

**SILVER PARK VILLAS
HOMEOWNERS ASSOCIATION, INC.
RULES & REGULATIONS**

EMERGENCY.....911

OSCEOLA COUNTY SHERIFF.....348-2222

KISSIMMEE UTILITY AUTHORITY.....933-7777

FLORIDA WATER SYSTEM (water).....1-800-432-4501

WASTE MANAGEMENT.....742.7750

Mailing Address:

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SILVER PARK VILLAS HOMEOWNERS ASSOCIATION, INC. RULES & REGULATIONS

Silver Park Villas Homeowners' Association has established updated revise from August 1997 and May 2010 Rules & Regulations (R&R) for all owners and residents. These R&R's, bases upon the recorded Covenants & Restrictions (C&R's) of our community, and are intended to maintain property values, promote safety and welfare, and insure courtesy toward all individuals within the community.

Complaints and Suggestions should be in writing and sent to the Management Company for prompt Handing. The Identity of the complainant will be kept confidential.

ASSESSMENTS

Association fees are due the first (1st) day of each month and delinquent the tenth (10th) day of each month. There is a ten (\$10.00) dollar late fee charge to those accounts with outstanding balances on the tenth of each month.

When an account is delinquent ninety (90) days, An intent to lien letter is sent at the owner's expense, requesting payment. If the account remains unpaid, the Association will forward the file to the attorney to place a lien on the property at the expense of the unit owner. Should an account remain delinquent (30) days following placement of a lien, the Association will forward the file back to the attorney for collections, which may include foreclosure. All legal fees will be charge to the owner commencing with the first letter from the attorney.

Owner who are delinquent with their assessments are subject to being denied use of the Pool and Cabana facilities. I renting their Villa (s), not only may their renters be denied use of the Pool and Cabana facilities, but the Initial or Renewal application for approval of their renters may be Denied by the Board.

VEHICLES & PARKING

- 1. PARKING SPACES-** There are two (2) parking spaces for each villa. Spaces are not designated. Spaces directly in front of a villa are "unofficially" reserved as that Villa's space. Residents are encouraged not to park, or permit guests to park, directly in front of a villa owned by someone else. There are adequate spaces for overflow parking nit in front of another villa. Parking anywhere other than in striped parking spaces is prohibited.
- 2. STORED, DERELICT OR INOPERATIVE VEHICLES-** The following vehicles are subject to being towed at the Owner's expense: vehicles left in one parking space more than 72 hours; vehicles being stored; vehicles not in operable condition; vehicles with flat tires; vehicles with expired or missing license plates.
- 3. RV'S, BOATS, COMMERCIAL, OTHER-** Pickup truck over $\frac{3}{4}$ ton is not permitted. Recreational vehicles (RVs) travel trailers, boats, trailers of any kind, and commercial vehicles are prohibited. For further details, see 'Use Restrictions' in the Declaration of Covenants and Restrictions.

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4. **MOTORCYCLES**-Motorcycles are to be parked in a regular parking space as would any other motor vehicle. A small piece of wood shall be placed under the kickstand while parked to prevent holes in the asphalt. (Kickstand holes must be repaired by cycle owner)

5. **VEHICLE REPAIR**- Repair of vehicles, changing of oil, or greasing of any vehicle is prohibited. Vehicles which have put on jacks or any type of stand **WILL BE TOWED** at the expense of the vehicle Owner. Grease spots must be removed by the vehicle Owner.

6. **BICYCLES**-Bicycles may not be ridden on the sidewalks and are not permitted in the pool/cabana areas. Bicycles must be stored inside the villa or on the patio behind your villa. Bicycles may not be chained to exteriors of buildings, air conditioners or fence areas (back or pool areas)

COMMON AREAS-GENERAL

1. **NUISANCE/BEHAVIOR**- Stereos, radios, televisions and voices must be kept at volume level which does not disturb the comfort of your neighbors. Entertaining on your patio or at the pool must also be non-disruptive to neighboring Villas. See 'Use Restrictions' for further details.

2. **SKATES AND SKATEBOARDS**- Skating, rollerblading and skate boarding are not permitted within the Community walled area.

3. **GARBAGE AND TRASH**- Villas and areas surrounding them are to be kept free from trash or garbage. Patios not enclosed with a screen room, must be kept neat and free from trash. Garbage cans may be stored behind privacy fences as long as they are covered with a proper lid.

