

**Belle Oak Villas Homeowners Association**  
**Rules & Regulations**  
**(Revised November 2016)**  
**(Addendum July 2017)**

**Addendum to Parking (Rule #1)**

Parking shall be in designated area only. One space is assigned and reserved for each unit. The address of the assigned unit is designated on the curbing. No resident is allowed more vehicles than the number of State licensed drivers living in their household. If a resident owns only one vehicle, it shall be parked in your assigned, numbered spot. All other spaces are on a first come basis. No vehicles of any kind shall be parked on lawns or streets or between the parking areas and the homes in plain view of other residents. All vehicles shall be parked front end to the curb so that orderly one-way traffic is maintained. All streets except Rodeo Dr. are one way. If you own a Motorcycle plus a car the motorcycle must be parked in front of the car.

Spaces designated as pool parking are to only be used by residents using the pool during pool hours. (9am-Dark)

Parking is allowed for other vehicles after dark must be moved by 9AM.

No Commercial Vehicles or Work Vehicles are allowed to be parked in front a residence home unless working at the residents.

Belle Oak Villas Board of Directors consider any vehicle with signage that cannot be removed, or carrying racks for tools and/or supplies, or other equipment, are considered Commercial or Work vehicles.

No Commercial Vehicles or Work Vehicles can be parked at the pool until after dark and must be removed by 9AM each day even weekends.

No parked vehicle can exceed 22 feet or a height of 10 feet. Boats, trailers, and RV's are not permitted to be parked or stored within the community.

Moving Trucks or Pod units can only be parked in the assigned numbered space and only for a period of one week or less.

**Addendum to Vehicle Repair (Rule #2)**

Vehicles are not to be repaired, serviced, jacked-up, or stored on the common area with the exception of routine maintenance or tire changing of your own vehicle. Routine maintenance includes changing or replacing fluids, windshield wipers and other similar activities during daylight hours. Hoods are to be closed unless actual maintenance is being performed. Washing vehicles at the residence is permitted only if the hose has a shut off.

### **Towing (Rule #3)**

Vehicles will be towed at owner's expense if they have expired license plates, no license plate or improper license plate. Vehicles parked on the common area, backed into a parking space or in a numbered space not belonging to the resident shall be towed. Vehicles with flat tires, disabled or abandoned vehicles shall be towed within 72 hours after notice has been given to the resident at the owner's expense. A disable vehicle is any vehicle which is not capable of moving under its own power.

### **Signs (Rule #4)**

No signs of any type shall be permitted in the common areas. For Sale or Rent signs can only be displayed in the front garden area of the residence. All signs in the common area will be removed and disposed of. No Garage Sales, Yard Sales, Estate Sales, or Moving Sales are allowed in Belle Oak Villas due to traffic and lack of through streets.

### **Storage (Rule #5)**

Bicycles, toys, grills, lawn furniture, etc. are to be stored only within the residence or area such as porches, decks, patios, or screened room and not on common areas. Stored items in front of the villa must be kept out of plain view of other residents. No clothes lines or other drying apparatus of any kind shall be allowed on any lot or common area at any time. Hanging laundry, towels or clothing of any kind on the outside of any residence or garden walls is not allowed.

### **External Attachments (Rule #6)**

No exterior antennas are permitted on the roof or in the yard of any unit. Satellite dishes shall be placed to the rear of the residence if an acceptable signal is available. If an equally acceptable signal is not available when placing a satellite dish to the rear of the residence, the satellite dish shall be placed in location on the roof. Solar panels are now permitted on roofs of homes.

### **Trash (Rule # 7)**

All trash is to be placed in the dumpster and not on the ground or on top of the dumpster or surrounding structures. All garbage must be in trash bags and tied or sealed shut. All cardboard boxes must be broken down to fit in the dumpster and reduce space taken up. Large items and trash from commercial activities (such as lawn or tree services) are not to be placed in dumpsters. Periodically a pickup of large items will be arranged for with the county. At that time, large items to be disposed of can be brought to the south end of Rodeo Drive. No electronics devices can be disposed of in the dumpsters or at large item

pickups, they must be taken to the appropriate county facility. Recycling bins have been provided in common areas near many of the dumpsters. We encourage the recycling of glass, newspaper, plastic containers, and small cardboard containers in these blue bins. If bins are full please do not leave anything on top of them. Instead recyclables should be held at the residence or placed in dumpsters. Recycling bins are usually emptied on Thursdays.

