private use will be responsible for the repair or replacement of any damage in or to the Clubhouse or grounds during the private use. Damage done as a result of failure to secure the Clubhouses will be the responsibility of the resident reserving the facility.
 - g. Private parties are not to use billiard room. Residents reserving the Lodge for a private function will complete a walkthrough of the facility with a designated staff or board member, prior to and following the private function. Necessary keys will be provided to residents and returned to staff or board member during each respective walkthrough.
 - h. Residents reserving the Lodge for a private function must complete the “Procedures for locking the Lodge” form attached to the application for club reservation, and turn the completed form into the designated individual at the time of the walkthrough following the private function.

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4. No bare feet or bathing suits are allowed in the Clubhouses. Shirts or proper cover-ups are required at all times.
5. St. Lucie Falls POA does not permit any children's or teenage parties. Weddings and wedding receptions are not permitted. The Association will permit birthday parties for residents, baby showers, anniversary parties as well as memorial services. Other family activities will be handled on a case by case basis by the Manager.
6. No tape on walls. No balloons. No dragging chairs or tables.
7. The Clubhouses are smoke-free buildings.
8. Residents will be provided the key to the a/c units to adjust temperature during their scheduled parties. Residents are responsible for resetting the a/c to 78 at the end of their function and returning the key to the office.
9. **CATERED FUNCTIONS:** Catered functions may only be allowed at the Lodge. Caterers must provide proof of current license and be bonded. The caterer is responsible for the cleaning of the kitchen, the removal of all left over food (unless other arrangements have been made), the cleaning and storage of any equipment belonging to the Lodge at St. Lucie Falls.
Caterers are responsible for the removal of the refuse from the trashcan containers in the Lodge, which must be deposited into the dumpster in the north side of the parking lot. It is the responsibility of the individual resident having private parties to ensure these requirements are complied with.

C. Kitchen

1. Empty and wipe clean kitchen sinks.
2. Wipe clean with disinfectant cleaner (available under the kitchen sink) kitchen counter tops and all appliances, if used.
3. Wipe up spills on kitchen floor. This is to prevent attracting ants.
4. If used, wipe plastic tablecloths clean with disinfectant cleaner and leave on tables to dry.
5. No dishes or food are to be left in the sinks or in refrigerator.
6. Check to make sure stoves and all appliances have been turned off.
7. Remove all leftover food from the facility.
8. No dragging tables or chairs.
9. If towels or dishcloths are used, they must be taken home, washed and returned.
10. Locked closets may only be accessed by authorized persons.
11. Do not remove any utensils or kitchenware from premises.
12. When emptying trash containers, filled garbage liners must not be removed from trash containers prior to taking outside.

D. Pools

1. AS THERE IS NO LIFEGUARD ON DUTY, SWIM IN THE POOL AT YOUR OWN RISK.
2. No pets are allowed in the pool or recreation area.
3. All persons must shower before entering the pool.
4. No breakable containers allowed in the pool area.
5. All body lotions must be removed before entering the pool.
6. No diving or jumping into pools.

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7. Balls, frisbees, etc. are not to be used in either pool area. Foam noodles shall be permitted at either pool.
8. No horseplay in or around the pool.
9. Any person with an open sore or communicable disease is prohibited from using the pool.
10. Children in diapers are not allowed in the pool.
11. All food and refuse must be removed from the premises. No minors under eighteen (18) may use the pools without a responsible adult supervising. Clothing, towels and sandals are to be kept away from ladder and side of pool.
12. If you use the pool area, or any of the recreation facilities, please clean up after yourself.
13. No visitors to be allowed possession of the clubhouse and storeroom key.
14. Residents or guests who open umbrellas at the pool deck area must close umbrellas before leaving the pool deck area to avoid any damage to umbrellas or other areas of the facility.
15. Pool hours are from 7:30 a.m. to 9:00 p.m., seven days a week.
16. **Guest and residents must have ID bracelets in a visible place.**

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SECTION IV
Storage Compound

WHEREAS, Paragraph 9 Article II of Covenants and Restriction of St. Lucie Falls Property Owners Association provides for a space area on common property and made available to individual residents for storage of non compliant vehicles on individual lots, the storage area will be made available on a first come first serve basis.

The storage area will be made available to residents for personal vehicles such as registered recreational vehicles, motorcycles, boats on registered trailers, canoes, trailers, car dollies, travel trailer and commercial trucks.