Garbage pickup is on Wednesday and Thursday mornings, **Recycle-Wednesday** –Must use new trash bin supplied by Osceola County. **Yard Debris- Wednesday**-and must use your own trash bin. **Household Trash-Thursday** – and must use your own trash bins. Empty garbage cans must be returned to the villas the same day of pickup. Putting out garbage in loose plastic bags is not permitted. You must use **GARBAGE CANS**.

4. **PATIO/SCREEN ROOMS**- Outdoor furniture, BBQ in good condition, bicycles (see #6 above) and plants kept in a neat condition are permitted on the patio or screen room behind the villa. Barbecue grilling is not permitted inside screen rooms. Barbecue grills must be used a safe distance from screen rooms and villas. All other exterior areas are to be kept free from debris, toys, etc. at all times. Storage on patio is prohibited. PLEASE NOTE THAT BBQ GRILLS WHILE NOT IN USE MUST BE STORED AWAY OR SIGHT AND COVERED, GAS MUST BE CLOSED AND IN A SAFE LOCATION. CALL YOUR LOCAL FIRE DEPARTMENT; THEY CAN GIVE YOU A DESCRIPTION OF SAFE LOCATION AND HOW TO DEAL WITH YOUR BBQ GRILLS.

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5. **PRIVACY FENCE (Wall)**- The area behind the privacy fence must be kept free of trash, garbage, bicycles, toys, etc. Clothes or other items are not to be attached to or layer over the privacy fence. Any landscaping done by the resident must be maintained by the resident. The Association will not maintain areas behind the privacy fence (wall). It is Owners responsibility to repair and maintain the Privacy Wall in front of your Home.
6. **SHOPPING CARTS**- Leaving shopping carts in front of or behind villas is not permitted. Residents with shopping carts in front or behind their villa are subject to being fined.
7. **ANNTEENAS**- Antennas of any type are prohibited except a written approval from ARC.
SATILIGHT DISH IS NOT PERMITTED ON YOUR ROOF TOP OR ANY SHINGLE SURFACES. THIS IS A ROOF LEAK WAITING TO HAPPEN AND IT'S A DANGER DURING HURRICANE SEASON. DISHES ARE TO BE LOCATED ON BACK OF UNIT MOUNTED ON CENCRETE WALL BY A PROFESSIONAL. PLEASE CHECK WITH YOUR LOCAL BUILDING CODES.
8. **CLOTHES LINES**- Exterior clothes (laundry) is not permitted.
9. **BALL PLAYING**- Ball playing is prohibited within the walled area of the community.
10. **YARD/GARAGE SALES**- Yard/Garage sales are not permitted. Silver Park Community will have one or two yard sale per year collectively Dates will be posted (Dates: T.B.D BY BOARD MEMBERS & COMMUNITY MANAGER)
11. **LOITERING OR HANGING OUT**- Loitering or hanging out is not permitted.

PETS

1. **LIMIT**- With the exception of fish, **NO MORE THAN ONE (1) HOUSEHOLD PET, 25 LBS, OR SMALLER SHALL BE PERMITTED IN THE VILLA.**
2. **DOGS/CATS**- Are to be leash and accompanied by a competent handler at all times when outside the villa. Pets may not be **tied** to a structure, tree, shrubbery, or tied to a stalk in the yard. Dogs and Cats must be walked outside the wall of the community. **The handler must pickup droppings and dispose of them properly (Its Florida Law).** Water or food dishes outside a villa or on a patio are not permitted. This food attracts wild animals, files, ants and other pests.
3. **OTHER PETS**- Birds are allowed if maintained at all times within the villa. Snakes and farm animals are prohibited.

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4. **WILD ANIMALS OR FOWL-** Do not feed ducks, gulls, raccoons, alligators or any other wild animals within the community. Alligators should be reported to the Florida Fish and Wildlife - 866-FWC-GATOR or 866-392-4286

RENTALS/LEASES

1. Minimum term of a lease or rental agreement is six (6) months. An application for tenant approval must be submitted to the management company on the required forms (available at the management office or online) accompanied by a non-refundable screening fee payable to the Management Company and a copy of the lease once approved by the Board. All leases shall require the Tenants to comply with the C&R'S and R&R's.

No more than two (2) people per bedroom are allowed to occupy a rental unit.

Within approval must be provided prior to a tenant moving in: allow fifteen (15) working days for processing. Once approval is provided, the Tenants may not sublet the villa. If an approval Tenant moves, the new Tenant must be approved on the lease may not increase without prior written approval.

