

# The St. Lucie Falls

## Property Owners Association

### Rules and Regulations

#### **SECTION I**

##### **General Rules**

1. **Soliciting** - Soliciting is not allowed in SLF. If you see anyone soliciting within SLF, please notify the office.
2. **Speed Limit** - The speed limit within SLF is 15 miles per hour. Please obey this speed limit. Many of our residents are walking or riding golf carts or bicycles on our streets.
3. **Residents** – All members, residents and occupants must be registered with the office. **New 2020**
4. **Non-compliance** - St Lucie Falls governing documents including Rules and Regulations will be enforced pursuant to Florida Statute 720.305 as amended from time to time. **New 2020**
5. **Fireworks** – As per Florida Law (Chapter 791) fireworks are restricted to 4<sup>th</sup> of July, New Year's Eve (December 31<sup>st</sup>) and New Year's Day (January 1<sup>st</sup>). **New 2020**
6. **Interview** – Potential buyers and/or lessees must complete an interview prior to buying or leasing a property at St. Lucie Falls. Sellers must advise realtors of this policy prior to listing to ensure potential buyers or lessees are interviewed as required. The sale of a property is contingent on receiving approval by the Association. The Interview Committee will perform interviews and issue a "Certificate of Approval" which is required for closing. **New 2020**
7. **Utilities** - *Water meters are the responsibility of the Association; members are not permitted to have an outside contractor replace, repair, or add irrigation directly to the water meter. Electrical meters are the responsibility of FPL; the platform that holds the electrical meter is the responsibility of the individual property owner to include replacement thereof. Sewer lines are the responsibility of St Lucie Falls, pipes from member's home to sewer line are property owner's responsibility. New 2020*
8. **Easements** – *There are two common area easements to each lot: one to the front of the property from the middle of the road in 25' onto each lot line and one in the rear of the property from lot line to center of easement, 7 ½ feet. Each property owner is responsible to properly manicure each of the easements. Rear easements are to be clear of plantings, trees, fences, and furniture. New 2020*
9. **Signage Holders** – *For Sale signs must be held in place on the lawn with a H-Frame with base spear holder; post holders are not allowed. New 2020*

#### **SECTION II**

##### **Homeowner Property**

1. **Transfer of Ownership** – Legal evidence of mortgage, transfer of property via reverse mortgage, inheritance or other transfer needs to be provided to office via a copy of probate order, quit claim deed, etc. **Revised 2020**

# The St. Lucie Falls

## Property Owners Association

2. **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 and shall provide a copy of the lease to the office. **Revised 2020**
3. **Copies of Governing Documents** – There is a \$10.00 charge for replacement of covenants and/or Bylaws.

8/4/2020

Page 1

### Rules and Regulations

4. **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 whatsoever, so that the front yard light remains on. An exception will be made for day/night light sensors.
5. **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.
6. **Hurricane Shutters** – Shutters shall not be in place on houses except during hurricane season [June – November] or when residents have left for an extended period. 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.
7. **Plantings** – There are to be no plantings of any kind around the fire hydrants. If access is blocked for maintenance or repair of a water meter or lamppost, the Association or its employees may remove the plantings. **Revised 2020**
8. **Landscaping** – Grass should be maintained in a manner not to exceed six (6) inches in height. Tree and shrub beds **and flower beds** must be kept weed free. Trees and bushes must be neatly trimmed. See Architectural Control Committee for complete Regulations. **Revised 2020**
9. **Mailboxes** – All mailboxes must be white. The Property Owners Association is responsible for the maintenance of mailbox posts, mailboxes may not be moved by residents. Residents are responsible for cleaning and keeping their mailbox free of insects. **Revised 2020**
10. **Parking** – There is to be no overnight parking on roads, to include swales and cul de sacs, greenways, and easements. **Revised 2020**
11. Martin County Ordinance # 298, section 4-7, Item E states: The owner of any animal shall be responsible for the removal of any excreta (feces) deposited by his /her animal on public walk (common areas), recreation areas, or occupied private property of others. (Continued failure to do so will constitute grounds for "affidavit of complaint" as a nuisance animal). All pet owners are responsible to adhere to all Martin County Ordinances such as the Leash Law, Annual Licensing and Vaccinations. **Revised 2020**
12. **Wildlife** – The feeding of all wildlife is prohibited. **Revised 2017**

