



GRANDE CHAMPION PARCEL SW-29 HOMEOWNER & TENANT HOMEOWNER ASSOCIATION 2025 HANDBOOK



The Handbook provides a general reference to the Grande Champion community and is to be used in conjunction with, not in place of, the "Declaration for Grande Champion" and all other Governing Documents Provided to each Homeowner at their original closing.

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Introduction

The purpose of this Handbook is to help each homeowner and tenant understand what is expected of our residents and how to help make our community one that is safe and an enjoyable neighborhood in which to live while contributing to the growth in owners' property values. It is important to understand the various regulations and / or restrictions found in the Homeowners Declaration and By-Laws for the Grande Champion Community. These regulations were developed when the community was first developed to help ensure the safety, well-being, and quality of life for all residents. The regulations also help maintain a positive "curb appeal" which contributes to higher property resale values and to increasing owners' property values. This Handbook provides a brief review of these expectations, regulations, and restrictions.

The Handbook is not intended to replace the Governing Documents all owners received at closing. The Handbook presents community information in four major areas:

1. Grande Champion Roles and HOA Committees.
2. Grande Champion General Information – applies to both single-family homes and townhomes.
3. Single-Family Home Rules and Regulations (applies to Single-Family Homeowners and Single-Family Home Tenants).
4. Townhome Rules and Regulations (applies to Townhome Owners and Townhome Tenants).

Please read the entire Handbook and note that there are section and page references in parentheses that refer to your original Declaration, By-Laws and closing documents. Always refer to those formal documents as needed. Within the parentheses there are two sets of numbers, the first representing the section of your documents and the second is the page, which will provide additional detail of that regulation, if needed. The example of (11.11, 3679) would refer to section 11.11 on page 3679 of your Governing Documents.

The Governing Documents can be found on the Grande Champion Community Portal under "Documents – Governing Documents". The link for Grande Champion Community Portal is below:

<https://portal.premiermgmtcfl.com/>

Providing each homeowner and resident with a Handbook also helps to keep all residents aware of expectations when it comes to "Community Living". The advantages of living in a community such as ours are many. Everyone can take comfort in the knowledge that the Board of Directors is bound to provide equality for each homeowner, and to ensure that our community standards are consistently maintained by all residents. The more familiar we become with our Governing Documents, the better it will be for everyone in our community and will help you avoid the enforcement process to manage violations.

So, do not delay, read the Handbook and let your Board know of any questions and if any changes or additions should be included.

Grande Champion is a Homeowners Association Community

A Homeowners Association (HOA) is an association made up of its members (property owners) to benefit from the sharing of resources and facilities. Living in an HOA offers several advantages to its residents, while also requiring that residents adhere to a set of pre-defined community standards.

The Grande Champion HOA comprises residents of:

- 223 Single-Family Residences, and,
- 140 Townhomes.

Members belong to TWO homeowner's associations. The first, the International Residence Owner's Association (www.iroalpga.com), is the Master Association and includes all of Grande Champion and other communities within LPGA International. The second, the Grande Champion Parcel SW-29 is your neighborhood association. As a result, our community standards must meet the requirements of the Master Association (the "MARC"), and those of our Grande Champion Homeowner's Association (the "HOA").

The Advantages of Living in an HOA Community

The HOA handles functions that benefit the Members and residents of our community through management of the community's finances, resources, vendors, common areas, and community standards. The HOA does this through its management company with direction and policies established by the Board of Directors.

The townhomes' exterior maintenance and streets are managed by the HOA which oversees the various vendors and establishes a reserve fund to manage long-term expenses. A primary advantage is that the HOA ensures each property is maintained according to community standards, since the value of any one property can be affected by the value of neighboring properties.

The HOA is responsible for the maintenance of the common grounds, one pool with a pool cabana and the Townhome Streets.

Grande Champion is part of the City of Daytona Beach. Accordingly, the single-family home streets, and sidewalks, are owned, maintained, and controlled by the city, except for the streets within the townhomes which are private. Streetlights are maintained by the local utility (FPL).

Role of the Board of Directors

The Board of Directors (or the "Board") is comprised of volunteer homeowners and elected annually (or appointed) to represent you and the best interests of the community. The Board is responsible for the overall management of the Association within the legal documents and State of Florida laws that dictate specific rules, regulations, and responsibilities. The primary roles of the Board are to:

- Prudently manage the Association's finances through collection of fees, and the payment of expenses.
- Ensure compliance with community standards.
- Maintain the community common areas and townhomes buildings and townhome streets.
- Develop policies within the scope of the LPGA Master and Grande Champion legal documents.
- Select and contract with various vendors to deliver services to the community.
- Contract with, direct and manage the Management Company to implement those policies.
- Communicate with Association Members items of current interest.

The expectations of Board and Committee members is described in the Grande Champion Community Portal under "Documents – Committee Charters".

Role of Homeowners and Tenants

In exchange for managing our Community, the Association expects all homeowners to:

1. Read and understand the community standards and regulations.
2. Comply with community standards and regulations.
3. Comply with City of Daytona Beach laws, codes and regulations.
4. Meet your financial obligations to the Association.
5. Respect and care for the community's property.
6. Contribute to a safe environment for all residents.

