



# **Understanding your Homeowners Association *Quick Reference Guide***

**Board Adopted May 2018**

**Disclaimer:**

*This reference guide was designed to provide members of Bellalago & Isles of Bellalago Homeowner's Association, residents, tenants and property management firms with general information and to enable them to better understand the restrictive covenants and responsibilities. It should be used as a general source of information to facilitate a better understanding of homeowner's association issues and the resolution of such matters. This quick reference guide is not intended to be a substitute the Governing Documents for Bellalago and Isles of Bellalago Homeowners Association, Inc.*

## Table of Contents

Abbreviations .....	5
Alterations and Additions .....	5
Animals.....	6
ARC.....	6
Awnings and Shutters .....	6
Bar Codes .....	6
Bicycles, skateboards and other similar devices.....	6
Boats - Boats and boat trailers in driveways, boat docks (homeowner) and boat registration.....	7
Cars and Trucks .....	7
Commercial Vehicle Parking .....	7
Docks, decks and walkways (residential) ARR section (11 to 11.5 -- page 5 -- Rules and regulations governing the private lake) .....	7
Boat decks (attached to residential docks).....	7
Boat houses.....	7
Docks, residential.....	7
Renting dock space .....	8
Dock lighting and water .....	8
Walkways between the home and the dock All .....	8
Doors.....	8
Driveway and Walkway Repair .....	8
Driveway, landscape and pathway lighting .....	8
Drones.....	8
Facades -- Front, Rear and Side .....	8
Fences and Walls.....	8
Fishing .....	9
Flags .....	9
Fuel Storage (Gasoline).....	9
Games, Play Structures and Recreational Equipment .....	9
Garages .....	9
Garage Sales.....	9
Garbage, Recycle Containers and Trash .....	10

Generators .....	10
Glass Blocks .....	10
Golf Carts .....	10
Grass (new type) .....	10
Guidelines for Portable Above Ground Hot Tubs in the rear yard- .....	10
Gutters .....	11
Harmony and Appearance .....	11
Helicopters .....	11
Holiday Lights & Decorations .....	11
Hurricane Shutters .....	11
Landscape Criteria.....	11
Landscape curbing .....	12
Lawn & Flower Bed - Pottery and Statuary.....	12
Leases.....	12
Mailboxes.....	12
Noise and nuisances.....	12
Painting – (House Exterior) .....	12
Permits .....	13
Play Sets .....	13
Pressure cleaning roofs and sidewalks .....	13
Propane Tanks for Swimming Pools and Fire Pits.....	13
Roofs, Driveways and Pressure Treatments .....	13
Satellite Dishes.....	13
Screen Enclosures .....	13
Segways and similar devices .....	13
Setbacks .....	13
Signs .....	13
Solar Panels.....	14
Speeding and traffic signs .....	14
Sprinkler heads .....	14
Statuary.....	14
Storage Sheds.....	14

Swimming Pools ..... 14

Swimming in Lakes and Ponds ..... 15

Temporary Structures ..... 15

Trees between the sidewalk and the road ..... 15

Variances ..... 15

Violations ..... 15

Window & Wall AC Units ..... 15

# **BIOB Homeowners Association**

## **Quick Reference Guide**

There are two documents that serve as the community Legal requirements for Bellalago and the Isles of Bellalago. They are the Declaration (DEC.) and the Architectural Review Requirements (ARR). There are also a few amendments to both of these documents.

### Abbreviations

Dec. --- the Declaration –These are the legal requirements for BIOB

ARR --- Architectural Review Requirements – These are the standards established by the ARC.

ARC --- Architectural Review Committee – The ARC approves or disapproves any improvements in BIOB.

BIOB --- Bellalago and the Isles of Bellalago

HOA or Assoc. --- The Homeowners Association or the Association -- This is the Bellalago and the Isles of Bellalago HOA. -- AV Homes appoints the Board of Directors and Evergreen Lifestyles Management is the contractor that manages the Association.