# The St. Lucie Falls

## Property Owners Association

### **SECTION III**

#### **Recreational Facilities**

1. **Guests** – All guests must be accompanied by a member at the recreational facilities at the clubhouse (pools, shuffleboard, tennis, bocce, pool tables). **Revised 2020**

#### **A. Clubhouses**

1. No minors under eighteen (18) may use the recreational facilities without a responsible adult supervising. A resident must accompany guests. Keys must not be given to guests.
2. No parties allowed unless reserved through the office, see Property Manager.
3. The Lodge and Tennis Center Pools will remain accessible for all residents. Pools cannot be reserved.
4. Setup of special events will be done by Association staff. **Revised 2020**
5. Windows and sliders must be closed and locked upon departing.

8/4/2020

Page 2

### **Rules and Regulations**

6. No food or beverages allowed in billiard room.
7. No bathing suits or bare feet allowed in any part of buildings.
8. If clubhouse is set up for a reserved event, do not disturb decorations or tables.
9. 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.
10. 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 with the exception of the night lights. Procedures to be posted by the front door. **Revised 2020**
11. Damages, should there be any, will be assessed to the responsible resident.
12. Clean up any “mess” you have made; bring your own supplies, do not leave food, drink cans or cups on tables.
13. When using TV, keep volume at a level so as not to annoy other guests.
14. The Clubhouses are smoke-free facilities.
15. No pets are allowed in either of the clubhouses, excluding service animals. **Revised 2017**

#### **B. Clubhouse Private Functions**

1. Activities sponsored by SLF 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 SLF Board of Directors.
3. Owners may reserve the Clubhouse for personal private use. See Property Manager for use.
  - a. Resident must be present for entire rental function.
  - b. An application for clubhouse reservation must be completed and submitted to the office for approval.
  - c. A notice of reservation through the office is to be printed on the monthly calendar event board in office. **Revised 2017 and 2020**

#### **C. Pools**

1. **THERE IS NO LIFEGUARD ON DUTY, SWIM IN THE POOL AT YOUR OWN RISK.**
2. Guests may only use facilities and pools when accompanied by a member or resident. **Revised 2020**
3. Pool hours are from Dawn to Dusk, seven days a week unless temporary posting is present. **Revised 2020**

# The St. Lucie Falls

## Property Owners Association

4. No pets are allowed in the pool or recreation area.
5. All persons must shower before entering the pool.
6. No breakable containers allowed in the pool area.
7. All body lotions must be removed before entering the pool.
8. No diving, no jumping or no horseplay allowed in pool areas. **Revised 2020**

8/4/2020  
3

Page

## Rules and Regulations

### **SECTION IV** **Storage Compound**

WHEREAS, Paragraph 9 Article II of Covenants and Restriction of SLF 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 and a limited number of non-residents for personal vehicles such as registered recreational vehicles, motorcycles, boats on registered trailers, canoes, trailers, car dollies, travel trailer and commercial trucks. Equipment used in conducting a business will be allowed.

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

- 1.** Vehicle or trailer must be registered 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 SLF and a limited number of non-residents. SLF residents will have priority of the spaces.
- 5.** Spaces are not transferable.

# The St. Lucie Falls

## Property Owners Association

6. Space assignments are on a first come first serve basis. If needed a waiting list will be established and kept in the office.
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 \$120.00 quarterly fee will be charged. Late and interest charges of \$29.05 will be required if payment is not received within 10 days after the due date. **Revised 2020**
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.
13. Non-compliance of any above rule could result in towing of vehicle or trailer at owner's expense. **Revised 2020**

8/4/2020

Page 1

## Architectural Control Committee Purpose, Procedures & Regulations

### **PURPOSE (New 2018)**

A major responsibility of the St 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 appearance of the community.

### **PROCEDURES**

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 (*and Florida Statutes 720.3035.*) A minimum of three (3) ACC members will be appointed by the Board of Directors and must be members of the Association. Enforcement of architectural requirements is one of the most important functions of the Association.

