

Glen Oaks Ridge Owners Association Rules

General Rules

1. Monthly maintenance fee is due the first of the month and is considered late if received after the 15th. Automatic late fee is \$25.
2. Residents leaving their villa for more than ten days should notify the office of their departure and return dates. Also, let the office know who will be regularly checking the villa while it is unoccupied. This is for the security of your villa.
3. Residents may volunteer to solicit for recognized charities. No commercial soliciting is permitted on Association property.
4. No resident or group of residents may hold tag, garage, yard, carport, or driveway sale except for the community sale held once a year.
5. Estate sales are permitted but must be confined to the interior of the unit. Notice of date and time must be provided to the office at least one week prior to the event.
6. Only street address numbers are permitted on mailboxes mounted on posts.
7. Owners must obtain permission from the Board of Directors or the appropriate committee chairperson before modifying the outside of their villa (doors, windows, etc.). An approved color must be used when painting the Carport Floor. Copies of Association policies for specific modifications and work order request forms can and should be obtained from the office or the web site. Failure to comply with this rule may result in fines, legal action, and/or financial responsibility of the owner to restore the unit to its original condition.

Vehicles

1. Each unit is allowed passenger vehicles totaling one more than the number of its permanent licensed occupants. Unit residents may park in the carport, driveway, or in the designated guest parking areas.
2. Trailers, campers, semis, boats and commercial or construction vehicles are prohibited to park on the premises for more than 24 hours.
3. No parking on the grass or on the street. Violators will be towed according to posted signs.
4. Motorcycles, scooters, and golf-carts are allowed and count toward the total vehicle number limit.

5. All vehicles permitted under the American Disabilities Act are permitted.
6. The carport and driveway of each villa is for the sole use of the owners/ tenants of the unit, unless authorized by that unit's owner.

Age Restrictions and Guests

1. Guests of owners and lessees must be registered with the Association. The maximum stay for guests is 30 days in a six-month period. Guests of lessees may not use the unit except when the lessee is also in residence. A guest is any person present in a unit on a temporary basis at the invitation of the unit owner or other permitted occupant without the payment of consideration. A temporary basis is defined as presence totaling not more than 30 days in any six-month period. There is no age restriction for guests.
2. Each unit must be occupied by at least one person 55 or older unless the Board granted an exception to allow a unit to be occupied entirely by persons under the age of 55 but at no time can more than 20% of the units be occupied entirely by persons under age 55.
3. Persons under the age of 18 can reside in a unit only if the Board has granted an exception whether the other occupants of the unit are 55 or not.

Grounds

1. The Association, through the Board of Directors, is responsible for all landscaping on common ground.
2. Unit owners may plant on common ground, only from the approved list, with the written approval of the Director of Grounds.
3. An owner may plant without the approval of the Board in his/her atrium. Removable pavers may be placed in the atrium, but a concrete slab is not permissible as no permanent fixtures are allowed.
4. Holiday decorations may be displayed. United States flags, seasonal, and sport team flags and banners are also allowed. Other non-permanent objects may be displayed in the landscaped area with Board approval.
5. No resident is to interrupt landscape or maintenance workers to give directions or make personal requests.
6. Clotheslines or drying facilities are not permitted on the exterior of any villa, in any carport, driveway, atrium, or common element. Clotheslines are permitted inside the villa or in the laundry room.

7. Watering is permitted to establish new grass and plantings. All state and local watering restrictions must be obeyed.

8. It is recommended that recyclables and trash be placed on the roadside the evening before pick-up. It is recommended that all garbage and trash be placed in closed containers.

Pets

1. A resident may have up to two domesticated animals (dogs or cats).

2. No pet shall be permitted to become a nuisance or to behave in an aggressive manner and all pets are subject to removal from the Condominium at the discretion of the Board of Directors. Violators may be reported to the County Animal Control Department.

3. All pets must be attended by an adult and be on a leash no longer than 6 feet when outside of the unit.

4. Pet owners are responsible for the prompt removal and proper disposal of all excrement from all areas.

5. A guest of an owner may bring a pet onto the condominium property if the pet and the handling of the pet are in compliance with the rules and regulations.

6. The feeding of wild birds, raccoons, or other wild animals is prohibited.

7. Tenants may keep pets according to the same rules and regulations as owners, subject to owner approval.

8. All state and local statutes regarding pets must be obeyed.

9. Pets, except for certified service animals, are not permitted in the clubhouse, in the pool area, or in the recreation areas.

Clubhouse and Recreation Areas

1. Overnight guests who intend to use the clubhouse, putting green, shuffleboard court, pool, or other recreation areas are to be registered at the Association office. Owners may register their guests by telephone, in person, or by email. All guests may use the facilities.

2. Children under 14 must be accompanied by an adult at all times.

3. An owner or tenant may rent the clubhouse and kitchen for a private party.

4. A person must be at least 14 to use the workout room.
5. Pets, except for certified service animals, are not permitted in the clubhouse, in the pool, in the pool area, or in the recreation areas.

Pool

1. All posted rules must be observed by residents and their guests.
2. No glass containers, cans, alcoholic beverages, or food are allowed in the pool area.
3. Food and beverages are permitted in the screened in area between the pool and clubhouse.
4. Pool hours are from 8:00AM to dusk.
5. An adult must accompany all children under 14 years of age.

Smoking and Vaping

Smoking, vaping, and the use of e-cigarettes are prohibited in the Clubhouse, in the Clubhouse lanai, in the covered area in front of the Clubhouse, and in the pool area. Smoking, vaping, and the use of e-cigarettes are allowed in the newly designated smoking area outside of the Clubhouse by the bicycle rack.

Revised July 15, 2019