This guide serves as a quick reference of the Dec. and the ARR and contains the regulations most commonly asked about. **There are many more regulations that are not covered on this list.** Please refer to the Dec. and the ARR if you cannot find what you are looking for here. If after doing so you still have questions, please contact the amenity center and they will direct you to someone that can help you.

**Please note:** ARC application forms may be found on the Bellalago HOA website ([www.bellalagohoa.com](http://www.bellalagohoa.com)) and in both amenity centers.

These items are listed in alphabetical order. The relevant sections in the Dec. and the ARR, and including any amendments, are listed in the parentheses. This guide is written in easy to understand wording, but if in doubt, refer to the Dec., the ARR and the amendments for the full legal and binding details.

The Homeowners Association (HOA) is referred to as the “Association” throughout this document. The HOA is managed by Evergreen Lifestyles Management. **The HOA is controlled by AV Homes.** AV Homes has the final say as to what is included and what is not included in the “Dec.” and the “ARR”. This will prevail until there is a 90% build out and the legal turnover to the residents occurs.

**Alterations and Additions** (Dec. 13.1 & Dec. 23.9) & (2nd Amendment, Page 2) No additions or alterations to the home, lot, or parcel, or other improvement that changes the appearance of the house, may be made without prior written approval of the Architectural Review Committee (ARC). Changes may be made to the interior of the home that is not visible to the outside without ARC approval. **Note: ARC application forms may be found on the HOA website and in both amenity centers.**

**Animals** (Dec. 13.2) (Dec. 13.2.1) (Dec. 13.2.2) & (4<sup>th</sup> Amendment, page 2) Owners may keep up to 2 domestic pets. Pit Bulls, Rottweilers and other breeds of dogs that the Assoc. (HOA) considers dangerous are not permitted in Bellalago or IOB. All domestic pets must be registered with the Association and owners must submit a picture of the animals to the Association. Animals, of any kind, are not permitted to be raised, bred or kept in Bellalago or Isles of Bellalago for commercial purposes. Nuisance or obnoxious animals (as determined by the Association) are not allowed. Horses, pigs, goats, cattle, sheep, chickens and the like are not allowed.

**Dog, dog poop & dog park rules** All dogs must be walked on a leash no longer than 20 feet. No dogs are permitted to run loose, except in an enclosed yard or dog park. All pet owners are responsible to pick up any matter created by pet and dispose of it in a proper receptacle. Commercial breeding of dogs is not permitted. Dog park rules and requirements are to be posted outside the dog park. It is required to register your dog at the amenity center to be able to use the dog park.

**Alligators, Cranes and other wildlife in Bellalago and Isles of Bellalago** It is illegal to feed alligators, Sandhill cranes and other wildlife in the state of Florida (section 379.412 of the Florida statutes). It's not permissible to shoot or kill any of the wildlife in Bellalago and the Isles of Bellalago. It is unlawful to intentionally kill or wound any species listed as endangered, threatened or of special concern. (Section 379.412 of the Florida statutes). If any wildlife becomes a nuisance, notify the Florida Fish and Game and they will remove them. The telephone number for nuisance alligator removal (must be over 4 feet in length) is 866-392-4286.

**ARC** (Dec. 23.1) (Dec. 23.7) & (2nd Amendment, page 5) The Architectural Review Committee reviews any applications for changes or additions to the exterior of house or landscaping. All applications to the ARC must be submitted in writing and no work can commence without the ARC's prior approval. **Note: ARC application forms may be found on the HOA website and in both amenity centers.**

**Awnings and Shutters** (ARR 6.31) All awnings and shutters must be approved by the ARC and must be color compatible with the home.

**Bar Codes** (Barcode access control policy on the Bellalago website) Once an owner or renter is registered in the Lifestyles data base they are eligible to receive 2 free bar codes, with a maximum of five (5) vehicles with barcodes per household. Anyone not registered must use the guest lane and show ID in order to get a guest pass for admission into the community. The bar code will be affixed to the driver's side rear window. Hand held bar codes are only issued in rare situations, upon application. No bar codes will be issued for golf carts or similar devices.