*Revised 2018*

The architectural review process shall be adhered to as follows:

# The St. Lucie Falls

## Property Owners Association

1. The Parcel Owner submits a separate application for each addition, alteration, or change to the ACC on the approved form. ACC change request forms are available behind the receptionist's desk and/or at the St Lucie Falls Office. **Revised 2018**
2. ACC calls Parcel Owner and schedules a time for the ACC to examine the site of the proposed change(s) prior to the decision of the ACC. The ACC may use the attached Appendix A (Property Set Back Line Procedure) to identify exterior changes wherever applicable. **Revised 2018**
3. The ACC will hold a duly noticed open meeting to approve or disapprove the application.  
A: Pursuant to Florida Statue 720.303(2) BOARD MEETINGS. The provision of this subsection shall also apply to the meetings of anybody vested with the power to approve or disapprove Architectural decisions with respect to a specific parcel of residential property owned by a member of the community.  
B: Pursuant to SLF Covenants Article VIII. In the event the Architectural Control Committee fails to approve or disapprove such design and location within thirty (30) days after complete plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. All requests for approval hereunder shall be mailed or delivered to the SLF office. **NEW 2018**
4. The Parcel Owner is then notified verbally and (via postal service) within ten (10) working days of the ACC's decision. **Revised 2018**  
If the application is approved the parcel owner will receive a GREEN copy of approval. This GREEN copy must be posted with the Martin County Building Permit (if applicable).  
**New 2018**
5. If the application for change is denied, the parcel owner will be notified (via postal service) within ten (10) working days. The parcel owner will have the opportunity to submit a NEW change request. If the new application is still denied, an answer shall be given within three (3) working days of submission. **Revised 2018**
6. Parcel owners will have ninety (90) days from date of approval to commence a project. Projects that have not commenced within the ninety (90) days may require a NEW application to be submitted. **Revised 2018**

## **PROCEDURES**

7. After a project is completed the ACC must then review the changes made by the parcel owner to determine if they are in accordance with the approved application. If not, the Parcel Owner will be notified within five (5) working days and will be required to make necessary alterations to conform to the approval, within thirty (30) days. If project is not brought into compliance with the approved application within thirty (30) days, the Board of Directors will consult the Association legal counsel and proceed with the legal action that may be required.  
**Revised 2018**
8. Any Parcel Owner can report any violation. Any violation of the architectural guidelines of the Association must be reported in writing to the ACC Chairperson for appropriate action. After reviewing the violations, the ACC will make its recommendations to the Board of Directors. The Parcel Owner will then be notified and if the violation is not corrected, the Board will consult with legal counsel and proceed with legal

# The St. Lucie Falls

## Property Owners Association

action that may be required. Strict enforcement is necessary in order to preserve the integrity of the community. **Revised 2018**

The approval and recording of these revised Architectural Control Purpose, Procedures and Regulations supersede all previous revisions to the Architectural Control Committee Procedures & Guidelines. Last dated revision June 14<sup>th</sup>, 2016

### **Appendix A**

#### **Property Set Back Line Procedure**

The following property set back rules are based on information received from Martin County Growth Management on April 16<sup>th</sup>, 2018. The Architectural Control Committee shall use these rules for the sole purpose of identifying the placement of exterior changes. As these set back rules may change from time to time, parcel owners are advised to confirm the most current set back rules with Martin County.

#### **These rules are for ACC informational purposes only.**

1. Decks: Must be no closer than six (6) feet to property line.
2. Fences: Must not be more than five (5) feet high. No set back rule – Can be up to but not over property line.
3. Patios: No set back rule - Can be up to but not over property line.
4. Enclosed Porches: Must be no closer than six (6) feet to property line, and not more than twenty (20) feet to front property line or fifty (50) feet from center of roadway. 2/27/2019
5. Attached Sheds, Utility Rooms, and Carports: Must be no closer than six (6) feet to property line, and not more than twenty (20) feet to front property line or fifty (50) feet from center of roadway.
6. Unattached Sheds: Must meet Martin County Codes and ACC approval. See above #5 for side property set back lines. ACC Regulations # 3 must be adhered to for all detached sheds.
7. Sidewalks: No set back rule – up to but not over property line.

#### **PROCEDURES (Appendix A)**

8. Driveway's: No set back rule - up to but not over property line.

# The St. Lucie Falls

## Property Owners Association

9. Solar Panels: Must be no closer than six (6) feet to a property line.
10. Green Areas: Must be 30% green within all existing property lines.

### Regulations

Upon installing something new or changing the style or color it is necessary to submit an application. If any existing item is being maintained (and not changed) it is not necessary 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 must 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 be brought into compliance.

