

SHERIDAN WOODS COMMUNITY ASSOCIATION, Inc.

700 SHERIDAN WOODS DRIVE, WEST MELBOURNE, FL 32904

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Board of Directors Standing Rules Updated and Approved as of 28 October 2019

The Standing Rules are the Board of Directors' interpretation or clarification of the *Declaration of Covenants & Restrictions*. This document is intended to help better ensure fairness and consistency. Uncured or repeat violations of the Stand Rules will be addressed by multiple and escalated notices from the Association and may result in a fine.

1. Neat and Attractive [pursuant to C&R §7.2(a) and 7.3]

- a. Home exterior appearance --particularly roofs, gutters, soffits, downspouts, walls, driveways, and sidewalks --must be free of mold, mildew, algae, rust, oil, and dirt stains, as may be visible from the street, sidewalk or neighboring properties.
- b. Lawns, trees, bushes, and landscape beds must be kept neatly trimmed and free of weeds and dead growth.
- c. Painted driveways and/or sidewalks are prohibited.
- d. To eliminate the appearance of commercial activity, business logos or advertisements on vehicles are prohibited.
See combination of definition of "Commercial Vehicle" and C&R § 7.3(e) and 7.3(g).
- e. Signs in yards are prohibited, but for the four exceptions described in C&R §7.3(g).

2. Trash and Recycling

- a. Trash and Recycled material must be placed only in Waste Management-provided trash receptacles.
- b. Trash receptacles must be placed curbside (in the grass or on driveway apron, not on or in the street) the evening before pickup and must be removed before midnight the day of pickup. At the request of Waste Management, trash receptacles should be placed at least 3 feet apart. Trash receptacles must be stored so as not to be visible from any road or adjacent property within sight distance of the lot. See C&R §7.3(c).
- c. Yard debris must be placed in owner-provided containers.
- d. Tree limbs must be stacked orderly and must not be longer than 4 feet in length or 4 inches in diameter. Call Waste Management at (321) 723-4455 for a pick-up date. Any tree trimming service must include immediate waste removal.
- e. Yard waste must not be blown or swept into the street, sewers, or retention pond.
- f. Over-sized items that will not fit in trash bins would be a special pick-up; please call Waste Management at (321)723-4455 for that service.

3. Fences, Hedges and Hedge Lines – Clarification for C&R Section 7.3(a)

- a. Lot perimeter fences shall not be erected on any lots that border the retention pond (also referred to as Lakefront lots). Lot perimeter fences may be installed on lots that do not border the retention pond. All lot perimeter fences shall be made of wood; be of six (6) feet in height (no higher, in accordance with City of West Melbourne Code [Division 5, Sec. 98-1118](#)); and shall be finished in a technique and color that is consistent with the Community's perimeter fence.

- b. Utility area fences may be installed on any lot. Utility area fences shall be no more than six (6) feet in height and shall be finished in a technique and color that is consistent with the Community's perimeter fence. Color should be natural wood or the same base color as the residence on said lot.
- c. In all cases (lot perimeter or utility), fences must be erected to the rear of the front building line and fence posts shall be installed facing the interior portion of the lot with the smooth side facing out.
- d. Any Lot owner whose lot includes Association-owned perimeter fencing along the south or east perimeter of the community has the right, at said Owner's sole expense and liability, to install an access gate along that section of Association-owned fence. Such gates are prohibited along the Association-owned north and west perimeter fence.
- e. No chain link fences may be constructed on any lot.
- f. All fences, hedges and hedge lines are subject to Architectural Review Committee ("ARC") approval before commencing construction or planting.

4. Resident Responsibility & Safety

- a. Vehicles must not be parked on the street overnight.
- b. During daylight hours, vehicles may be parked on the street, in accordance with City of West Melbourne ordinance, such that the right-hand (passenger side) wheels are parallel to and within 12 inches of the curb. Vehicles shall not be parked in any grass area.
- c. Climbing fences or gates to enter or exit Sheridan Woods is prohibited.
- d. Swimming in the retention pond is prohibited.
- e. Air conditioning units are prohibited from being installed and operated in windows, except for substantiated medical or health reasons.
- f. Catch and release must be employed when fishing in the retention pond.
- g. Loud, abusive, boisterous, or excessive noise or conduct that would disturb or interfere with the reasonable rights and comforts of other Owners is prohibited. This includes, but is not limited to: lawn care or construction before 7:30AM or after 6PM, automobile or home sound systems, bullhorns, and dog barking.
- h. Exterior Contractor work is not allowed on Sundays.
- i. Pets
 - i. County leash laws apply. All animals must be physically controlled at all times when off the property of the animal owner. See Brevard County, Florida, Code of Ordinances, Chapter 14, Article II, [Section 14-56](#) and the definition of "At Large" at [Section 14-36](#).
 - ii. Pet owners are responsible for immediate pickup and proper disposal of pet waste as they walk their pet throughout the Community. See Brevard County, Florida, Code of Ordinances, Chapter 14, Article II, [Section 14-59](#).
 - iii. Excessive and incessant dog barking is prohibited. This type of barking is a nuisance and is characterized as frequent, non-stop, and sustained for a duration of at least five minutes. It is different than a few alert barks when a dog senses danger. Owners are particularly encouraged to prevent excessive barking when their dog is unattended, but is within its own fence or other enclosure. This rule supports C&R Sec. 7.3 (j).

5. Architectural Review Committee

- a. The ARC has oversight and approval authority for all exterior changes to homes or landscaping.
- b. Contact the ARC before making any permanent or temporary exterior property change. Some examples:
 - i. Fencing installation or changes, Room or Deck addition, Roofing, Exterior Painting. Note: The Sheridan Woods Standard Color Selections, 01 April 2013, are available at the Community website:
http://swdhoa.files.wordpress.com/2013/05/sw_color-palette_5-30-2013.pdf
 - ii. **MAJOR** landscaping such as adding or removing trees or hedges. Trimming or maintaining landscape beds, lawn, and flowers does not require ARC approval.
- c. ARC requests must be submitted in writing to an ARC member. Simply complete an [ARC Application for Improvements and Modifications](#) and provide material and/or paint swatch samples, floor plans, elevation plans, and/or a description of the project, and anticipated work start and end dates for ARC review and approval. The ARC Application for Improvements and Modifications may be downloaded from the Sheridan Woods website (www.swdhoa.com), printed, and then completed in pen & ink. Please allow two weeks notice for ARC review and responses. Complex project requests may require additional time for ARC approval or response.
- d. Previously approved projects, colors, and materials are not “grandfathered in.” A new ARC Application for Improvements and Modifications and ARC approval is required for every project, **before** the project begins.

6. Mailboxes

- a. Mailboxes, posts, and applied house numbers must be uniform to the Community: single size/shape, black paint, silver/reflective numbers, and a red flag.
- b. Mailboxes must be kept in good repair (e.g. no flaked or faded paint, no faded flags, and no broken or missing numbers).
- c. Plants and other landscaping must not obstruct visibility of the house numbers on either side of the mailbox post.

7. Community Yard Sale

- a. Held annually as a Community, typically in February/March.
- b. Individual garage/yard sales are prohibited.