In addition, each homeowner is responsible for ensuring that all guests and tenants understand and follow relevant community standards and regulations. Because homeowners are responsible for the behavior of tenants and guests, it is in the best interest of homeowners to share this Handbook with any tenants. Any violation will be sent to the homeowner who is responsible for either resolving the violation or falling under the provisions of the Violation Policy (provided in the Grande Champion Community Portal under "Documents – Rules and Regulations (Policies)". Ignorance of the community's rules and regulations is not an excuse for failing to comply with them.

If you have a question about our community standards, please ask a Board Member or the Community Association Manager.

Role of Community Volunteers

To the extent of your interest, there are many opportunities to get involved in helping to manage our community, through feedback to the Board and Community Manager, participation in committees and community events, attending Board meetings, or seeking election to the Board. The following HOA roles require community participation:

- Board of Directors. Typically requires 12-16 hours per month (year-round).
- Architectural Control Committee (ACC). Typically requires 4-6 hours per month (year-round)
- Landscaping Committee. Typically requires 4-8 hours per month.
- Pool Recreation Committee. Typically requires 4-6 hours per month (during pool season).
- Social Committee. Typically requires 2-4 hours per month (year-round).
- Parking Committee. Typically requires 4-6 hours per quarter (for parking pass distribution).
- Nominating Committee. Typically requires 4-8 hours annually.

Refer to the Committee Charters for a description of each committee's function. The Committee Charters can be found on the Grande Champion Community Portal under "Documents – Committee Charters". The ACC is further described later in this Handbook.

Role of the Management Company

The Management Company is contracted to the HOA to provide management of our community. The Management Company appoints a dedicated Community Association Manager (CAM) to handle the day-to-day business of our community, and to serve as a primary point of contact to the residents.

Overall, the role of the Management Company, and the Community Association Manager, is to take direction from the Board and manage vendors and activities for the benefit of our community. This includes the following:

1. Conduct periodic inspections of the community and note violations that must be addressed to ensure meeting community standards; communicate violations to Members and help to resolve them.
2. Provide monthly reports to the Board to help the Board to meet its responsibilities and to assess performance against objectives.
3. Manage the daily activities of the community's vendors and suppliers.
4. Provide timely and relevant communications to members and residents.
5. Answer and address questions and concerns related to daily community operations.
6. Administer and coordinate maintenance and repairs for the townhomes and Common Areas (Pool/Cabana).

Role of the Master Association (LPGA)

The Master Association (the International Residence Owner's Association) maintains the front entrance marquis at SR-92, as well as landscaping, lawn cutting, and mulch beds along Grande Champion Boulevard and Champion Ridge Drive.

The Master Association also considers final approval of all ACC applications after the applications have been approved by our ACC.

HOA Committees

Grande Champion requires community engagement and support to help make it a beautiful and enjoyable community in which to live. The following Committees help support our community. Whether committee work requires a few minutes a week, or several hours a month, our community relies on active participation

by volunteer residents to maintain our quality of life. Participation in a committee may also help you determine if later you might want to expand your role by seeking a position on the Board.

Contact details for each of the Committees may be found at the end of this Handbook and in the Grande Champion Community Portal.

Committee Volunteer Forms are available at the Community Portal under “Documents – Forms”.

[ACC \(Architectural Control Committee\)](#)

The Architectural Control Committee (ACC) is a volunteer group comprised of between three (3) to five (5) homeowners and is responsible for reviewing and evaluating all proposed exterior modifications to home lots prior to work commencement to ensure its adherence to the Association’s Governing Documents, Rules and Regulations, Policies, and MARC Development Code to uphold the aesthetic integrity of the Association.

The ACC must approve **all** exterior modifications to your lot or home **before** the scheduled project begins. (12.1, 3681) *“No material alterations, additions or modifications to a parcel, or material change in the appearance thereof, shall be made without written approval thereof being first had and obtained from the ACC as required by this Declaration.”*

This requirement helps ensure that no changes are made which contradict what are defined as our community standards in the Association’s legal documents. This offers protection to all Members so that unauthorized exterior changes do not detract from the appearance of the community.

Failure to submit an ACC application and secure prior approval by the ACC and the MARC prior to commencing any modification may result in the homeowner incurring the full cost to return the home to its original condition.

The ACC Application may be submitted online at www.ARCTracker.com/GrandeChampion.com. Some paint colors are one of the most highly visible changes and approved paint color combinations are also provided in the Community Portal under “Documents – ACC” or online at www.ARCTracker.com/GrandeChampion.com. An application to the MARC is also required, most times with a fee. You may find the MARC application online in the Community Portal under “Documents – ACC” and online at www.ARCTracker.com/GrandeChampion.com.

[Parking Committee](#)

The Parking Committee is comprised of between three (3) to five (5) volunteer townhome owners and is responsible for issuing parking passes for Townhome guests and pool parking lots. The Committee helps identify any parking concerns occurring within the Association to Management and/or the Association’s towing contractor, where appropriate.

[Landscaping Committee](#)

The Landscaping Committee is comprised of between three (3) to five (5) volunteer homeowners and is responsible for reviewing and evaluating the common area property of the Association’s landscaping appearance and to assist in oversight of the Association’s Landscape Maintenance Contractor.

[Pool Recreation Committee](#)

The Pool Recreation Committee is comprised of between three (3) to five (5) volunteer homeowners and is responsible for reviewing and evaluating the Association’s amenity area including the building containing the restrooms and storage room, the pool, the pool deck and furnishings, fencing, and other features to ensure its adherence to the Association’s Governing Documents and to help maximize residents’ enjoyment of the pool area.

