



## **RULES & REGULATIONS AUTUMN WOODS HOMEOWNERS ASSOCIATION**

The Board is empowered to issue additional rules and regulations to the Declarations of Covenants and Restrictions for Autumn Woods – as provided by the following: These rules have been adopted to help clarify the current documents.

### Article VI - Use restrictions – Section 1

Y. The Association shall have the right from time to time to promulgate such additional rules and regulations as shall be necessary to provide for the health, welfare and safety of the Owners residing in the said subdivision, as this relates to the use of the lots and/or units and the Common Areas.

#### **Common Area and Lots.**

- A. No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain upon any Lot or Common Area, and no refuse pile or unsightly objects shall be allowed.
- B. Usage-
  - a. Basketball - Please be considerate of others so that the courts may be enjoyed by everyone entitled to use them.
    - Sneakers or tennis shoes only may be worn on the basketball courts.
    - Players are expected to wear appropriate attire. SHIRTS MUST BE WORN AT ALL TIMES. Bathing suits are not permitted.
    - Bicycles, roller skates, skateboards and pets are not permitted on the courts. No ball playing of any kind other than basketball is permitted.
    - The basketball court is solely intended for Autumn Wood's residents and their guests only.
    - There is a 1.5 hour playing time limit, particularly if other Autumn Woods residents are waiting to play.
  - b. Tennis Courts are available to Autumn Woods residents only. Guests are allowed with resident present. Residents can access the court combination after logging into the Autumn Wood's web site or calling property management office.
    - Tennis etiquette will be followed at all times
    - Courts are for Tennis Only
    - Tennis shoes must be worn on court
    - Children under 14 yrs. must be supervised by an adult
    - No pets on courts
    - Any infraction of the rules or damage to the courts will result in a suspension.
  - c. Dog Park – Only residents are allowed to use the Dog Park. Residents are **expected to abide by the posted rules next to the Dog Park entrance.**

The following two rules that are also posted are Pinellas County ordinances and both carry a county fine.

1. **Pets Must be Leashed** at All Times (except inside the dog park)
  2. **Must Pick-Up after your pet**, anywhere throughout the community, inside the dog park, etc. There are no exceptions! It is the responsibility for the pet owner to pick-up after their pet in Pinellas County, failure to do so, can result in a \$250 fine.
- C. All plant material shall be of Florida Grade Number One or better. Maximum utilization of existing trees and shrubs, and natural landscaping techniques, shall be encouraged. Sodding with St. Augustine or Bermuda grass varieties only will be required on all yards. Over-seeding with winter Rye grass is permitted. Bahia sod is not approved.
- D. All plant and landscape beds shall be in defined areas, mulched and weeded regularly. Trees and plantings will be neatly trimmed of overhanging of dead foliage/branches. Trees, bushes and hedges pruned regularly to a neat appearance – no unruly “natural Florida” landscape is allowed.

#### **Use Restrictions**

The subdivision shall be occupied and used only as follows:

- A. Nothing shall be done or maintained on any Lot that may be or become an annoyance or nuisance to the neighborhood. Any activity on a Lot that interferes with television, cable or radio reception on another Lot shall be deemed a nuisance and a prohibited activity.
- B. Fence Materials may be wood stockade, picket (wood or plastic), and wrought iron – not to exceed is (6) feet in height. Chain Link fencing is not allowed.
- C. No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any Lot, unless approved by the Board of Directors.
- D. No lighting shall be permitted which alters the residential character of the Subdivision.
- F. All Driveways and sidewalks shall be of concrete, paver or asphalt material.
- G. Temporary Storage of construction equipment or supplies may not be stored on the street, driveway or exterior of a residence unless it is part of an active construction project.
- H. Portable on-demand storage (PODS) may be kept on a lot up to a maximum of five (5) days, but only when the resident is actively involved in moving items to and from the property. Such units may be kept in excess of 5 days, but only if written approval is obtained from the Board
- I. Dumpsters and portable toilets may not be stored or used unless special circumstances warrant such temporary use, and only with written approval from the Board. These units must be kept sanitary and serviced at all times. Portable toilets should be obscured from view as best as possible.
- J. Residences may only be occupied by the owner(s) and immediate family or their temporary guests. The property may be rented entirely for a period of at least six (6) months. No renting of rooms is allowed.

## Other Miscellaneous –

Tree removal requires a permit from Pinellas County. Details can be found at [Tree removal information](#) or call 727-464-3888. If a live tree is being removed, an architectural approval is also required by the HOA. If the tree is dead or emergency removal is required, no architectural approval is required.

Any modifications or a change to a resident's property requires an architectural change review by the HOA architectural committee. Application and related documents can be found on the Autumn Woods web site governing documents

[http://autumnwoodsfl.com/item\\_list.asp?subcat=16&subtitle=Governing+documents+and+forms](http://autumnwoodsfl.com/item_list.asp?subcat=16&subtitle=Governing+documents+and+forms)

All residents are subject to Pinellas County Code enforcement rules. Residents are encouraged to review the code laws and report violations as needed. Contact 727-464—1727

<http://www.pinellascounty.org/build/code-enforcement.htm>

All residents are required to clean their roofs and driveways. Residents are exempted from this requirement if county water restrictions are in force.

All residents are required to remove holiday decorations within 15 days after the holiday event.