**Bicycles, skateboards and other similar devices** (code of federal regulations 16C.F.R. part 1203) – (316.2065 (1) Every person propelling a vehicle by human power has all of the rights and all of the duties applicable to the driver of any other vehicle (316.2065(3-D) Any bicycle rider or passenger under the age of 16 must wear a helmet. (316.2065 (5 A & B) Bicycles, skateboards and similar devices should be traveling with the flow of traffic and should stay as close to the right side of the road as practical. (316.2065(7) Every bicycle in use between sunset and sunrise shall be equipped with a lamp exhibiting a white light visible from a

distance of at least 500 feet to the front and a lamp and reflector on the rear each exhibiting a red light visible from a distance of 600 feet to the rear. (316.2065 (13) every bicycle shall be equipped with a brake or brakes which will enable its rider to stop the bicycle within 25 feet from a speed of 10 miles per hour on dry, level, clean pavement.

## Boats - Boats and boat trailers in driveways, boat docks

**(homeowner) and boat registration** (Dec. 4.9 to Dec. 4.9.9.3) All boats must carry \$100,000 personal injury & liability insurance and \$25,000 in property damage insurance. Proof of insurance must be given to the Association when the boat is registered with them. Boats need to be licensed and registered under Florida law and registered (decal) with the Association. (3.2) (rules and regulations, within the Declaration, governing the private lake). Boats, watercraft, and private docks are not allowed in any of the ponds. No one under the age of 16 may operate a watercraft on Lake Bellalago. Boats & boat trailers are not allowed to be parked or stored in driveway; they must be in an enclosed garage. (ARR 3.7) (Rules and regulations governing the private lake, page 2) **Approval of the ARC must be obtained before the start of the construction of a boat dock.** All private boat docks must carry \$100,000 personal injury & liability & \$25,000 in property damage insurance. Docks must be maintained by the property owner.

**Cars and Trucks** (Dec. 13.5 to Dec. 13.5.3) No overnight parking is permitted on any street in Bellalago or IOB. All cars or trucks shall be parked in the garage or driveway. No parking on sidewalks or lawns is allowed. Any vehicles parked on the street during the day for up to 4 hours must be facing the direction of the flow of traffic or a ticket will be issued. Vehicle repairs are not allowed outside of the garage, except for emergency repairs. Vehicles may not be stored on blocks, nor covered with tarpaulins. For sale signs are not allowed to be displayed on vehicles.

**Commercial Vehicle Parking** (Dec. 13.5.3) Parking of commercial vehicles overnight is not permitted, unless in an enclosed garage. No vehicles displaying commercial advertising shall be parked within the public view.

**Docks, decks and walkways (residential)** ARR section (11 to 11.5 -- page 5 -- Rules and regulations governing the private lake)

**Boat decks (attached to residential docks)** Home owners are allowed to add a wooden deck onto their dock but will require written ARC approval before being built. Decks may be constructed of composite material similar to the boat docks in brown color only. The deck cannot be larger than 16 feet by 16 feet. A wooden railing can be added but no higher than forty-eight inches (48) in height from the decking and must be constructed to match the material and color of the decking. Wooden fold down seats can be attached to the railing. At no time can the deck be screened in or any type of roofing be constructed on this deck.

**Boat houses** Boat houses and any similar structures are strictly prohibited.

**Docks, residential** (4.10.4) All additions to a dock, such as a boat equipment box, tool box, fish cleaning stand, benches or similar items require written ARC approval before they are added to a dock.

**Renting dock space** Renting space for a boat or similar device from a privately owned dock is strictly prohibited.

**Dock lighting and water** All docks on Lake Bellalago are required to have running water, electric and an electric pedestal light at the far end of the dock. The pedestal light must be between 24 and 40 inches high and have a light that will turn on by itself at dusk. It has been determined that lights at the end of the dock are needed as a safety issue. The maintenance and up keep of the pedestal lights are the home owners responsibly.

**Walkways between the home and the dock** All walkways from the owner's house to the dock or deck must first have ARC approval before construction. The walkway shall use pavers or tiles that are first approved by the ARC.

