

Country Walk Homeowners Association Rules and Regulations



In accordance with the Declaration of Covenants, Conditions, Restrictions and Easements for Country Walk Homeowner Association dated the 30th day of October 2007 and recorded in OR Book 3013, Page 1364 on November 30, 2007, the Board of Directors developed the following Rules and Regulations as authorized by Section VII, Use of Property, Section 2, Page 30.

Rules and Regulations

The Rule and Regulation guidelines will be updated and/or modified as needed. Property owners will be advised of any revisions. The latest version of these Guidelines will always be available on the Country Walk Homeowners Association website - www.Countrywalkhoa.me

Introduction:

This document is a supplement to the Country Walk Homeowners Association's Master Declaration of Covenants, Conditions, and Restriction and By Laws as referenced above.

These Rules and Regulations are binding on all Homeowners, their families, Renters and Guests.

Privilege is extended to owners who rent their property, in accordance with the Declarations. It should be understood that these rules and regulations are binding to all tenants as well as owners. Any necessary action that needs to be taken will be considered a violation by both owner and the tenant of the property in question.

Purpose:

Rules and Regulations have been adopted with the intent of providing the residents of Country Walk Homeowner's Association with a practical plan for day-to-day living in Country Walk. A successful Association is a community of owners who exhibit a pride of homeownership and share a common vision as to what constitutes a desirable neighborhood. The goal of these Rules and Regulations is to maintain property values and to ensure that Country Walk is maintained with a tasteful and aesthetically pleasing architectural design.

Rule and Regulation Coordinator:

The Association’s property management firm, MAY Management Services, coordinates the application and enforcement process, tracks registration and compliance, reports violations and follows up to the Board of Directors for all matters related to Country Walk Rules and Regulations. Contact MAY Management at (904) 461-9708, 5431 A1A South, Suite 103, St. Augustine, FL 32080 on any matters concerning the Rules and Regulation process.

Violation Fine

Noncompliance to the Rules and Regulations are subject to the same fines as outlined in the ARB Guidelines for architectural, boat, recreational vehicles trailers and parking violations.

Boat, Recreational Vehicle and Trailer Parking Violation	\$25.00 Per Week	Unapproved parking or storage
Architectural Violation, Unapproved Modification	\$25.00 to \$100.00 Per Occurrence	Failure to obtain ARB approval prior to painting, landscaping, fencing, pool installation, exterior construction, alteration, addition or erection of any nature

Application Process:

To ensure Country Walk is maintained with a tasteful and aesthetically pleasing architectural design the following Rules and Regulation application process will be adhered to:

Boats, boat trailers, watercraft, recreational vehicles, motor homes, campers, trailers, motorcycles, trucks (other than pickup trucks) commercial vehicles of any type, tractors, sheds or other outbuildings are subject to the rules and regulations set forth in this document.

Application must be submitted to May Management located at 5431 A1A South, Suite 103, St. Augustine, FL 32080, phone (904) 461-9708 two weeks prior to the Board meeting to allow ample time for review. Applications and scheduled board meetings are located at www.countrywalkhoa.me.

Rules and Regulations

I. Boat, Watercraft and supporting trailer.

- (a) Completed written application must be submitted to the May Management two weeks prior to the Board of Directors meeting. The application should be supported with the following: copy of the vessel title or documented vessel registration reflecting ownership, trailer title if applicable or trailer registration reflecting ownership. Note: registration must be in the homeowner or renters name.
- (b) Must be located behind an approved ARB fence (see ARB guidelines).
- (c) Must be in working condition, clean and free from any unsightly damage and easily moveable. (cannot be on blocks or jack stands).
- (d) Vessel cannot exceed 40 feet including the trailer.

- (e) No maintenance, other than clean up and preparation, may be performed on the homeowners/renter's property. No maintenance may be performed in the common areas.

II. Motor Homes, Recreational Vehicles and Campers.

- (a) Completed written application must be submitted to May Management two weeks prior to the Board of Directors meeting. The application should be supported with the following: copy of the Motor Home, RV or Camper title and registration reflecting ownership. Note, registration must be in the homeowner or renters name.
- (b) Must be located behind an approved ARB fence (see ARB guidelines).
- (c) Must be in working condition, clean and free from any unsightly damage and easily moveable (cannot be on blocks or jack stands).
- (d) Vehicle cannot exceed 30 feet.
- (e) No maintenance, other than clean up and preparation, may be performed on the homeowners/renter's property. No maintenance maybe performed in the common areas

III. Trailers, Cargo or Utility.

- (a) Completed written application must be submitted to the May Management two weeks prior to the Board of Directors meeting. The application should be supported with the following: copy of the title or registration reflecting ownership. Note: registration must be in the homeowner or renters name.
- (b) Must be located behind an approved ARB fence (see ARB guidelines) or stored in a garage or approved shed.
- (c) Must be in working condition, clean and free from any unsightly damage and easily moveable (cannot be on blocks or jack stands).
- (d) Vehicle cannot exceed 30 feet.
- (e) No maintenance, other than clean up and preparation, may be performed on the homeowners/renter's property. No maintenance maybe performed in the common areas