2. Renewal leases will not require screening but will require approval from the Association which retains the right to disapprove a Tenant who has been problematic or who has disregarded the Association rules during occupancy.
3. In the event an Owner refuses to remove a Tenant who has refused to abide by the rules, the Association will have their attorney effect eviction at the expense of the villa owner.
4. Short-term (less than six (6) months) or vacation rentals are prohibited by the Declarations of Covenants and Restrictions.
5. Owners leasing, renting or allowing a member of the family to live in the villa, with or without a rental fee must comply with the same guidelines as those renting to non-family members.
6. The Board reserves the right to reject an application for Tenant approval if the Villa Owner has delinquent assessments, fines or fees. Tenants may also be denied use of the pool and cabana.
7. In case of visitation or temporary custody of minor, rental resident shall notify the Association of the Child's name, age and length of stay if the stay will be more than (30) days.

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8. The Villa Owner is responsible for all acts of his Tenant and his Guests or invitees and any violations or damages which may occur during tenancy. Copies of Violation notices to a tenant will also be forwarded to the Owner or his/her agent.

VIOLATIONS OF RENTAL/LEASE GUIDELINES

1. Should an Owner allow a Tenant to move into his/her villa without prior approval, the Owner will be subject to a fine up to \$100.00 per day until a property completed Application for Tenant Approval with the required fee has been submitted and approved!
2. If the Tenant is not approved, the Owner will be required to remove the Tenant at his/her expense. If the Owner fails to comply, the Association will file suit to force the removal of the unapproved Tenant at the expense of the Villa Owner.

OWNER RESPONSIBILITIES

1. All Owners are responsible for the action of their Guests, Guests must comply with the ' Use Restrictions' of the Covenants & Restrictions and these Rules & Regulations the same as all other residents. All Owners are subject to the same penalties for violation of the C&R's or R&R's.
2. A copy of the Rules & Regulations should be kept in the unit at all times for the Owner's, Guest's and/or Tenant's reference.
3. The Owner or Tenant must accompany all guests using the pool/cabana area. Owners, Guests, or Tenants must have the required pool tag. Persons without pool tags will be considered trespassing.

ARCHITECTURAL

1. Changes to the exterior of the villa or to the landscaping are not permitted without prior written approval of the Board. Architectural Request forms must be filed out and submitted to the Board prior to making any repairs or changes to the exterior of Villa or to the Landscaping. The proper forms may be obtained from the office or the Management Company or on the website.
2. Screened enclosures on patios and screen doors of brown anodized aluminum are allowed with prior written approval of the Board.

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3. Painting of the any exterior surface is not permitted except within screened enclosure on the patios and area where general maintenance is required by the Owner. Prior written approval of paint and color is required from the Board.
4. Roofing is the homeowner responsibility. The Board has elected two shingle specifications for use at Silver Park (The shingle manufacturer is Owens corning and the color is Driftwood or Manufacturer Certainteed and the color is Slate Gray, Prior written approval of the Board.
5. If you need paint to repair you privacy wall please call Association Solutions they can provide the colors prior written approval of the Board.
6. If any interior Alteration are made a permit is required by law and you must provide Association Solutions with a copy of such permit prior of commencing project. Also, Association Solutions needs a copy of your final inspection by county.
7. Homeowners are responsible to maintain and repair windows, gutters, downspouts, doors, screened enclosures, privacy wall including the light and globe, roof or other appurtenances in good condition.

Materials used must be new and of the same quality, color and design as originally installed. Prior written approval by the Board is required for any repairs or changes. Any Storm damage resulting from such things as wind, halls, and flooding, is also the responsibility of the homeowner, who should carry **ALL-RISK PROPERTY DAMAGE INSURANCE COVERAGE** for such occurrences.

8. The Association is responsible for painting the exterior of the Villas every 7 to 10 years: maintaining all common grounds and original Landscaping.
9. All Windows must have proper window dressing, i.e., Curtains, vertical blinds, or mini blinds. Foil, newspapers, sheets, bedspreads, etc. are unacceptable for window dressing. Non-Reflective window tint may be installed with prior written approval of the color.
10. Signs: No Signs of any type (other than small security identification signs) shall be displayed on or in the villa where it is visible to the outside. 'For Sale' or 'For Rent' signs will be permitted, provided they do not exceed two (2) feet x two (2) feet, and provided they are displaying against the Villa wall and not in a window, the Front or back lawn, or in front of the security fence.

VIOLATIONS OF THE ARCHITECTURAL RESTRICTIONS

1. First notice will be sent to the owner requesting compliance or change within a certain time frame.

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2. Should a second notice be necessary, it will be a final notice and may (or may not) be sent Certified Mail. A specified time frame will be provided for correction.