**Doors** (ARR 6.33) All exterior doors must be color compatible with the exterior of the home and all entrance doors must be compatible with the neighborhood.

**Driveway and Walkway Repair** (Dec. 13.13) Property owners are responsible for all driveway and walkway repairs. In the event that the owner fails to make required repairs and the Association makes the repairs, the owner will be liable to reimburse the Association for all expenses associated with the repairs, plus interest at the highest rate allowed by law.

**Driveway, landscape and pathway lighting** (Dec. 13.24.4) All driveway, landscape and pathway lighting needs to have written approval of the ARC before work can be started. All lighting shall provide a soft illumination of features and shall not be installed or designed to be intrusive to the street or other lots.

**Drones** (Florida statute 934.50) The Federal Aviation Administration (FAA) requires all drone owners to register each drone that is purchased weighing between .55lbs and 55lbs. Drones are to be used only for recreational purposes. Drones with a video camera cannot be used for stalking or spying on neighbors. (Florida statute 330.411-- Prohibited possession or operation or operation of unmanned aircraft). Drones cannot be used to carry explosives or dangerous materials. Drone usage must conform with all FAA regulations. (Florida statute 330.41 -- unmanned aircraft act) The HOA, police department, or similar bodies may use drones for official business, home sales purposes or similar uses.

**Facades -- Front, Rear and Side** (ARR 6.12) The side and rear facades of the home will be similar to the front of the residence as determined by the Architectural Review Committee (ARC).

**Fences and Walls** (ARR 6.17.1) (ARR 6.17.2) (Dec. 13.16) No walls or fences shall be erected or installed without the prior written consent of the ARC. No chain link fencing shall be allowed. **Interior lots:** (ARR 6.17.2.1) Fences outside the buildable area of the site shall not exceed 6 feet in height. **Property lines:** (ARR 6.17.2.2) Fences along property lines are only permitted along rear and side yards and may not go beyond the rear of the house. Fences along back to back homes or masonry walls can be 48 inches high bronze aluminum or 6 feet light



white PVC. **Decorative fences:** (ARR 6.17.2.3) Fences within the front yard setback shall not exceed 3 feet with required written ARC approval. **Composition of fences:** (ARR 6.17.2.4) Fences along lakes, ponds, open space edges, and fences on corner lots shall be 48 inches high and shall be composed of high bronze aluminum and shall appear as decorative railing.

**Fishing** (Dec. 13.15) Fishing by owners and their guests is allowed, but only with a state fishing license. Persons under the age of 16 and Florida residents over the age of 65 are not required to have a fishing license (Florida Statute 379.353). Proof of age must be carried on your person. Nonresident seniors need a Florida fishing license. **Lake Bellalago and all of the ponds in Bellalago and the Isles of Bellalago are “Catch and release” waterways** (Bellalago Fishing Club Bylaws). All fish that are caught in the lakes and ponds in Bellalago and the Isles of Bellalago are catch and release. This is a safety concern because pollutants from the roads drain into the lake and make the fish unsuitable for eating. Only fishing with a pole and line or a rod and reel are allowed in Bellalago and the isles of Bellalago. Trotlines and setlines (fishing lines with multiple hooks) are strictly prohibited (Florida fishing regulation 68A-23.004)

**Flags** (ARR 6.28) & (Dec. 13.39) & (2nd Amendment, page 6 #11) (Florida statute 720.304, 2A & 2B) ARC approval is not required for the display of a portable, removable United States flag or the State of Florida flag and one portable, removable, official flag which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, or POW-MIA flag. Arc approval is also not required for one free standing flag pole up to 20 feet in high, as long as the flag pole does not obstruct sightlines and is not within an easement. These flags, up to 4 ½ feet by 6 feet, with none larger than the US flag, may be flown from such a pole at any time. In addition, ARC approval is not required for the installation of an American flag, up to 2 feet by 4 feet in size, posted on a three foot pole and attached at a 45 degree angle from the home. **No other flag or banner shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of Bellalago and the Isles of Bellalago that is visible from the outside without the prior written approval of the ARC as required by the ARR.**

**Fuel Storage (Gasoline)** (Dec. 13.17) No fuel storage shall be permitted except for up to 5 gallons of fuel for residential use (hurricane generators etc.). The fuel must be in an approved container and stored in the garage of the home.

