

TOWNES AT DARLINGTON ASSOCIATION

RULES AND REGULATIONS

On July 1st, 2023, the Board of Directors of Townes at Darlington approved the following Rules and Regulations for you, your guests, and tenants, to ensure your enjoyment of Towns at Darlington and to maintain a pleasant, secure atmosphere. These Rules and Regulations will become effective and enforceable July 1st, 2023. Townhome living is a unique environment. Unlike a private residence, all areas outside of your townhome unit are shared common areas for your use and enjoyment, as well as the use and enjoyment of all residents. Therefore, it is necessary for all residents to be responsible and considerate of their neighbors; and, necessary to adopt reasonable Rules and Regulations. Our Rules are equitable and will be actively enforced to ensure an enjoyable atmosphere for you and, at the same time, maintain a standard of living that will enhance the value of your investment.

A. Townhome Units

1. No unit shall be used for any purposes other than residential purposes.
2. No vacation or short-term rentals are allowed (i.e., AirBnB, Vrbo, HomeToGo, FlipKey and any other form of short-term or vacation rental).
3. No unit shall be leased initially for less than six (6) months.
4. Tenants should notify their landlord first of any issues within the community. They can then contact Melrose Management. Tenants shall communicate all non-emergency issues to the unit owner.
5. All units shall have shades or drapes on windows and sliding doors.
6. Blankets, sheets, towels, or other similar items shall not be hung across any exterior windows, or doors.
7. No unit shall be permanently occupied by more than two (2) adults for each bedroom.
8. Homeowners/tenants are responsible for the actions of their guest when using the common areas/grounds.
9. Garage doors must be closed when homeowners/tenants are not physically inside the unit or on common areas/grounds. Garage doors cannot be left open or cracked overnight.

B. Pets

1. Dogs and cats must always be kept on a leash and under the physical control of a responsible person while on the Common Areas.
2. No owner or tenant may keep more than a total of three (3) pets in a unit.
3. All pets shall be the exclusive responsibility of the pet owner.
4. No pets shall be bred for commercial purposes.
5. Pet owners shall be responsible for the immediate clean-up of their pet's waste and shall carry a suitable container for this purpose when the pet is outside the unit.
6. All pet waste shall be disposed of by the pet owner in a sanitary manner and not left outside the unit or on common grounds/area in waste bags. Pet waste stations with bags are located throughout the community.
7. All pet owners or unit owners shall be responsible for damage to the common elements caused by their pet, or any pet allowed to occupy the unit.
8. Pets shall not be left unattended on the common areas or on any unit driveway at any time.
9. Pets shall be vaccinated in accordance with the requirements of the city or county.

10. Pets shall not create a nuisance or disturbance.
11. Failing to comply with the above pet rules will result in fines and/or eviction of the pet from the community.
12. Homeowners/tenants are not allowed to feed any wildlife or stray animals. Homeowners/tenants will be subject to fines and removal fees of animals if found in violation.

C. Common Elements and Limited Common Elements

1. The common elements of the community shall be used only for the purpose for which they are intended in furnishing services and facilities for the enjoyment of unit owners and their guests.
2. All unit owners shall keep and maintain their respective units in good condition and repair.
3. All common areas shall be kept free from any obstruction and used for their intended purpose, and in no event shall the same be used as storage areas.
4. The sidewalks, driveways and entrances shall be kept free from any obstruction.
5. Unless otherwise approved by the Board of Directors, only live potted plants shall be displayed on or around the unit. All potted plants must be well taken care of and displayed in a clean and neat manner.
6. Common elements shall not be decorated or furnished by any resident except for nationally observed holidays. Halloween, Easter, New Years, Martin Luther King, Presidents Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving and Christmas.
7. All portions of the community shall be kept in a clean and sanitary condition. No rubbish, refuse or garbage shall be allowed to accumulate, nor shall any fire hazard be allowed to exist in the community.
8. The display and discharge of fireworks and firearms on the common elements are strictly prohibited.
9. Bulletin boards are for Association business only.
10. Trash shall never be placed or stored in entryways, or driveways, temporarily or otherwise.
11. Clothing, bedding, and other similar items shall be kept out of public view from the exterior of the unit.
12. Any major repairs to the plumbing or electrical wiring within a unit must be made by a licensed plumber or electrician.
13. Any water leak or similar problem in a unit shall be reported immediately to the management office. Tenants must contact the homeowner immediately.
14. No storage sheds of any kind shall be allowed in the common areas or on driveways.
15. No individual garage sales, yard sales, flea markets or similar activities shall be permitted within the community.
16. The unit owner is responsible for ordinary maintenance of the window screens and sliding door screens of his or her unit. Bent, damaged or missing screens shall be repaired or replaced by the unit owner at his or her sole cost and expense.
17. "For Sale" and "For Rent" signs shall not be displayed on windows from inside or outside the units, or on vehicles and must be 2' x 2' or smaller.
18. Residents 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 four and one-half (4 ½) feet by six (6) feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, Space Force or a POW-MIA flag. Residents may display a game day flag within 24 hours of the team represented on the flag's game day.

19. Residents shall be permitted to place holiday decorations on the exterior of their unit. Any holiday decoration shall not interfere with or cause harm to other unit owners, residents, guests or their property, the common elements or Association property.
20. Holiday decorations shall not impede the walkways or entryways. All holiday decorations shall be removed within two weeks after the holiday.
21. There shall be no solicitation of any type allowed in the community. Violators shall be considered trespassers and subject to legal action.
22. All work performed on any unit shall be between the hours of 8:00 a.m. through 7:00 p.m., except for emergency repairs.
23. The Association shall not be responsible for personal property or any other items that are lost, stolen, abandoned or damaged.

D. Vehicles, and Parking

1. The speed limit shall be (ten) 10 MPH on all roadways within the community.
2. Vehicles shall remain within the lines and shall not interfere with the parking or loading/unloading of neighboring vehicles.
3. Disabled and stored vehicles are prohibited from being stored or parked in the community parking including driveways.
4. Vehicles shall only be parked in designated parking areas. **NO STREET PARKING AT ALL.**
5. No vehicle shall park on the grass or block sidewalks, fire hydrants or designated fire lanes.
6. If a vehicle is parked in a grass area, fire lane, handicap space (without displaying a handicap parking permit), or in a manner the blocks another vehicle, impedes access to another owner's unit or garage, obstructs the flow of traffic, creates a hazardous condition, or in any other manner that violates these rules and regulations, the Association or its agent, shall have the authority but not the obligation to tow any vehicle from the community at the sole cost of the vehicle owner. Any vehicle parked overnight in the designated fire lanes will be towed.
7. All vehicles must display a current license tag or be subject to possible towing at the owner's expense/tenant.
8. Only emergency repairs to vehicles shall be permitted on the property.
9. If a vehicle leaks fluid that leaves stains in the community, the owner of such vehicle shall be responsible for the cleanup and/or repair of the property.
10. No vehicle shall be permitted in the community that is excessively loud or disruptive to other residents.
11. Commercial vehicles may only be parked within the community for service pick-up and delivery purposes and must be on a temporary basis (no more than ten (10) consecutive hours and between the hours of 8:00 a.m. and 7:00 p.m.). Except for emergency repairs.