3. If compliance or requested changes have not been made within the allotted time, the Owner may be subject to fines up to \$100.00 per day until the violation has been corrected. The Association may also elect to forward the file to the Association's attorney for appropriate legal action to enforce compliance at the expense of the villa owner.

LANDSCAPING

1. Should you want to plant shrubs, trees, or flowers somewhere other than in existing beds, or if you wish to add fill to areas around villa, architectural approval is required. Continuity of the overall landscape plan is to be maintained. Citrus trees are not permitted. Shrubs should be frost resistant.

2. Should you make significant changes in the landscaping around your villa, you and any future owner of your villa are responsible for maintaining any plant installed. Should an owner not maintain the area, the Association may have the area restored to its original design at owner's expense.

POOL RULES

ENTRY TO THE POOL AREA BY MEANS OTHER THAN THE ASSIGNED GATE KEY IS
PROHIBITED AND IS CONSIDERED TRESPASSING!

PERSONS IN THE POOL AREA BETWEEN 10:00 P.M. AND 9:00 A.M. ARE CONSIDERED
TRESPASSING

A CHARGE OF \$25.00 IS IMPOSED TO REPLACE POOL/CABANA KEY.

MEMBERSHIP

1. Used of the pool is restricted to MEMBERSHIP AND THEIR GUESTS ONLY! Membership is defined as follows: Villa Owners or Board approved Tenants when the villa is rented or leased to a third party.

2. Guests of members are welcome to enjoy the pool but must be accompanied at all times by a member who is at least 21 years of age.

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3. Members and their Guests are each required to have a pool key in their possession when using the pool. Members are limited to two (2) pool keys per villa.

POOL SAFETY

1. Swimming is at your own risk, DIVING, RUNNING, AND HORSEPLAY ARE PROHIBITED.
2. Children under 16 years of age must be accompanied by a parent or guardian 18 years of age.
3. Floats, balls and other pool toys are prohibited. (USE OF LIFE PRESERVER AS A FLOAT IS PROHIBITED)
4. The Shepherd's Hook and life ring may not be removed unless needed in a life-saving situation.

POOL HEALTH REGULATIONS

1. Babies and Children who are not toilet trained must wear tight fitting rubber pants if they are in the pool.
2. **Animals** are not permitted in the pool area.
3. Food is prohibited.
4. People with open sores or diseases contagious by Association, are not permitted in the pool area.
5. Glass containers are prohibited.
6. **Alcoholic beverages** are prohibited in the pool, pool deck and cabana areas.
7. Non-Alcoholic beverages are also not permitted in the pool and the pool deck, but are permitted in the cabana areas in soft plastic containers only. **Glass, steel, and aluminum containers are prohibited.**
8. Bathers must shower before entering the pool.

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9. Proper swimming attire must be worn in the pool and on the pool deck. **Thong swim suits, cutoffs, and diapers are prohibited**

10. The pool area open at 9 am and closes at 10 pm
The above safety and health regulations include requirements by Osceola County and the State of Florida.

POOL CONDUCT

1. Radios must used with headphones or reduced volume that does not disturb those near you.
2. **Profane Language** is not permitted. Loud, boisterous, or rough play is permitted.
3. Rafts, floats or inflatable toys are not allowed in the pool. Swim training aides are permitted for infants.
4. Nude Bathing or lounging is not permitted. Thong swim wear, cutoffs, or diapers are prohibited.

**VIOLATION OF RULES & REGULATIONS
OR COVENANTS & RESTRICTIONS**

1. **Courtesy Letter**-Notice sent with date for compliance. No fine imposed has (14 days to correct the problem)
2. **First Violation**-Notice sent with date for compliance. No fine imposed has (14 days to correct the problem)
3. **Second & Final Violations**- Final notice sent with date for compliance and notification by the Board that a fine still be added up to \$100.00 per day will be imposed if the compliance is not forthcoming. (14 days to correct the problem)

4. **Legal Pending**- 2nd final notice with a date for compliance and notification by Board that a fine still be added on up to \$100.00 per day will be imposed if the compliance is not forthcoming. (14 days to correct the problem)
5. **Legal**- File sent to Association's attorney for enforcement action at the expense of the Owner of the Unit/Villa.

6. **If the Board imposes a fine, the unit/villa Owner has fourteen (14) days from the date of notification to request a hearing with the Association's Fining Committee. This request must be made in writing and submitted to the Management Company (Association Solutions) A request such a hearing does not mean the violation may continue until the date of the meeting.**