### **Garden Areas (Rule # 8)**

Each resident has a small garden area in front of their villa and also in the rear. Residents are responsible for the upkeep of these areas. Planting is only allowed in the area in front of the residence from the curb to the villa and in the rear only as far as the fence extends. Garden hoses must be neatly stored and weeds must be kept under control at all times. No planting is allowed in common areas such as medians or beyond the end of the homeowner's property line in the rear. No planting around dumpster enclosures or trees on the common ground.

### **Painting (Rule # 9)**

Each owner is responsible for the care and upkeep of their own home including painting of the structure. All Villas must be painted with Belle Oak approved colors. All wood and trim including shutters and window frames must be Belle Oak Gray. Wood decks, if painted, shall remain painted. Natural stained decks shall be maintained to present a clean appearance. Gutters shall be white or Belle Oak Gray. All stucco must be Belle Oak White color. All aluminum doors must be white or rust-oleum bronze. Screen enclosures shall be rust-oleum bronze color. Fences in front must be replaced with wood or vinyl and must be in compliance with other fences in the front. All fences must be painted Belle Oak Gray. Fences placed between 2 adjacent properties shall be the shared responsibility of both homeowners. Maintenance and repair expenses of these fences shall be shared by both. Paint formulas for Lowes and Home Depot can be found on the Belle Oak Villas website at: [www.belleoakvillas.com](http://www.belleoakvillas.com).

The Architectural committee must approve any change or alterations to your villa and your request must be put in writing to them. Detailed plans must be submitted and approved before any work is started.

### **Roofs (Rule # 10)**

All owners are responsible for replacing their roofs when needed. Patching is not allowed except for a temporary fix. New roof shingles must be installed within six months after patching. GAF Royal Sovereign makes the required shingles and the color should be Weathered Gray. Roofs over the Lanai must be approved by the Architectural Committee and must match other shingles. Lanai roofs must be level with the rest of the roof on the home.

### **Renters (Rule #11)**

All owners who lease their villa must present to the Board of Directors a Notification Form (found on the BOV website) before tenants may move in. Failure to submit the form will result in a fine of \$100.00 plus \$20.00 per day until the form is received. Tenants must complete the Lessee Form (available on the website) and send it to the Board of Directors within 10 days of move in. Failure to submit this form will result in a fine of \$150.00 plus \$25.00 per day until the form is received. Each lessee must be given a copy of the BOV Rules & Regulations. After 2 written violations, the Board of Directors will have the right to evict the tenant on behalf of the owner at the owner's expense.

### **Pets (Rule # 12)**

All dogs and cats must be on a leash when in the common areas. No animal is to be tied to a tree in the common area at any time. Animals should not be tied up outside if the owner is not outside with them. Cats are not allowed to run loose. Owners must pick up after their pets immediately. Owners are responsible for preventing excessive barking or disturbance of other residents. The Board reserves the right to levy fines for violations of this rule.

### **Pools (Rule # 13)**

Pools are for the exclusive use of residents and their guests ONLY. Pools cannot be reserved for parties. Pool hours are from 9AM until dark. Children under 14 years of age are not allowed at the pool without adult supervision and residents can be fined if their child is in the pool area without adult supervision or after hours. Food, glass containers, and alcoholic beverages are prohibited from the pool area. There is no running and NO DIVING in the pool area. Loud music is prohibited at the pool. Rules are posted at the pool and must be followed or you will be asked to leave. No resident is allowed to use the pool if their maintenance fees are not up to date and their pool keys must be relinquished to the Association.

### **Maintenance Fees (Rule #14)**

All maintenance fees are due quarterly in January, April, July and October.

### **Fireworks (Rule # 15)**

Fireworks are prohibited from being displayed in the common areas including roads and parking areas.