Social Committee

The Social Committee is responsible for organizing events for the enjoyment of Grande Champion Parcel SW-29 residents to foster a sense of community as approved by the Board of Directors. These events include but are not limited to holidays and special events.

Nominating Committee

The Landscaping Committee is comprised of between three (3) to five (5) volunteer homeowners and is responsible for making nominations for election to the Board of Directors (or Board) annually.

Grande Champion General Information

The following sections describe Grande Champion and include general neighborhood rules and regulations that apply to both the single-family residences and the townhomes. All violations to these rules and regulations are managed through the HOA's Violation Enforcement Policy, found in the Community Portal under "Documents – Rules and Regulations (Policies)". There is no intent to "punish" owners, but this Policy is enforced to ensure compliance with Community Standards. The Policy provides progressive steps if the violation continues from a warning letter to assignment to the HOA's legal firm to a possible lawsuit and placing a lien on the property.

HOA Fees

HOA fees are assessed quarterly for single-family residences, and monthly for townhomes. The HOA fees may be adjusted annually by the HOA Board to pay expenses to maintain the community.

HOA fees are due on the first day of each month. Payment coupon booklets are used to assist each homeowner in paying HOA fees. New homeowners should receive their coupon books via US Mail approximately thirty (30) days after closing. Coupon books are provided by the Management Company.

The management company provides several methods for paying HOA fees. Refer to the Grande Champion Community Portal for details.

Speed Limit

The speed limit throughout the entire community is 25 MPH (this is a City of Daytona Beach Ordinance). Daytona Beach Police periodically patrol the streets to enforce this by issuing City citations.

Overnight Parking

Overnight parking on the streets throughout the entire community is prohibited in our legal documents and under some circumstances on our city streets by the City of Daytona Beach Ordinance. Daytona Beach Police periodically patrol the streets to enforce this by issuing City citations. Towing of a violating vehicle on streets in the townhomes may be done by our contracted towing company.

Architectural Control

The criteria which establish the architectural features applied in Grande Champion are set forth in the Development Code and are supported by the International Residential Owners Association (The Master Association). The Development Code shall apply throughout the review process as criteria for objectively reviewing all architectural changes for all proposed improvements as outlined in Article 10, The Master Architectural Review Committee (MARC), of the Master Declaration of Covenants, LPGA International.

It is strongly suggested that homeowners review the MARC Development Code prior to submitting ACC Applications.

Refer to the MARC Development Code for LPGA International at the Community Portal under “Documents – Governing Documents” for more information on specific architectural features and their requirements for single-family homes and townhomes.

Landscaping

The HOA contracts with a professional landscaping company to maintain the common and the townhome areas. If you notice any problems, direct the issue to our Management Company. Please do not approach any individual worker you may see in the community. The Management Company manages any problems directly with all outside vendors. Keep in mind that modifications to your landscaping require review and approval by the HOA as noted above. Please contact the Management Company office prior to undertaking exterior alterations for information regarding the review procedure.

Landscape modifications by townhome residents are prohibited.

Community Pool and Pool Cabana

Use of the pool and pool cabana is limited to owners, lessees, and their guests. The use of the swimming pool is at YOUR OWN RISK. **An adult (18 and over) must always supervise children under age 16. Parents are responsible for the safety and conduct of their children at all times in all areas.**

Entry to the pool and pool cabana area is through the gate only with the use of issued key fob (or electronic key). **Do not allow others to enter unless they have a key fob.** The complete list of pool rules is posted at the pool.

Violation of pool rules and hours may result in penalties ranging from loss of pool access for all members of an offending household and their guests or and may be subject to prosecution for trespassing.

Garbage/Recycling Containers

Your garbage/recycling containers should be stored so as not to be visible from the street and should also not be curbside for pickup earlier than 6 PM on the day preceding the pickup. They must be returned to the home so that they are not visible from outside the home no later than 8:00 pm on the day of pickup (12.19, 3685). If you do not have a garage, containers must be stored on the rear lanai.

BEARS AND RACCOONS LOVE TRASH CANS, PLEASE OBSERVE THIS REQUIREMENT.

The collection days are as follows:

Household Trash:	Tuesday and Friday
Yard waste:	Wednesday
Recycling:	Friday

Often collection may be affected by the Holidays. Check with the City of Daytona Beach for changes to specific collection days.

Bulk Waste

Some garbage items are too large to fit into your garbage can such as various household items, major appliances, furniture and mattresses. To dispose of Bulk Waste items, each Homeowner is required to contact the below to arrange proper disposal:

City of Daytona Beach – Solid Waste **386-671-8670**

Daytona Beach - Waste Pro USA **386-788-8890 or *Daytona Beach - Waste Pro USA***

Residents are requested to place bulk waste on the grass median in front of the residence or at the end of your driveway. Do not place bulk waste in the street or on the sidewalk to prevent interference with

pedestrians. Bulk waste remaining on the street for longer than one week may result in a nuisance violation letter from the HOA.

Outside Storage

Storage of items outside the house (lawn mowers, auto/truck parts, bulk materials, etc.) is prohibited.

Water softeners, trash containers, garden hose reels, barbecue grills, and other similar devices shall be properly screened from the street in a manner approved by the ACC.

Driveway or side yard storage of boats, campers, trailers, and RV's is prohibited.

Sports Equipment

No recreational, playground or sports equipment including basketball backboards or play structures shall be installed or placed within or about any portion of the community without ACC approval. No approval shall be necessary for **portable** basketball equipment; however, no such equipment shall remain outdoors when not in use or overnight. No basketball hoops shall be attached to a home and any portable basketball hoops must be stored inside the Home.