The following terms and conditions shall apply for use of the storage area:

1. Vehicle or trailer must be registered only to a Saint Lucie Falls resident and have a current registration. Changes in registration status must immediately be reported to the property manager along with a copy of the updated registration form.
2. A maximum of two items may be stored per space.
3. The vehicle, trailer or boat should be centered in the space and parked in a manner so as to not impede others from accessing their space or impede entry into the storage area.
4. Space is available to **residents** of Saint Lucie Falls only.
5. Spaces are not transferable.
6. Space assignments are on a first come first serve basis. If needed a waiting list will be established and kept in the office. Space assignment will be made by the RV & Boat Club.
7. With the exception of support blocks, nothing is to be stored on the ground around the vehicle.
8. Vehicles, RV's, trailers or boats are not to be occupied at any time. Presence in the compound should only be to move or maintain a unit.
9. A \$30.00 monthly fee will be charged payable quarterly. A late charge of \$10.00 will be required if payment is not received within 10 days after the due date.
10. Failure to comply with these rules will result in the loss of the use of the storage compound. The SLF Board of Directors will make final determination of loss of privileges. Residents notified to vacate must remove vehicle within 15 days or it will be towed at owner's expense.
11. Residents may have up to two spaces if there are spaces available. Payment will be due for each space every month paid on a quarterly basis. Once the lot is full to capacity, the Board reserves the right to have the resident relinquish the second space in the event that a first time applicant is in need of a space. Spaces will be relinquished on a last in first out basis.
12. All storage space that is made available is at the sole risk of the Lot Owner using said space.

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ARCHITECTURAL CONTROL PROCEDURES & GUIDELINES

PROCEDURES

A major responsibility of the Saint Lucie Falls Property Owners Association is the preservation of the basic appearance of the community. Architectural controls protect the character and value of the community from unplanned and unauthorized changes that may detract from the concept of the community.

Architectural control is provided by the Architectural Control Committee (ACC). The authority for the ACC is found in Article VIII of the Declaration of Covenants and Restrictions of the Association. A minimum of (3) ACC members will be appointed by the Board of Directors and must be members of the Association. Enforcement of architectural guidelines is one of the most important functions of the Association.

The architectural review process should be adhered to as follows:

1. The Lot Owner makes the application to the Architectural Control Committee on the approved form. Forms are available behind the receptionist desk at the clubhouse.
2. ACC examines the site of the proposed changes prior to discussion by the ACC
3. The Lot Owner is then notified within five (5) working days of the Architectural Control Committee's decision. If the application is disapproved, reasons for disapproval are cited.
4. If the application had been disapproved, the lot owner should have the opportunity to correct the deficiencies on the application and re-submit it. If it still disapproved, an answer shall be given with three (3) days working days of submission. The Lot Owner then has the opportunity to appeal to the Board of Directors. The formal appeal should be heard within thirty (30) days, after it is requested.
5. Lot owners will have 90 days from the date of approval to complete a project. Projects that have not commenced within 90 days of approval will require an application to be resubmitted.
6. After a project is completed the ACC must then review the changes made by the lot owner to determine if they are in accordance with the approved application. If not, the Lot Owner will be notified and be required to make necessary alterations to conform to the approval.

Any Lot Owner can report any violation. Any violation of the architectural guidelines of the Association must be reported in writing to the ACC for appropriate action. After reviewing the violations, the ACC will make its recommendations to the Board. The Lot Owner should then be notified and if the violation is not corrected, the Board should consult their legal counsel and proceed with the legal action that may be required. Strict enforcement is necessary in order to preserve the integrity of the community.

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Generally, if you are installing something new or you are changing the style or color you need to submit an application with the exceptions above. If you are maintaining an existing item, you do not need to submit an application.

Existing alterations that do not conform to these rules but were previously approved do not have to be removed or altered. Existing alterations that do not conform to the rules that have not been previously approved need to submit an application and may be required to alter or remove the alteration. If major maintenance is performed on a non-conforming item, it must then be brought into compliance.

1. Painting - If you are painting the home the original manufactures color, an application does not need to be submitted. All painting requires submittal of an application along with a color chip.
2. Fences - All fences need to submit an application. The top of any fence/post cannot exceed a height of five (5) feet or as the Covenants may provide. This section should be clarified because the docs state that the max height is 5 feet.
3. Exterior Antennas & 18" Satellite Dishes - All antennas and dishes need to submit an application. Some installations may be required to be camouflaged or depending on the location.
4. Doors, Siding & Windows - Changes to doors, siding or windows need to submit an application.
5. Sheds - Application in necessary. Sheds and shed-like objects require an application. All must be in harmony with the rest of the house and attached to the house.
6. Sidewalks, Driveways & Patios - Application is necessary showing length, width and distance from property lines.