**Games, Play Structures and Recreational Equipment** (ARR 6.16)(Dec. 13.41 to Dec. 13.41.3) Outdoor basketball courts, play equipment, swing sets, dog houses, etc. are not permitted to be located within sight of the street and must be properly screened, as determined by the ARC. All such structures must have the written approval of the ARC.

**Garages** (ARR 6.13) (Dec. 13.18) All homes must have a garage. No garage is permitted to be converted into a living area. Garage doors must be functional at all times and no screening shall be permitted across garage fronts. Carports are not permitted. All garage doors must be color compatible with the home’s exterior.

**Garage Sales** Garage sales by individuals are not permitted in Bellalago or the Isles of Bellalago. The community of Bellalago and the Isles of Bellalago hold two garage sales per

year, one in the spring and one in the fall. Residents participating in these garage sales must sign up, in advance, at either amenity center. These garage sales are held usually on a Saturday and a Sunday.

**Garbage, Recycle Containers and Trash** (ARR 6.22) (Dec. 13.19) No outside burning of trash is permitted. No home shall be used by an owner as a dumping ground for rubbish and trash. Garbage cans and recycling containers shall be stored so they are not visible from the outside of the home. Garbage cans and recycling containers shall not be put out for collection earlier than 6 PM the day before pickup and must be returned to the home the day of the pickup.

**Generators** (Dec. 13.17) Generators for home use can be used only if the electric in the surrounding area is off for an extended period of time. When the electric comes back on, the generator must be turned off. Generators cannot be used to replace the electric coming into the home. Generators must never be used in a garage or in the house, as that can cause death.

**Glass Blocks** (ARR 6.34) The use of glass block on an existing home or the use of glass block on an addition to the home is subject to written approval of the ARC.

**Golf Carts** (BOD meeting, Nov. 23, 2009) (Florida statute 316.2126) Golf carts can only be operated by a licensed driver over 16 years old. Golf carts can only be driven on the cart/walkway paths along Bellalago Drive and Isles of Bellalago Drive and on the roadways within the housing areas. The owner of the golf cart must maintain appropriate insurance on the golf cart and name the Association as an additional insured. Golf carts may only be operated during daylight hours, from sunrise to sunset, unless properly configured with headlights, brake lights, turn signals, rearview mirror and a windshield. Golf carts must obey all posted traffic rules within the community and are subject to enforcement by the local authorities should a violation occur.

**Grass (new type)** (Dec. 13.24.2) Bellalago uses three types of grass on the lawns. In general, the older houses have Bahia grass and St. Augustine Grass and the newer houses have Zoysia Grass. If any grass needs to be replaced it must be replaced with the same type of grass that is on the existing lawn.

**Guidelines for Portable Above Ground Hot Tubs in the rear yard-** The following guidelines will apply to all Portable, Above Ground Hot Tub/Spa installations for homes in BIOB. Any additional structure to cover the Hot Tub/Spa (i.e. pergola, arbor, canopy, screen enclosure etc.) will always require separate ARC approval and must conform to relevant guidelines for those structures.

1. Any Hot Tub/Spa not located within an approved screen enclosure must be placed within 10 feet of the rear, outside wall of the home and in the rear yard only, defined as the yard area behind the home between the ends of the building structure.
2. Hot Tub/Spa must be placed on a patio, pavers, concrete pad or other firm surface so as to prevent sinking or movement.