Pets

No pet shall be permitted outside a home unless such pet is kept on a leash or within an enclosed portion of the yard of a home, as approved by the ACC. No pet or animal should be "tied out" on the exterior of the home or in the Common Areas or left unattended in a yard or on a balcony, porch or patio (12.2, 3681). Pet owners are responsible for immediately cleaning up after their pet and always being respectful of other properties. All pet owners are fully responsible for all activities of their pet/s.

Several Daytona Beach City regulations apply to our community and are associated with fines for violations. Animal Control manages these, and they can be reached at 386-671-5455. Each of the following 4 violations carries a penalty fine of \$100: animal running loose (Sec 14-11); no more than 4 dogs or cats (Sec 14-12 Sub C1-3); Nuisance, barking, disturbing peace and quiet of neighbors (Sec 14 11(B)); Nuisance, failing to pick up pet litter (Sec 14-11D). If any of these violations cannot be resolved by talking with the pet owner, it is most effective to call Animal Control to deal with the issue.

Parking

Parking within the community is governed by community Governing Documents as well as City Ordinances. Parking for single-family homes is controlled by both the City of Daytona Beach and the HOA, since the community streets are public City streets. Some regulations apply to the HOA, some apply to the City Code, and some to both.

Parking of any vehicle on grass, whether the lawn of a home or a common area is forbidden.

There shall be no overnight parking on the street within Grande Champion, including vans, trucks or recreational vehicles. Owners' automobiles shall be parked in the garage or driveway and shall not block the sidewalk. No commercial vehicles, limousines, recreational vehicle/s, boats, trailers – including but not limited to boat trailers, house trailers and trailers of every other type, kind or description, or camper, may be kept within the property except in the garage of the home (12.4.3, 3682).

Overflow parking is always allowed at both the pool NORTH and SOUTH LOTs only during non-pool hours. Parking hours are posted.

Towing, at the expense of the vehicle owner, is a possibility if you park illegally. The Association has an agreement with private towing companies to tow improperly parked vehicles; the warning signs are posted.

Primary Daytona Beach City Parking Regulations

The following are the most common parking violations cited by the Daytona Beach Police Department, with fines varying by citation.

- Any vehicle remaining in a parking area remaining in one position more than 24 hours in an otherwise unrestricted area shall be illegally parked.
- Every vehicle stopped or parked upon a two-way roadway shall be so stopped or parked with the righthand wheels parallel to and within twelve inches of the righthand curb or edge of the roadway. No parking on the “wrong” side of the street facing oncoming traffic.
- No person shall stop, stand or park a vehicle:
 - On the roadway side of any vehicle stopped or parked at the edge or curb of a street (i.e., double parked).
 - On a sidewalk or in the area between the curb portion and the city sidewalk.
 - Within an intersection.
 - At any place where official signs prohibit stopping.
 - In any area containing the raised or painted traffic separator or median.
 - In front of a public or private driveway.
 - No person shall drive a vehicle across a raised curb for the purpose of parking, stopping or standing.
 - Leaving less than eight feet of the width of the traffic lane for free movement of traffic (most common violations along center lined streets near intersections or along Grande Sunningdale Loop)

Streets within the townhomes are private streets, as are the two parking areas by the community pool. Therefore, the HOA controls parking and regulations in these areas.

Leasing Your Home or Townhome

If you rent or lease your property, you are responsible for your tenants, so it is advisable to provide each tenant a copy of this Handbook, so all tenants are aware of the expectations to be part of the in Grande Champion.

Homeowners renting their property should review the City’s “Rental Property Program” found at below website for City requirements since these can change over time.

Rental Property Program | Daytona Beach, FL - Official Website (codb.us)

The City of Daytona Beach has adopted ordinances that limit the number of unrelated persons living in one home, minimum allowed rental periods, and license requirements to rent a property. Property owners must obtain a city-issued rental property license. The City’s Rental Property Program is managed by Code Enforcement which can be reached at 386-671-5298.

Long-term leases are permitted in Grande Champion but are limited to the entire home with no portion only being rented. All leases shall be in written form and a copy of the written lease shall be provided to the Homeowners Association, if so, requested by the Association. Any short-term rentals of less than (30) days are prohibited. No bed and breakfast facility may be operated out of a home, and no individual rooms of a home are permitted to be leased on any basis. (12.28, 3687).

The Association makes every attempt to monitor suspected violations of this ordinance and will advise the city of any suspected violation for them to investigate.

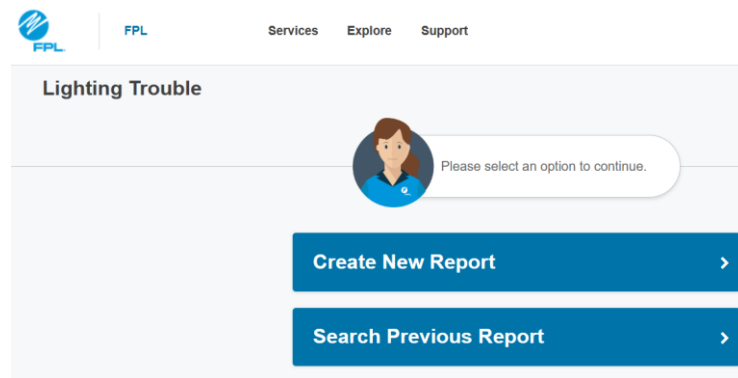
All property Owners are required to provide contact details (name, phone, e-mail) for all tenants at the Community Portal.

