



SOUTHPORT HOMEOWNERS ASSOCIATION, INC.

8740 Wichita Place

Orlando, FL 32827

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RULES & REGULATIONS

* Violations should be reported in writing to the Board of Directors or to the Management Company.

* Disagreements concerning violations will be made to and be judged by the Board of Directors who will take appropriate action.

* Owners are responsible for compliance by their guests or lessees with these Rules and Regulations. It is the owner/resident's responsibility to advise service people, guests, and vendors of Association rules.

Vehicle Regulations

1. No truck, bus, trailer or other "commercial vehicle" (as that term is hereinafter defined) and no mobile home, motorhome, house trailer, jet ski, jet ski trailer, camper, van, boat, boat trailer, horse trailer or other recreational vehicle, or the like shall be permitted to be parked or stored on Residential Property or on any street in front of or adjacent to Residential Property.
2. Vehicles permitted on property are the type with under two (2) axle automobiles.
3. All other vehicles NOT MEETING THE ABOVE CRITERIA will be given a warning, and then towed.
4. All towing charges or fees resulting from the Association's valid removal of a vehicle are the sole obligation of the owner of the vehicle.
5. No vehicle in a state of disrepair may be stored or repaired on the association property. A vehicle which cannot operate under its own power or without a current tag, cannot be left on the property for more than twelve (12) hours.
6. Vehicles must be parked facing the way of traffic.
7. DO NOT PARK OR BLOCK THE FRONT OF ANY MAILBOX. There must be thirty feet of available space in front of the mailbox for its delivery. Postal workers will not deliver the mail if the area is blocked.

Facilities

1. You must be up to date on your HOA payment to rent the Activity Center facility.
2. **DEPOSITS: *Only MONEY ORDERS will be accepted***

Incidentals	\$200.00	Cleaning	\$100.00
Key	\$100.00	Hours	\$ 30.00 per hour, 5 hr. minimum rental
3. Only Homeowners will be allowed to rent the facility.
4. If we find that you have rented the location for a person outside of our community, you will be restricted from using the Activity Center for the rest of the year.
5. If you are a renter or lessee, you must have all your paperwork in order with the Southport office and the Homeowner must do all the rental processes under the Homeowner's name.
6. The Homeowner renting the Activity Center will be responsible for any damage to the buildings, recreational facilities, equipment and/or other common areas.
7. Common elements shall not be obstructed, littered, defaced, or misused.

Noise

1. The volume of radios, televisions, and other instruments which may create noise should be turned down to a low volume between the hours of 11:00 p.m. – 8:00 a.m. All other unnecessary noises, such as bidding good night to a departing guest and slamming car doors, between these hours, should be avoided.

Signs

1. One temporary sign per Lot that advertises property for Sale or Lease, not to exceed five feet in height and 2 square feet in area, may be installed on a Lot without the Reviewer's approval. Signs shall not be located between the sidewalk and the curb. Signs should not be placed on Common Area without Reviewer's approval. One sign on a fence or gate for "Beware of Dog" permitted up to 8" x 10".

Exterior Appearance

1. No owner shall change the exterior color or appearance of their home without written approval by the Association. Requests for fences and other changes to the exterior of the home must be submitted in writing to the Architectural Review Board. Request forms can be obtained through the Association Office located at: 8740 Wichita Place, Orlando, Florida, 32827.

Maintenance, Trash Disposal and Cleanliness

1. All garbage should be placed in the proper bags and containers and only put out the day of pickup, which is: Tuesday for yard waste, Wednesday for garbage in the black container, and Friday for recycling. Bulk garbage pickups are on Tuesdays. The City allows up to two items for free.
2. Each lot, all improvements, including landscaping shall always be kept and maintained in a safe, clean, wholesome, and attractive condition and shall not be allowed to deteriorate, fall into disrepair, or become unsafe or unsightly.
3. No weeds, underbrush or other unsightly growth and no trash, rubbish, refuse, debris, or unsightly objects of any kind shall be permitted or allowed to accumulate on Residential Property.

Porches

1. Only Plants and outdoor furniture are allowed at the front entrance. No garbage containers, recycling bins or other articles shall be kept at the front of the house.

Yard Area

1. The front yard area is to be kept free of any articles other than plants.

Pet Regulations

1. Dogs shall be on a leash or carried when they are outside.
2. Owners must always clean up after their pets.
3. If a pet becomes obnoxious because of barking, mischief or otherwise, **the association has the right to require the owner or resident to remove the pet.**
4. Any owner or occupant harboring any pet shall indemnify and hold harmless the association against any loss or liability of any kind arising out of having an animal on the property.

Pool - Capacity 53 Persons

1. Pool use is permitted from Dawn to Dusk.
2. Pets are not permitted within the pool area.
3. No guest may use the pool, clubhouse or any common area unless accompanied by a resident.
4. Owner / Occupant is responsible for the behavior and safety of themselves and their guests.
5. Users must produce proof of residency if asked by any resident.
6. Anyone making excessive noise or not following the rules at the pool will be asked to leave.
7. Children under 12 must always be accompanied by an adult (minimum age 18) years of age. Children under 5 years of age must be in swimming pants. Babies are required to wear swimming diapers while in the pool. This applies to children who have not been potty trained.
8. Radio must be kept at a low level in order not to disturb others at the pool. Volume must be kept down to a minimum. Headphones are suggested.
9. No food or glass is allowed in the pool area.
10. No bicycles, scooters or skateboards are allowed in the pool area.
11. No rafts or other large items are allowed in the pool.
12. The pool gate is to remain locked always, NO EXCEPTION.
13. Bathrooms are to remain locked when not in use.

Commercial Activity

1. No business, commercial, industrial, trade, professional or other non-residential activity or use of any nature, type, kind or description shall be conducted upon or from the home, or within any Improvements located or constructed thereon.

Trees

1. No trees shall be removed from any Lot without the prior written consent of the City of Orlando.

Games - Play Sets - Pet Structures

1. Recreational equipment, including fixed basketball poles or back boards, shall not be installed in the front, side yards, nor attached to the houses or garages. It Must be stored in the backyards.
2. No platform, doghouse, playhouse or structure of a similar kind or nature (except basketball backboards) shall be constructed on any part of a lot located in front of the rear line of the residence.

Landscaping

1. The Association shall be responsible for the mowing and edging of the front and side yard unless there is a fence blocking access. Lawn replacement, irrigation, fertilization, insect control, shrubs and trees are the responsibility of the owner.