3. Hot Tub/Spa must be of standard size not to exceed 10'L x 10'W x 4'H without express written permission from the ARC. "Swims Spas" and similar size/style units will be considered above-ground pools and are not permitted.
4. Hot Tub/Spa must be properly maintained and sanitized at all times.
5. Hot Tub/Spa must be secured by an approved yard fence or screen enclosure so as to prevent accidental entry. In addition, a lockable cover is strongly encouraged.
6. Hot Tub/Spa installation and use must conform to all applicable state and county laws. Owner is solely responsible for ensuring such compliance.
7. Homeowner is solely responsible for ensuring that installation of: the Hot Tub/Spa, the approved mounting surface and any electrical needs does not damage irrigation lines or any other HOA utility. Such damage will be repaired at homeowner's cost.
8. Whenever possible the use of landscaping, screening or other approved privacy method is strongly encouraged.

**Gutters** (ARR 6.36) All gutters shall be compatible with house color, trim color, and window metal color. Gutter downspouts shall not concentrate water flow onto neighboring properties.

**Harmony and Appearance** (ARR 6.4) The ARC shall have the right of final approval of the exterior appearance of all homes in Bellalago and the Isles of Bellalago. This would include house additions, landscape plantings, play sets and all other outside items. This also includes, but is not limited to the quality, paint color (See "paint-house exterior" in this guide) and appearance of all exterior building materials.

**Helicopters** All helicopters, motorized aircraft and similar devices are strictly prohibited to land in Bellalago or Isles of Bellalago except for the sheriff's helicopter that is used in an official manner and any medical emergency helicopter used in a medical emergency.

**Holiday Lights & Decorations** (ARR 6.29) (Dec. 13.11) Holiday lights and decorations are permitted from Thanksgiving until January 15<sup>th</sup> of the following year. No decorations may infringe on other properties, create a nuisance or cause excessive traffic. In such an event, the ARC may require that the decoration or lights be removed.

**Hurricane Shutters** (ARR 6.32) (Dec. 13.21) All hurricane shutters must be approved in writing by the ARC. They may be closed 3 days before the hurricane and must be removed or opened within three (3) days after the storm. They may not be closed at any other time.

**Landscape Criteria** (ARR 6.18) Any changes or additions to the landscaping is subject to the written approval of the ARC. New plantings must be maintained by the owner at the owners own cost. (Dec. 13.3) No artificial grass, plants, markers, or other landscape devices shall be allowed without the written approval of the ARC. (Dec. 13.24.4) No landscape lighting shall be installed by the owner without the prior written approval of the ARC.

**Landscape curbing** Written approval from the ARC must be obtained before landscape curbing can be started. This curbing is sometimes used to trim outside of flower beds, driveways and walkways. Landscape curbing may not be used to edge roadway sidewalks.

**Lawn & Flower Bed - Pottery and Statuary** (ARR 6.39 to ARR 6.39.3), & (Dec. 13.11) & (Dec. 13.24 to Dec. 13.24.2) The owner is responsible for taking care of and irrigating their lawn and shrubbery. Written ARC approval is required for statuary (See “statuary” in this guide), pottery, fountains, pools, or any other improvements.

**Leases** (Dec. 13.27) & (4<sup>th</sup> Amendment, pages 2, 3, & 4) Homes may be leased only in their entirety and no fractional portion may be rented. No time shares, bed and breakfast or individual room leases are allowed. All leases shall be in writing and a copy of all leases shall require the Association approval upon receiving a completed lease application package. Within 30 days, the Association will approve or disapprove the lease. A non refundable screening fee of \$50.00 per applicant, which shall include all proposed occupants, is required for the lease of a home. All lessees shall be required to place in escrow with the Association a security deposit not to exceed more than one (1) month’s rent. No home shall be leased for a term of less than 12 consecutive months. The Board of Directors has the right to waive this restriction.

**Mailboxes** (ARR 6.25) All mailboxes must be approved by the ARC. Each mailbox and post shall be maintained by the owner and if replacement is necessary an approved mailbox must be used. See the Bellalago website for the replacement order form. Tandem mailboxes shall be jointly maintained, with each owner contributing equally for maintenance and repair costs. **Gang and cluster mailboxes** (ARR 6.25) Some sections of Bellalago are using the Gang and Cluster mailboxes. If any damage is done to any of them, the post office will make the repairs and the HOA will be responsible for the payment of those repairs. The HOA can then proceed to recover those expenses from the person that created the damage. The HOA is also responsible for maintaining the landscaping around those mailboxes.