Streetlights

The streetlights in Grande Champion are maintained by FPL. If a streetlight is not functioning, the easiest way to report the problem is to write down the number posted on the pole (which is located approximately four feet from the ground) and report the pole number and the location at the following link:

Streetlight (fpl.com)

Illustration of FPL Streetlight Webpage



If no pole number is available, you may use the closest house number to identify the light.

Alternatively, residents may also report streetlight issues to the Board.

Holiday Decorations

Holiday lighting must be removed within 14 days following the holiday.

Fireworks

Please remember that all varieties of fireworks within the city limits of Daytona Beach are prohibited. (DB city Code Sec 62-32(a) No person shall discharge, set fire to, or burn any fireworks as defined in F.S. §791.01(4) (a) in the city, except as provided in subsection (b) of this section).

Residents are liable for any damage to community property from discharged fireworks.

Specific Single-Family Home Rules and Regulations

The following sections describe rules and regulations that apply to single-family homeowners and single-family home tenants. All property Owners are responsible for their property and to ensure all tenants are aware of, and compliant with the community requirements stated in the Governing Documents.

Property Maintenance

Maintaining your property is critical to the resale value of single-family homes and the growth in property values since the appearance of each home in our community contributes to the overall appeal, and marketability, of all homes.

Single-family homeowners are responsible to maintain their lawns by not allowing unsightly growth to occur. (11.11, 3679) "No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any parcel. No refuse or unsightly objects shall be allowed or placed or suffered to remain upon any Parcel."

Single-family homeowners are responsible for maintaining clean driveways and sidewalks within each lot. Pressure washing is typically required 2-3 times per year to maintain the sidewalks in a compliant condition.

All main sodded areas are recommended to be a St. Augustine variety. Any replanting or resodding of grass by an Owner must be done to match the original design and intent.

This requirement is both an aesthetic as well as a safety issue since mold/mildew covered sidewalks become extremely slippery when wet. Pedestrians slipping and/or falling on a non-maintained sidewalk may be cause for liability to the homeowner.

Maintain your driveway and sidewalks (11.12, 3679) when damage occurs or when power washing or cleaning is required. If the homeowner fails to make the repair, and the HOA completes the need, the owner will be required to reimburse the Association for all expenses incurred by the HOA to remedy the non-compliance.

Example of Compliant Sidewalk



Example of Non-Compliant Sidewalk



Single-family homeowners are responsible for proper edging of lawns along the driveway and sidewalks within each lot.

Example of Compliant Lawn Edging



Example of Non-Compliant Lawn Edging



Single-family homeowners are responsible for maintaining all plants, shrubs, and trees on their property which includes the lawn and trees between the street and the sidewalk. It is the responsibility of each single-family Homeowner to replace any dead, diseased, or storm-damaged trees at the front of their property including "street trees" between the curb and sidewalk. Trimming

of street trees so that pedestrians can safely use the sidewalks is also the responsibility of the homeowner.

Single family home maintenance includes, but not exclusively; cutting, fertilizing of lawns; edging all hard surfaces; weeding and mulching of all planting beds, including covering dirt and irrigation hoses; tree trimming; hedge trimming (maximum four-feet height) and replacing dead plant material.

Example of Non-Compliant Planting Beds (excessive weeds)



Corner Lot Maintenance

Single family homeowners of corner lots are required to properly edge lawns along the sidewalks on the front and side of the lot.

Single-family homeowners of corner lots are required to maintain clean sidewalks on the front and side of the lot.

Single-family homeowners of corner lots are responsible to maintain all plants, shrubs, and trees on their property which includes the lawn and trees between the street and the sidewalk. It is the responsibility of each Single-family homeowner of corner lots to replace any dead, diseased, or storm-damaged trees at the front and side of their property.

Architectural Changes

Homeowners considering architectural changes shall prepare and submit ACC Applications for the following changes typical for single family residences:

- Driveway Change
- Exterior Color Change
- Fence and Fence Landscaping
- Landscaping
- Patio Addition and Patio Landscaping
- Patio Screen Enclosure and landscaping
- Play Structure
- Rooftop Solar Panels
- Satellite Dish
- Screen Door
- Swimming Pool
- Other Miscellaneous Changes

ACC Application Checklists have been developed for the most common architectural changes listed above to assist the homeowner to provide a complete ACC Application.

Refer to ACC Application Checklists at the Community Portal under “Documents – ACC”.

If in doubt, please contact the ACC Committee.

Parking

There shall be no overnight parking on the street within Grande Champion, including vans, trucks or recreational vehicles. Owners’ automobiles shall be parked in the garage or

driveway and shall not block the sidewalk. No commercial vehicles, limousines, recreational vehicle/s, boats, trailers – including but not limited to boat trailers, house trailers and trailers of every other type, kind or description, or camper, may be kept within the property except in the garage of the home (12.4.3, 3682).

Commercial vehicles or vehicles displaying company logos are prohibited from being parked in the driveway overnight.

Specific Townhome Rules and Regulations

The following sections describe rules and regulations that apply to townhomes. Townhome landlords are responsible for the property and to ensure all tenants are aware of, and compliant with the community requirements stated in the Governing Documents. All violation notices are sent to homeowners who are responsible for any consequences of non-compliance as described in the Violation Policy.

