

The Laurels Community Association Rules and Regulations

Adopted by the Board of Directors in February 2025

1. **Leases.** Leases on any rented property shall not be for less 12 months terms. Homeowners are required to provide their tenants with a copy of the community's By-Laws, Covenants, Rules & Regulations. The homeowner will be responsible for all violations and fines levied against a rental property. We are a single-family residence community and room rentals are strictly forbidden.
2. **Ponds.** Fishing in our ponds is prohibited. Swimming and/or boating/kayaking on the ponds is dangerous and is not permitted.
3. **Landscaping.** Maintenance of common area landscaping is to be supervised by the Landscaping Committee appointed by the Association, Members who have suggestions or complaints about common area landscaping issues are to address them to the Chairman of the Landscaping Committee and shall not communicate directly with the vendor(s) engaged by the Association to maintain the common areas. Members shall not remove, trim or add plantings to common areas.
4. **Trash.** Throwing trash on the common areas or in the ponds is not permitted. This includes the gazebo. Adults or children who use the gazebo are required to clean up after themselves and/or their children.
5. **Signs.** Are not permitted on the right-of-way at the entrance of the Laurels, except of a temporary nature, such as "Open House" and "Garage Sale", and must be removed at the end of the same day as installed. "For Sale" and "For Rent" signs only are allowed and can be placed in the front yard of the Lot, provided they conform to County Codes as to size and specification.
6. **Children's playground or athletic equipment**
 - a. Swings, slides, and similar structures must not be placed in front yards or visible from the street.
 - b. Bicycles, skateboards, and scooters are prohibited in the gazebo and must not be rested against shrubbery or fencing.
 - c. Permanent basketball hoops require Architectural Control Committee approval. Mobile basketball hoops must be kept behind the sidewalk and properly maintained.
7. **Mailboxes.** Shall conform to the common design within the development. Mailboxes and supporting posts shall be painted white and there shall be no lettering, decals or covers affixed to the mailboxes, and all mailboxes shall be maintained. If waste management stickers are placed on the mail box, they are to be placed on the horizontal support under the mail box, and on the East side of the mail box on those lots East of 39th Ave., and on

the West side of the mail box on those lots West of 39th Ave. (*Rust-Oleum, Satin White 7791, 12 oz. spray can, available at home supply stores, covers all surfaces, is rust proof and will not chip.)

8. **Lot maintenance.** All lots shall be maintained in a clean and sanitary condition. Each lot shall at all times be maintained in an aesthetically attractive appearance and also there shall be removed all debris, dead growth and fallen vegetation. Owners are to keep their home, driveways, sidewalks, landscaping, trees, fences, grounds, swale, etc. well-maintained. Dirt, rust and mildew accumulation on sidewalks, driveways, fences, and on the building are to be removed often. Owners are expected to power wash dirty sidewalks and driveways as well as use materials that are available at most home supply stores to remove rust and mildew. Inspections will be conducted throughout the year.
9. **Equipment.** All A/C units, pool equipment, water treatment equipment, and similar installed equipment shall be screened from view from the street by plantings or fenced enclosures.
10. **Satellite dishes.** Must not exceed a three (3) foot diameter and should be positioned to minimize street visibility.
11. **Trash.** All containers are to be placed on the street after dusk the day before scheduled pick-up. Trash cans /recycle bins should be stored out of site of the road on all but pickup day.
12. **Flags.**
 - a. Homeowners may display one portable, removable U.S. flag or Florida state flag respectfully.
 - b. One additional official flag (U.S. military Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA) is permitted, no larger than 4.5 feet by 6 feet.
 - c. Flagpoles (max height: 20 feet) may be installed if they do not obstruct sightlines and comply with local codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.
13. **Parking and vehicles.**
 - a. **Vehicles.** Must be parked in a manner that does not obstruct the right of way or ingress/egress of a driveway nor obstruct the sidewalk in any way as per Indian River County Codes.
 - b. **Overnight Parking.** Storage of recreational vehicles, motor homes, campers, boats, trailers of any type or commercial trucks (26,001# as defined by Florida Law) shall not be allowed on any right-of-way nor on any Lot unless enclosed in a garage. Any van/truck/car with commercial signage being used by a homeowner is to be enclosed in their garage during the daytime and at night and is not to be left out overnight.

14. **Discourteous behavior.** No activity shall be carried on upon any lot which may become an annoyance or nuisance to the neighborhood, including untended, constantly barking dogs, which is also a violation of County Noise Ordinances.
15. **Dogs.** A maximum of three (3) dogs are allowed per household. All dogs shall be leashed, and all waste picked-up and properly disposed. Disposal in the ponds is strictly forbidden. E-leashes are not allowed and are not permissible under law by the State of Florida.
16. **Roofs.** Architectural asphalt shingles and metal shingles with the appearance of architectural asphalt shingles are the only materials permitted.
17. **Fences.** All fences must be white PVC and set back ten feet from the front of the house.
18. **Request for Financial Documents.** The Association will provide access to financial documents that are not available on our website within 10 business days after receiving a written request submitted via certified mail, with a return receipt requested.
 - a. **Limitations:**
 - i. Only one request may be made per month, per lot.
 - ii. Each request is limited to a maximum of 250 pages per month.
19. **Email response.** The Board/Secretary will respond to emails from homeowners within ten business days unless the message is of an urgent nature.