**Noise and nuisances** (Dec. 13.30) (Osceola county ordinance, chapter 9, article IV, section 9-110) No noise or nuisances that are of an unreasonable annoyance to others shall be allowed in Bellalago and Isles of Bellalago at any time. This includes, without limitations, the playing of loud music, loud parties, gatherings in front of homes or common areas or anything of a similar nature. Lawn maintenance, grass cutting and construction activities are only allowed between 7:00 AM and sunset. No firearms or fireworks will be discharged at any time without prior written permission of the Association.

**Painting – (House Exterior)** (found on the Bellalago web site in public documents, general information and ARC supporting documents) Written ARC approval is required before painting your house. If you are painting your house the same colors you will need to come to the Amenity Center to confirm the exterior colors that we show for your home. The color palette, with all of the acceptable colors, is at the IOB Amenity Center. If you plan to change the exterior colors you will have to choose from our approved exterior paint packages or supply us with paint swatches marked with the location for each color for review.

**Permits** (ARR 6.3) The owner is solely responsible for obtaining all required building and other permits from all governmental authorities having jurisdiction and is responsible for compliance with all applicable building and zoning codes.

**Play Sets** (Dec. 13.41.2) Swing sets, play sets, jungle gyms, sandboxes, play houses, etc, may be installed in the rear of homes with written ARC approval.

**Pressure cleaning roofs and sidewalks** (Dec. 13.35) All roofs and sidewalks, being pressure cleaned, must be done in their entirety and not just what can be seen from the street.

**Propane Tanks for Swimming Pools and Fire Pits** (Dec. 13.17) Propane may be stored as may be necessary or reasonably used in swimming pools, fireplace, fire pits and barbecues or similar devices.

**Roofs, Driveways and Pressure Treatments** (ARR 6.10) (Dec. 13.35) All roofs, including all or part of the roof, must be approved in writing by the ARC. No asphalt roof shall be permitted. Roofs and/or exterior surfaces and/or pavement, including but not limited to, walks and drives shall be pressure treated as often as appropriate, but in any event, within 30 days notice by the ARC. No surface application to driveways shall be allowed without the prior written approval of the ARC.

**Satellite Dishes** (ARR 6.27) (Dec. 13.36) All satellite dishes or any kind of antennas are subject to the prior written approval of the ARC. The ARC may require that all such items be screened from view. No owner shall operate any equipment which interferes with the radio or television reception of others.

**Screen Enclosures** (ARR 6.20) (Dec. 13.37) All screen enclosures for pools or otherwise must have prior written approval of the ARC. (ARR 6.20.1) Pool/screen enclosures should be bronze for all screen and structural components.

**Segways and similar devices** Florida statute (Section 316.003(83) and 316.2068, F.S.) an electric personal assistive device may be operated on any marked bicycle path, and on any street where bicycles are permitted and on a sidewalk. The person operating the device must yield the right of way to pedestrians and give an audible signal before passing a pedestrian. A person that is under the age of 16 may not operate these devices unless that person wears a bicycle helmet that is properly fitted.

**Setbacks** (ARR 6.6) Each owner is responsible for compliance with any building codes and setback regulations.

**Signs** (ARR 6.15 to ARR 6.15.4) (Dec. 13.39) No signs, including for sale signs, may be displayed inside or on the lawn without prior written approval of the ARC. Only for sale and for rent signs that are approved and ordered from the Association are permitted. The Association has the right to enter on to any property for the purpose of removing unauthorized signs.

**Solar Panels** (ARR 6.36) Solar panels must not be installed so as to be visible from the street and shall be permitted with prior written approval from the ARC to insure coordination with roof color. Florida statute (163.04) Energy devices based on renewable resources. Solar panels and similar devices are allowed in Bellalago and the Isles of Bellalago. Written approval from the ARC must be obtained before any solar panels or other devices are installed. (163.04(2) such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south if such determination does not impair the effective operation of the solar collectors.