Property Maintenance

The HOA contracts with a professional landscaping company to maintain the common areas and each townhome lot. If you notice any problems, direct the issue to our management company. **Please do not approach any individual worker you may see in the community. The Management Company manages any problems directly with all outside vendors.** Keep in mind that modifications to your landscaping are not allowed. Please contact the Management Company office prior to undertaking exterior alterations for information regarding the review procedure.

Architectural Changes

Townhome owners considering architectural changes shall prepare and submit ACC Applications for the following architectural changes typical for townhome residences:

- Driveway Widening (typically three-foot maximum widening to existing driveways is permissible WITH AN APPROVED APPLICATION)
- Patio Extension (typically four-foot maximum extension to an existing patio is permissible WITH APPROVED APPLICATION)
- Add Patio Screen Enclosure
- Other Miscellaneous Changes

ACC Application Checklists have been developed for the most common architectural changes listed above to assist the homeowner to provide a complete ACC Application.

Refer to ACC Application Checklists at the Community Portal under “Documents – ACC”.

If in doubt, please contact the ACC Committee.

Parking

Townhome residents are required to use their garage or driveway for parking vehicles. Parking on lawns or landscaped areas is prohibited. The following parking policies apply:

- All Vehicles must be registered and have a Grande Champion decal always displayed.
- All residents are required to use their garage or driveway for parking vehicles. Parking on lawns or landscaped areas is prohibited.
- Vehicles shall not be parked on the street or blocking any sidewalk.
- Overflow parking is allowed at the pool in both the North and South lot between 7pm-9am.

- Vehicles may only be parked in the driveway if they are in a perpendicular direction to the garage door. (parallel parking on pavers is prohibited).
- Residents are no longer permitted to park in any space labeled parking by permit only.
- Parking by permit spaces is reserved for guests of townhome residents.
 - Guest permit passes will be available at the beginning of each month at the pool provided by the parking committee.
 - Townhome owners who have registered their vehicles and are currently with HOA dues will be issued one visitor pass per month.
 - Guest permit passes must be always displayed while parking in the permit spaces.
 - Guest permit passes will be valid only for the month they were issued.
- Anyone parked in a “parking by permit only” space without a valid permit pass will be subject to being towed at the owner’s expense.
- Emergency Vehicle turnaround areas- Owners are restricted from parking and or blocking the areas at the end of the streets designated as emergency vehicle turnarounds. Violators will be subject to being towed at the owner’s expense.
- Commercial vehicles or vehicles displaying company logos are prohibited.
- Any resident needing to register a vehicle or in need of a new decal should refer to the Grande Champion Community Portal.
- The owners are responsible for making sure all guests and or tenants are aware of all Parking Restrictions.
- Any vehicle found to be in violation of any of the parking restrictions is subject to being towed at the owner’s expense.
- All vehicles must be parked parallel to the driveway. Perpendicular parking to the driveway is prohibited.

Any resident needing to register a vehicle or in need of a new parking pass may request information at the Community Portal.

The owners are responsible for making sure all guests and or tenants are aware of all Parking Restrictions. Any vehicle found to be in violation of any of the parking restrictions is subject to being towed at the vehicle owner’s expense.

The following property image displays the available parking areas described above.



[Townhome Maintenance \(or Other\) Requests](#)

All maintenance requests, or other requests to the Community Manager, shall be initiated at the Community Portal under **“Submit a Request”**.

Community Summary

Homeowners and tenants help maintain a safe, enjoyable community by meeting the HOA's expectations:

- ✓ Pay HOA fees on time ...
- ✓ Apply for architectural changes with a complete ACC application ...
- ✓ Keep driveways and sidewalks clean ...
- ✓ Maintain lawns, plants, shrubs, bedding, and trees ...
- ✓ Park vehicles in garages, driveways and designated spaces ...
- ✓ Adhere to the schedule for trash and recycling pickups ...
- ✓ Clean up after your pet ...
- ✓ Maintain the exterior of your property without debris or trash ...
- ✓ Obey the 25-mph neighborhood speed limit ...

Those with the time and interest may contribute to our community by:

- ✓ Participating in HOA meetings ...
- ✓ Participating in community social events ...
- ✓ Volunteering for HOA committees ...
- ✓ Seeking election to the HOA Board ...

Ways in which all homeowners and tenants can help are to:

- ✓ Report issues promptly to the Management Company or HOA Board to identify issues that require attention ...
- ✓ Share relevant information with your neighbors ...
- ✓ Respect properties and common areas and keep free of trash ...
- ✓ If you see something in the community that requires HOA attention, say something.

Thank you for being part of our community!!!

Frequently Asked Questions (FAQ's)