**PLEASE BE ADVISED MARTIN COUNTY BUILDING PERMIT MAY BE REQUIRED  
MARTIN COUNTY PROPERTY SET BACK LINES MUST BE ADHERED TO New 2018**

1. **Antennas – Satellite Dishes:** Per current law HOA's cannot require ACC approval, however HOA's rules applying to exterior satellite dishes and antennas less than one meter in diameter are permitted and must be installed in the rear of the home if an acceptable signal can be achieved. **Revised 2018**
2. **Carport – Porch:** Application and ACC approval required: Carport's must follow roofline pitch of the home. No gable roofs on carports. Porches are allowed. **New 2018**
3. **Detached Shed – Attached Utility Room:** Application and ACC approval required. Detached sheds must be to the rear of the home, within 4 foot of the home, and must not be visible from front of home. Detached sheds must not block egress window of home unless the home has another window for egress. Detached sheds must not exceed a dimension of 12' x 20' with a maximum wall height of eight (8) feet. The shed roof must not exceed a 3/12 pitch and cannot be above the roof pitch line of the home. All utilities must be underground. Detached shed color must match home color. Attached Utility Room: Utility room roof must follow the roofline pitch of the home. No gable roof. **NO DETACHED GARAGES, NO TEMPORARY STRUCTURES, NO PORTABLE STORAGE UNITS ALLOWED. Revised 2018**
4. **Doors – Siding- Windows:** Application and ACC approval required. **Revised 2018**
5. **Driveway – Patio – Sidewalks:** Application and ACC approval required. ACC application is necessary showing length, width, and distance from property lines. Driveways, driveway extensions, Patios, and Sidewalks must be concrete or pavers. Pavers are permitted provided that proper procedures are followed to insure that there will be minimal amount of shifting. Driveways, Patios, and Sidewalks shall not restrict access to water shut off valves and sewer access pipes. Blacktop driveways are not permitted. **Revised 2018**



# The St. Lucie Falls

## Property Owners Association

6. **Fences:** Application and ACC approval required. Fences must not exceed a height of five (5) feet. Fence material: Vinyl picket, Chain link fences (galvanized, white, green or black) are allowed. However, slats/strapping are not allowed in chain link fences. Trash containers and air conditioners may be fenced in using approved materials, such as vinyl lattice panels not to exceed the height of the items being fenced. Fences must not extend beyond the front of the home or carport. Fences are not to extend into common areas, easements, and right of ways or alleys. Fences Not Allowed: No Wood Fencing of any type, Vinyl Solid Privacy, Stockade, Shadow Box Privacy, Collapsible Enclosures, and or Wire fencing. **Revised 2018**
7. **Flag Pole:** ACC application and approval is necessary. Flagpole must not exceed 20' and must be anchored in concrete. Suggested style telescoping aluminum pole. **New 2018**
8. **Irrigation System – Wells:** All irrigation systems, whether served by well water or County potable water must meet Florida Administrative Code requirements and the criteria set forth in the American Water Works Association (AWWA) Manual M14, Recommend Practice For Backflow Prevention and Cross Connection Control. All service entrances, which have dedicated irrigation service lines, must have backflow preventers, which meet the criteria of the Martin County Building Code. Proof of compliance with the above criteria must be submitted to the Association upon request. **Revised 2015**
9. **Landscaping:** ACC application and approval required. Florida Friendly Landscaping is preferred. Green space must equal 30% of the parcel size. Maximum height of landscaping wall must not exceed 24". **NEW 2018**
10. **Exterior Painting:** ACC application and approval is required. Color change requests are required for home, driveways, and sheds. All paint changes must include a color chip or selection from available color charts in the Association office. Pastels and muted colors are preferred. Note: Dark colors should not be used on aluminum or vinyl siding as it may cause siding to buckle and separate. **Revised 2018**
11. **Roofing:** ACC application and approval required. Approved roof material: Shingle, Metal and/or Tile. **NEW 2018**
12. **Other – Specify** – All other applications will be reviewed on a case by case application. **New 2018**

**The St. Lucie Falls**  
Property Owners Association  
**Change Request Form - 12-14-2018**

Date: \_\_\_\_\_

Parcel Owner's Name (s) \_\_\_\_\_ Phone: \_\_\_\_\_

Address of Parcel where change is requested: \_\_\_\_\_

Who will be performing the work? ☐ Parcel Owner ☐ Contractor

Contractor's Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ License # \_\_\_\_\_ Insurance \_\_\_\_\_