**Speeding and traffic signs** Subject to the provisions of section 316.006 & 316.123 of the Florida Statutes, to the extent applicable. The speed limit is twenty-five (25) miles per hour on all roads in Bellalago unless posted otherwise. All posted traffic signs must be obeyed. All vehicles must fully stop at a stop sign and yield the right of way to any vehicles in the intersection. The driver of a vehicle approaching a yield sign shall slow down to a reasonable speed or stop. After slowing or stopping, the driver shall yield the right of way to any vehicle in the intersection or any vehicle closely approaching the intersection. If the driver of a vehicle passes a yield sign without stopping and is involved in a collision with a pedestrian in a cross walk or another vehicle, the collision shall be deemed prima facie evidence of the driver's failure to yield the right of way. Section 316.006 (5) The Bellalago Board of Directors, has by majority vote, elected to have traffic laws enforced by local law enforcement agencies on private roads that are controlled by the Association.

**Sprinkler heads** (Dec. 13.24.1) The property owner is responsible for the cost, repair or replacement of any damaged sprinkler heads on their property.

**Statuary** (ARR 6.39 to ARR 6.39.3) All statuary placed in the yard must have prior written approval of the ARC. Statuary is any object composed of wood, metal, rock or artificial substance. Examples include bird feeders, fountains, ornaments, sculptures, etc. Any statuary with an electric motor must not disturb neighbors. Statuary in the front yard and rear yard must be no larger than 36 inches long, 36 inches wide or 36 inches high. Statuary is not permitted in any side yard.

**Storage Sheds** (ARR 6.35) (Dec. 13.42) No temporary or permanent utility or storage shed or similar structures shall be constructed without the prior written approval of the ARC. Water softeners, trash containers, propane tanks and other similar items shall be properly screened from the street in a manner approved by the ARC.

**Swimming Pools** (ARR 6.19 to ARR 6.19.7) (Dec. 13.33) No above ground pools shall be permitted. All private pools and hot tubs require the prior written approval of the ARC. All pools shall be maintained and chlorinated or similarly treated on a regular basis. Diving boards, slides or platforms shall not be permitted without ARC approval. Lighting of pool or other recreation areas needs written approval of the ARC. Pool filter equipment must be placed out of view of neighboring properties. All pool heating equipment must have the prior written approval of the ARC and must comply with building, zoning and fire codes. No screen enclosure of pools may be installed without the written approval of the ARC.

**Swimming in Lakes and Ponds** (Dec. 4.9.8) (Dec. 4.10.1) At no time is swimming in any of Bellalago's or The Isles of Bellalago lakes or ponds permitted. Swimming in Lake Tohopekaliga is permitted at your own risk.

**Temporary Structures** (ARR 6.23) No structure of a temporary nature, trailer, tent, shack, garage, barn or other out building shall be used as a home either temporarily or permanently.

**Trees between the sidewalk and the road** (Dec. 13.24.3) All the trees between the sidewalks and the roads are the responsibility of the homeowner. The homeowner is responsible for fertilizing the trees and cleaning up any leaves and debris from these trees. The HOA will periodically trim the trees of low hanging branches. At no time can the homeowner trim or shape any of these trees. In case of a storm, if a tree falls down across the road the HOA will be responsible for disposing of the tree. If the tree falls on the homeowner's property, then the homeowner is responsible for disposing of the tree.

**Variances** (Dec. 23.10) & (2nd Amendment, page 6) The ARC shall have the power to grant variances from the Declaration and from the ARR on a case by case basis.

**Violations** (Dec. 23.14) If any improvement shall be constructed or altered without prior approval or fails to conform with the approval granted, the Association or the ARC can require that the improvement be removed or restored until approval is obtained. Owner is liable for all costs of removal and attorneys' fees.

**Window & Wall AC Units** (ARR 6.24) (Dec. 13.49) No window or wall air conditioning unit may be installed in any window or exterior wall of a home.