IV. Motorcycles, Scooters

- (a) Completed written application must be submitted to May Management two weeks prior to the Board of Directors meeting. The application should be supported with the following; copy of the title or registration reflecting ownership. Note: registration must be in the homeowner or renters name.
- (b) Must be located behind an approved ARB fence (see ARB guidelines) or stored in a garage or approved shed.
- (c) Must be in working condition, clean and free from any unsightly damage and easily moveable unless stored in a garage or approved shed.

- (d) No maintenance, other than clean up and preparation, may be performed outside the homeowners/renter's property. No maintenance may be performed in the common areas. Maintenance may be performed within the garage or an approved shed.

V. Tractors and Commercial Trucks.

Definitions:

- Tractor: a powerful motor vehicle with large rear wheels, used chiefly on farms for hauling equipment and trailers and/or a short truck consisting of the driver's cab, designed to pull a large trailer. Tractors are also known as Semi Trucks Tractor Trailer, back hoe, bull dozer or other names.
 - Commercial motor vehicle (CMV): any vehicle used to transport goods or passengers for the profit of an individual or business. Examples of CMVs can include pickup trucks, box trucks, semi-trucks, vans, coaches, buses, taxicabs, trailers and travel trailers.
 - A vehicle shall be deemed a commercial vehicle if it meets three of the following characteristics: weights over 6,000 pounds (3 tons), has ladder or other equipment racks, has commercial signage, has dual axles, has a trailer attached, has a liftgate, has a lift bucket, is owned by a company or corporation, has a commercial license plate.
- (a) Tractors and Commercial Motor Vehicles (as defined above) are not permitted within Country Walk unless they are being used to modify, improve, deliver material or repair property in Country Walk.

VI. Exterior Storage Sheds or Out Building

Definitions:

- Shed: a simple roofed structure, typically made of wood or plastic. Used as a storage space, a shelter for animals, or a workshop.
 - Out Building: a shed, barn, or garage, on the same property but separate from a more important one, such as a house.
- (a) Completed written application must be submitted to May Management two weeks prior to the Board of Directors meeting. The application should be supported with the following:
- i. Site Plans. This survey will indicate the size of the existing lot (length and width), size and location of the existing dwelling (including garage) and the size and location of the purposed shed.
 - ii. Elevation Views. This can be a color photo or catalog cut sheet, etc, that will illustrate the front, rear, and side elevation views of the purposed shed. Indicate the height of the purposed shed and if applicable, a copy of plans, a sketch or drawing of the purposed structure, and a survey identifying the location.
 - iii. Material and color scheme to be used.
- (b) Structure must be located behind an approved ARB fence (see ARB guidelines)
- (c) Structure must adhere to St Johns County Zoning and Building Codes. Where there is a discrepancy between the requirements of the St Johns County Zoning

and Building Codes and Country Walk Home Owners Association Rules and regulations the requirement of St Johns County Zoning and Building Codes shall govern. However, if the St Johns County Zoning and Building Codes are not specific to design, set back material or other requirement then Country Walks Rules and regulations supersede the county requirements.

- (d) Owner is responsible for obtaining and posting all required St Johns County Building Permits.
- (e) Owner is responsible for maintaining sheds and out building in good repair.
- (f) All sheds and out buildings will be constructed of wood, plastic, Hardie board, or vinyl. Sheds and out buildings will have the characteristics of the primary house.
- (g) Roof material must match shingled roof of existing dwelling. Exceptions can include Rubbermaid sheds.
- (h) Rubbermaid sheds are only permitted to be located directly against the rear or side of the dwelling.
- (i) Colors must match primary colors of the home.
- (j) Size limitations: 100 square feet maximum and no taller than eight (8) feet in height. Exceptions can be made pending board approval.
- (k) All sheds and out buildings will be anchored.
- (l) Pre constructed sheds or out building are permissible provided they are installed by a professional licensed company and anchored and constructed to current St Johns County Hurricane standards.

Application for Outdoor Storage

To: Country Walk Homeowners Association Board of Directors
C/O May Management Services, Inc.
5455 A1A South
St. Augustine, FL 32080

From: _____

Address: _____

Date: ____/____/____

Phone: _____ Email: _____

Type of Storage (i.e. Boat, Shed, RV, etc.): _____

Proposal:

Attachments: ____Yes ____No

All applications must be submitted to May Management two weeks prior to the Board of Directors meeting. The application should be supported with ALL documents listed in the rules and regulations for the specified proposal.

Signature: _____

Date: ____/____/____

Reviewed by: _____

Date: ____/____/____