Circle item that applies to change request:

- |                               |                              |                             |
|-------------------------------|------------------------------|-----------------------------|
| 1. Antenna / Satellite Dish   | 5. Driveway/ Patio/Sidewalks | 9. Landscape                |
| 2. Carport/Porch              | 6. Fence                     | 10. Painting                |
| 3. Detached Shed/Utility Room | 7. Flag Pole                 | 11. Roofing                 |
| 4. Doors/Siding/Windows       | 8. Irrigation System/Wells   | 12. Other - * Specify Below |

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Please attach the following: Detailed description and drawings of proposed change. Include samples of materials wherever applicable, Plot plan or survey wherever applicable.

You will receive a call prior to inspection. Please be available to answer questions.

All inspection must have three (3) ACC members to be present. All ACC members will have proper ID displayed.

Please read all of the information on the reverse side, sign and date

**PLEASE BE ADVISED THAT MARTIN COUNTY BUILDING PERMIT MAY BE REQUIRED**

\_\_\_\_\_

<b>For ACC Use Only</b>
-------------------------

**Accepted** \_\_\_\_\_

**Denied** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Add reason for denial** \_\_\_\_\_

\_\_\_\_\_  
**Signatures:** 1.

2. \_\_\_\_\_

3. \_\_\_\_\_

# The St. Lucie Falls

## Property Owners Association

8/4/2020

Page 1

Parcel Owner requests approval to make additions or modifications (changes) as described on reverse side hereof, and agrees to the following conditions:

Parcel Owner or Contractor is required to obtain necessary St Lucie Falls POA, Inc. Architectural Control Committee approval. **Please be advised that a Martin County Building Permit may be required.** Charges and fees for plans, permits, inspections and the like are solely the responsibility of the Parcel Owner. Any work, for which ACC approved, that is not in progress within ninety (90) days after the date of issue, requires notification of ACC Chairperson by the Parcel Owner and subsequent review of problems

ACC will have inspection rights throughout project.

Parcel Owner, heirs and assigns thereto, shall be fully responsible for repair, maintenance, and replacement of any change (s). If the Association is required to take action to repair, maintain or replace such change(s), or repair damage resulting there from for any reason to existing structure or other property, Parcel Owner shall be liable for charges, including reasonable attorney fees.

Requests for material changes of color or texture involving, but not limited to, paint, siding and roofing shall be submitted with a "color chip" or sample. A sketch of proposed changes shall be submitted with requests for structural changes.

Parcel Owner assumes all responsibility for construction material being neatly stored until used, cleanup and disposal of materials wherever applicable.

Parcel Owner assumes responsibility and any cost for change and future upkeep.

Parcel Owner shall indemnify and hold harmless the Association, its management company and or property manager, and respective Board of Directors and Architectural Control Committee (ACC) from liability arising from design, construction or use of change(s) described therein.

Upon completion of work outlined in the application, the Parcel Owner shall notify the ACC to obtain final approval. The work will be inspected by a group of no less than three (3) ACC members. If the work is not in compliance with the request the Parcel Owner shall have seven (7) days in which to effect work necessary to meet approvals. Failure of the Parcel Owner to affect the work necessary within thirty (30) days shall be cause for the Association to do so, and resulting costs and charges including reasonable attorney's fees shall become the responsibility of the Parcel Owner. The final acceptance upon completion and inspection will be signed and dated by the three (3) ACC members and the signed sheet delivered to the St Lucie Falls POA, Inc Administrative Assistant to be filed and retained for future reference.

If change becomes a nuisance even after approval, the Board shall have the right to rescind approval and have it removed by Parcel Owner.

All charges to Parcel Owner shall be upon notice and if unpaid after fifteen (15) days, shall become a lien upon the parcel and treated as described in the declarations.

**WORK CANNOT BEGIN UNTIL WRITTEN APPROVAL IS RECEIVED.** I have read, understand, and agree to all terms contained herein.

The St. Lucie Falls  
Property Owners Association

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

8/4/2020

Page 2

Final Inspection and Remarks

Date \_\_\_\_\_

**ACCEPTED**

**DENIED**

Signature:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Add reason for denial \_\_\_\_\_

\_\_\_\_\_

# The St. Lucie Falls

## Property Owners Association

8/4/2020  
3

Page