- Q. I want to paint my house. Do I need approval to do that?
- A. *If you are maintaining the current color of all exterior portions of your house – No. But if you want to change the color on any exterior wall, door, or trim, you will need approval from the Architectural Control Committee. See page 6 – “ACC (Architectural Control Committee)”*
- Q. I want to change my landscaping. Do I need approval for that?
- A. Yes, you will need approval from the Architectural Control Committee. See page 6 – “ACC (Architectural Control Committee)”
- Q. What other changes do I need Architectural Control Committee approval for?
- A. All homeowners will need approval from the Architectural Control Committee for any of the following other changes (See page 6 – “ACC (Architectural Control Committee)”):
- Driveway Change
 - Fence and Fence Landscaping
 - Patio Addition and Patio Landscaping
 - Patio Screen Enclosure
 - Play Structure
 - Rooftop Solar Panels
 - Satellite Dish
 - Screen Door
 - Swimming Pool
 - Other Miscellaneous Changes
- Q. What information do I need to submit to the Architectural Control Committee for approval?
- A. Checklists have been developed for the most common architectural changes listed above to assist the homeowner to provide a complete ACC Application. Refer to ACC Application Checklists at the Community Portal.
- Q. I live in a single-family home. With both City and HOA parking regulations in effect, where can I park my, or my guests', vehicles when they don't fit in my driveway?
- A. You may use the Overflow Parking at the pool area, based on the regulations in effect at the time. Signs indicate what parking is available. This parking is available to townhome and single-family home residents on a first-come, first-served basis. **The overflow parking lots are not intended for long-term (more than 24 hours) vehicle storage. Homeowners are expected to use their garages and driveways for personal vehicle parking.**
- Q. What if I, or a neighbor, frequently violates the Community regulations? Are there any consequences?
- A. Yes, there are consequences which vary by the frequency of the violation and how the individual responds to correct it. There is a process for dealing with violations that includes the HOA sending letters requesting that it be halted or corrected. If the violations continue, the Association's attorneys will send another letter, including a bill for attorney fees, demanding that it be halted/corrected. If the violation continues to occur, it may lead to increasing severe legal action, including filing a lawsuit. If you see a violation, you should report it to our Community Manager, as noted in the Handbook.
- Q. There are rental homes on my street that have 3, 4, 5 students living there becoming a dorm. Why is that allowed?
- A. The HOA can react quickly to these with a letter; however, the most serious consequences are handled through the Daytona Beach Code Enforcement Department. The City has restrictions and requirements that landlords must meet, as well as other City regulations (e.g., parking) that can be addressed by the City. Code Enforcement requests that complaints be entered on their website: <http://www.codb.us/188/Code-Enforcement>. Penalties for City Code violations can be expensive. The violations in our community are not always student related. You may report any suspected violations, including short-term rentals on but not limited to Airbnb, VBRO, and Craigslist.

- Q. What are typical parking violations that any homeowner may report directly to the City of Daytona?
- A. Daytona Beach has City parking regulations enforced by Daytona Beach Police Department and the Code Compliance Department, with support from a DBPD Sargeant, currently Sgt..Timothy Blowers, who can be reached at 271-2633. The following are the most common parking violations cited by the Daytona Beach Police Department, with fines varying by citation as well as towing ordered for non-compliance.
- Any vehicle remaining in a parking area remaining in one position more than 24 hours in an otherwise unrestricted area shall be illegally parked.
 - Every vehicle stopped or parked upon a two-way roadway shall be so stopped or parked with the righthand wheels parallel to and within twelve inches of the righthand curb or edge of the roadway. No parking on the “wrong” side of the street facing oncoming traffic.
 - No person shall stop, stand or park a vehicle on any street:
 - On the roadway side of any vehicle stopped or parked at the edge or curb of a street (i.e., double parked).
 - On a sidewalk or in the area between the curb portion and the city sidewalk.
 - Within an intersection.
 - At any place where official signs prohibit stopping.
 - In any area containing the raised or painted traffic separator or median.
 - In front of a public or private driveway.
 - No person shall drive a vehicle across a raised curb for the purpose of parking, stopping or standing.
 - Leaving less than eight feet of the width of the traffic lane for free movement of traffic (most common violations along center lined streets near intersections or along Grande Sunningdale Loop)
 - The parking of large commercial or recreational type vehicles when not in use for periods of time is outside storage and prohibited. No trucks or trailers with more than four wheels or over 10,000 GVW shall be parked outside an enclosure on private property for a period of more than two hours on any calendar day, except that trucks or trailers moving household goods shall be allowed to park on private property for a period not to exceed two days.
 - For washing, greasing, or repairing except for emergency repairs.
 - To display advertising or for sale.

Streets within the townhomes are private streets, as are the two parking areas by the community pool. Therefore, the HOA controls parking and regulations in these areas.

- Q. What defines a property as being a rental property?
- A. Rental property includes single-family dwellings, duplexes, apartments, town homes and condominiums that have between 1 and 4 units which are leased, rented or occupied by a person or persons other than the owner.

In 2012, the City of Daytona Beach Commission adopted an ordinance creating a Residential Rental Inspection Program.

The program is designed to proactively identify blighted, deteriorated and substandard rental housing stock and to ensure the rehabilitation or elimination of such housing that does not meet minimum standards.

These standards not only address life, health and safety issues but also the results of deferred or inadequate maintenance.

The Rental Inspection Program requires property owners to register their rental properties and that each rental property passes an inspection on a biennial basis.

Homeowners renting their property shall review the City’s “Rental Property Program” found at below website for City requirements since these can change over time.