Lakes in the subdivision known as Autumn Lake, Meadow Lake East and Meadow Lake West:

- A. All bulkheads to be built shall, in addition to complying with all federal, state or local permits and requirements, be erected within those property limits approved by the Association, at a location and of materials, size and specific design approved by the Association, and all shall be approved in writing prior to commencement of construction.
- B. Usage –
  - a. **Boating Rules:**
    - No boats, rafts or floating objects of any kind other than small row boats, small sail boats, *paddle boats* or canoes are allowed in community lakes.
    - No Motor-Driven boat shall be brought into or operated in any lake within the community. Small low noise *12-volt battery powered electric motors with less than 80 lbs. thrust are allowed.* Lake service contractor is allowed to use motor driven boat.
    - Absolutely NO Swimming Allowed in any lake within the community
  - b. **Residents may fish in the lake from the community park or their private residence.** Be sure to check on Florida fishing rules and restrictions prior to casting a line.  
<http://myfwc.com/license/recreational/do-i-need-a-license/>

## Owners' Obligation to Rebuild and Insure

- A. All debris must be removed immediately and the Lot shall be restored to an orderly condition within a reasonable time not to exceed sixty (60) days from the date of such damage or destruction.

## Parking and Vehicle Restrictions

- A. Motorcycles are only to be driven on the roadways for purposes of driving in and out of Autumn Woods. No excessive noises are to be created in connection with the operation of such vehicles.

- B. **No overnight parking in the street, cars must be parked in the driveway or garage.** Our streets are narrow and have barely enough room for two-way traffic. When a vehicle is parked in the street it is nearly impossible to pass safely. If an emergency vehicle was trying to get through and vehicles are parked in the street that emergency vehicle would not be able to get through.
- C. **Commercial Vehicles are not permitted to be parked outside a resident, in the street, in the driveway and never on the lawn. They must be kept inside the garage.** A commercial vehicle is not only designated by lettering on the side of a vehicle, if the vehicle is a work van or pick-up truck with racks, cargo and equipment it is considered a commercial vehicle.
- D. **Off-Road Vehicles are not permitted to be parked in the street, on the driveway or on the lawn at any time.** Off-road vehicles can be Jeeps, Pick-Up Trucks, etc. and designated with over size tires and high wheel suspension. **Off-road vehicles must be kept inside the garage.** If the vehicle is too large for the garage than it prohibited.
- E. Mopeds, go-carts, motorized scooters and other similar vehicles shall be strictly prohibited.

No Owner or occupant shall park, store or keep any truck, commercial vehicle, camper, boat, trailer or aircraft, or any other vehicle other than a private passenger vehicle, on any Lot unless such vehicle is parked within a garage and concealed from view at all times. More specifically, no truck, camper, boat, trailer, aircraft, or any vehicle other than a private passenger vehicle, may be parked on a driveway.

Vehicles must be in a condition that would allow them to be legally operated on the road with current plates and tags.

[Other restrictions and rules can be found at  
http://autumnwoodsfl.com/picture/61awha\\_declaration\\_final.pdf](http://autumnwoodsfl.com/picture/61awha_declaration_final.pdf)

#### **Exterior House Color:**

The HOA **Architectural Committee** shall have final approval of all exterior colors. Each applicant shall submit to the HOA **Architectural Committee** as part of the application, a color plan and color-samples showing proposed changes in color of roof, exterior walls, trim, and doors, including garage doors. The ACC shall consider the extent to which the colors conform to the natural earth tone scheme of Autumn Woods. Exterior colors that in the opinion of the HOA **Architectural Committee** do not harmonious or are inconsistent with the overall look of Autumn Woods, shall not be permitted. The HOA **Architectural Committee** will develop a color palate that can be used as a guideline for selecting approved colors, however, no change in color may be made to any improvement without prior approval from the HOA **Architectural Committee**, even if the proposed color is listed on the color palate.

**ARTICLE VI**  
**Subset of restrictions**

**Use Restrictions**

**SECTION 1. The subdivision shall be occupied and used only as follows:**

**B. Business use of a residence which shows signs of commercial activity is prohibited.**

**F. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot or on the Common Area; The owners of any pets will be responsible for having them on a leash when outside of any fenced Lot, and for picking up any solid waste materials.**

**H. No outbuilding, basement, tent, shack, garage, shed, trailer or temporary structure of any kind shall be permitted upon any Lot or upon any of the Common Areas within the subdivision either temporarily or permanently.**


**P. All cans and containers of any sort used for collection and disposal of refuse, garbage, rubbish or other discarded matter upon the premises must be placed in the rear and/or side lot of the lot and not displayed in any manner whatsoever, except on regular days for the collection of trash, garbage and rubbish, as be provided by any sanitary service unit, and then only when such sanitary service unit requires the container or containers to be placed in the front of any dwelling.**

**Pinellas County - Residents are also subject to County Rules and Regulations. The Autumn Woods HOA does not contact the county reporting Pinellas County code violation. Individual residents are encouraged to report code violations related to the below categories.**

**Contacts Pinellas County Code enforcement 727-464-4641, 727-464-4641**

**<http://www.pinellascounty.org/build/code-enforcement.htm>**

**Below are the enforcement codes:**

- **[Commercial Vehicles in Residential Areas](#)**
- **[Inoperative Cars and Trucks](#)**
- **[High Grass and Weeds - Lot Mowing](#)**
- **[Minimum Housing Standards](#)**
- **[Noise Control](#)**
- **[RV / Camper Parking in Residential Areas](#) **
- **[Trash & Debris](#)**
- **[Zoning Codes](#)**
- **[Signs, Fence Regulations, Sheds and Accessory Structure](#)**