Rental Property Program | Daytona Beach, FL - Official Website (codb.us)

Important Contact Information

Board of Directors

- Margaret Rivera – President
- Bob Beebe – Vice President
- Naomi Portilla – Secretary
- Raquel Flournoy - Treasurer
- Michael Woodrich – Director
- Amy Murray – Director
- Danielle Montelbano – Director

Community Portal Information

Please visit the Grande Champion Community Portal at:

<https://portal.premiermgmtcfl.com/>

ACC Applications

Please visit www.ARCTracker.com/GrandeChampion.com

Management Company Information

For questions regarding the homeowner association please contact the Management Company

Premier Association Management, LLC

120 E. Granada Blvd.

Ormond Beach, FL 32176

386-213-6077

<https://portal.premiermgmtcfl.com/>

Community Association Manager (CAM) Contact Information

Contact: Roselle Johnson

Email: roselle.johnson@PremierMgmtCfl.com

Phone: 386-213-6077

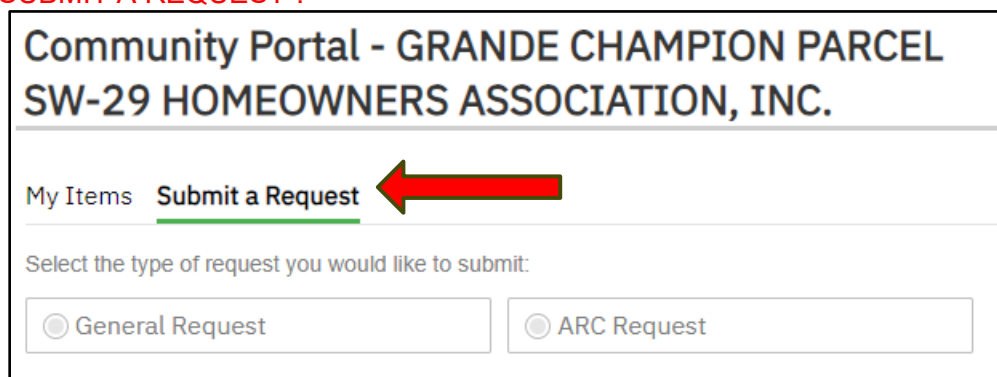
If you need assistance registering and/or accessing the Community Portal, please contact Premier offices at 386-213-6077 (Volusia/Ormond Beach) or 407-333-7787 (Corporate/Accounting/Lake Mary).

For Afterhours Association Urgent Matters, please call 407-333-7787

Maintenance (or Other) Requests

All maintenance requests, or other requests to the Community Manager are to be initiated at the Community Portal under “Submit a Request”.

GOTO YOUR DASHBOARD AT THE COMMUNITY PORTAL, SCROLL DOWN TO BOTTOM, AND SELECT “SUBMIT A REQUEST”.



Community Portal - GRANDE CHAMPION PARCEL
SW-29 HOMEOWNERS ASSOCIATION, INC.

My Items Submit a Request ←

Select the type of request you would like to submit:

☐ General Request ☐ ARC Request

Daytona Beach Area Information

Emergency Information: 911

Daytona Beach Police Department:	386-671-5100
Daytona Beach Police. Non-Emergency:	386-248-1777
Daytona Beach Fire Department:	386-671-4000
Volusia County Emergency Management:	386-258-4088
Volusia County City Commissioner, Zone 4 / Stacy Cantu:	386-671-8004 P 386-671-8015 F

Hospitals and Care Clinics:

Halifax Health Medical Center:	386-425-4000
303 N. Clyde Morris Blvd, Daytona Beach	
Advent Health Daytona Beach:	386-231-6000
301 Memorial Medical Parkway, Daytona Beach	
Urgent Care and Family Practice Center:	386-506-8855
405 N. Clyde Morris Blvd, Daytona Beach	
Prime Care Daytona Beach:	386-274-2212
1890 LPGA Blvd, Suite 130, Daytona Beach	

Services:

Daytona Beach Public Library:	386-257-6036
Florida Department of Motor Vehicles:	386-736-5332
Tags/Registration:	386-255-5111
Black Bear Sightings:	888-404-3922 / 352-732-1225
(Use #FWC or *FWC on cell phone or text: tip@myfwc.com)	
Florida Fish and Wildlife:	850-488-6253
Daytona Beach Code Compliance / Enforcement:	386-271-2633

Pet-Related Services

Volusia Animal Emergency Hospital	386-252-4300
3500 W International Speedway Blvd, Daytona Beach	
Animal Emergency Hospital Volusia	386-252-0206
696 S Yonge St, Ormond Beach	
Veterinary Emergency Center of East Volusia	386-761-1911
3506 S Nova Rd, Port Orange	
Deland Animal Hospital	386-734-1802
1598 N Woodland Blvd, Deland	

New Resident Utility Information

Water Service & Trash Collection (Townhomes Only)

Think Utility Services 888-927-5060

Contact Midway Services to set up a new water & trash collection account or for billing inquiries. Water and trash collection services are provided by the city of Daytona Beach. Accounts and billing for this service are coordinated through Think Utility Services.

Water Service & Trash Collections (Single Family Only)

City of Daytona Beach 386-671-8100
301 S Ridgewood Ave
Daytona Beach, FL 32114

Trash Containers

Waste Pro 386-788-8890

Contact Waste Pro to request your curbside trash container, or to request pickup of Bulk Waste.

Electricity & Cable

Florida Power & Light 833-949-0036
Florida Power & Light: **FPL | My Account** (New Service)
Florida Power & Light: 800-468-8243 (Power Outages)

Spectrum Cable: 866-309-3279
Spectrum Cable 866-874-2389 (New Service)

AT&T 800-888-2020 (New service)

Utilities / Services

Daytona Beach Water Department: 386-671-8100
Daytona Beach City Hall: 386-671-8023
Call Before You Dig: 811

LPGA Information

Address

LPGA International
1000 Champions Drive
Daytona Beach, FL 32124
(386) 274-5742

Membership

(386) 523-2022
membership@lpgainternational.com