

Anastasia Lakes

Rules and Regulations

General Information

Approval by the Architectural Review Committee (ARC) is required for all changes to the lot or dwelling not specifically exempted from such approval in this document, i.e. involving "Architectural Design" and "Landscape" below (sections I and II). The ARC should be consulted for clarification if needed, however, only the Board shall have the authority to grant variances or make modifications to the current rules and regulations. Any such Board approval shall take place at a Board meeting and be reflected in the minutes. The ARC will be required to deny any request for modifications that do not meet the rules and regulations outlined herein. Any owner whose request is denied by the ARC shall have 30 days to notify the Board in writing of their request for an appeal, at which point the Board shall have 30 days to hold a meeting to vote on the appeal. ARC applications once approved or denied shall be sent to the Board and Management within 7 days. According to Florida State Statutes 720.303 (2) The ARC is required to notice and conduct its meetings the same way as the Board of Directors. Notice of all ARC meetings must be posted in a conspicuous place in the community at least 48 hours in advance of a meeting.

Additional information including The Bylaws and The Declaration of Covenants, Conditions and Restrictions for Anastasia Lakes is available at www.anastasialakes.com.

It is important for homeowners to be aware that there are five (5) non-exclusive easements within each owner's lot lines. Any structure or vegetation that encroaches on any easement would have to be removed at the homeowner's expense should access be required for utility, electrical, irrigation, TV cable, lake conservation management or any required Association entity not listed here.

I. Architectural Design Guidelines (ARC)

1. Homes must be painted a single color. Approved colors that serve as a guideline are available from the ARC. All trim must be painted white. ARC approval is needed to paint. ARC approval is not needed to repaint a house the existing color.
2. Front doors shall be painted any solid color. Main garage door (vehicular) shall be painted the color of the house or white. Garage pedestrian door (side or back facing) shall be painted the color of the front door or house or white.
3. Driveway, walkway and entrance way may be tiled, bricked, paved or made with concrete. Side Lot Walkways may not exceed 9' ft. in width and no closer than 3 feet to side of property line. A single color shall be selected that is in harmony with the house, trim, and roof colors. A single color border may be selected that is in harmony with the color of the driveway application. A

paver driveway's dominant blend color of the paver may have a complimentary or contrasting border. The paver percentage shall not exceed 50% frontage (side lot line to side lot line and front corners of the home to the front lot line). Front patios and driveways included in the percentage. Pathways that extend to the rear of the property are not included in the coverage percentage. Driveways should be at least 3 feet set back from the side lot line. Homeowners are required to adhere to pavement rules as defined by the ARC guidelines and BOD approval. Back pavers do not require application just adherence to 3 foot setback. Backyard pavers are not to cover any irrigation valves.

4. Homes may be re-roofed with any solid color that is close to what is already in the subdivision and is in harmony with the color of the house. Roof covering shall be architectural style shingles and drip edge shall be white to match required white trim. Solar panels are allowed by law, and cannot be restricted provided they meet neighborhood standards. Solar panel installation and re-roof that follow stated guidelines will not require ARC application and review.
5. Fences are required around air-conditioners, trash/recycle containers, above ground propane tank and pool equipment and may be built, repaired or replaced provided they do not exceed (6 feet perpendicular to the side wall of the house and cannot exceed 12 foot parallel to the side wall of house. The max height allowed is 6 feet. Fences may be the color of the house or white and shall be shadow box design or solid planking. Fence material shall be wood or PVC. If using pressure treated wood it may stay unpainted up to 6 months from completed project date. All fences whether new build or rebuild will require ARC application and approval.
6. One privacy panel per home is allowed. Panel may not exceed 6 feet in height and 6 feet in length and must come directly off the back corner of the house in a contiguous line. Material is to be white vinyl or wood painted white or the color of the house. Pressure treated wood may remain unpainted up to six months prior to painting. ARC application is required for new build or rebuild.

II. Landscape Guidelines (ARC)

1. Accent lighting will be limited to white lights and to the minimum number needed to illuminate a walkway or architectural feature of the house or lot.
2. No fences or walls may be constructed nor hedges planted in front of the property.
3. Fences are not permitted except pool fences and fences that cover air conditioners and pool filtering equipment and trash/recycle receptacles. All fences whether new build or rebuild will require ARC application and approval.
4. Pool fences must conform to the following specifications. They may be no wider than the house and no higher than 4 feet, with bar width no more 1 inch and at least 3 inch spacing between the bars. Fences and vegetation shall not interfere with the view of the lake or marsh by the adjoining property owners. They must also meet all city, county, and state statutes.

5. No hedge or tree may be planted closer than 3 feet from a side lot line and must be kept trimmed. Hedges on the lake or marsh lots may not be more than 20 feet long on side property lines or from the back corner of the house or one half the distance to the Lake or Marsh, whichever is less.
6. Any seawall or bulkhead structure will require a permit from the St. Johns River Water Management District and notification of the ARC.
7. Landscaping using natural materials such as flowers, vines, shrub, wood or rock may be used or planted. Lawns, shrubs and trees must be maintained in good health and properly trimmed. ARC application and review is not required for landscaping.
8. "For Sale" signs and "For Rent" signs shall be 8 inches by 10 inches and 1 inch thick. The post should be 4 inches by 4 inches and approximately 5 feet tall. The arm holding the sign should be 2 feet by 4 inches and approximately 18 inches in length. Owners following these specifications will not have to obtain written permission from the Board. Contractor signs should be removed when the work is complete.

III. Community Rules

1. Live oak trees in lot fronts are in the right-of-way and easement and belong to the HOA, which is responsible only for trimming branches to 14 foot height (to assure vehicles, especially emergency vehicles, have clear passage). Other tree maintenance is the owner's responsibility.
2. Holiday decorations are permitted but must be removed within 30 days after the holiday.
3. Trash (both household and recyclable) containers will not be placed on the curb until the evening before scheduled garbage pickup. Any yard debris may go out as needed as long as it is not on the road way according to St. Augustine Waste Management.
4. Trash containers will be stored in areas not visible from the front street.
5. Sheds, out buildings or any structures designed to contain a pet are prohibited.
6. Pets: owners must keep their pets on a leash at all times, and pet waste must be picked up by the pet owner and disposed of at the owner's home.
7. The gates at the east and northwest ends of Fish Island Pl. shall be closed and locked at all times. (Note the key for these locks is the same as the pool restroom key.)
8. Motorized watercraft shall be prohibited on the Lake, and non-motorized watercraft shall be launch-able by hand.
9. Private garage sales and community garage sales are not restricted however if interested please contact social committee.

IV. Parking Rules

1. Parking on the streets is discouraged at all times.
2. Vehicles shall **not** be parked on the street overnight (11 PM to 7 AM).
3. Those parking on the street should make every effort to avoid parking directly in the path of a neighbor's driveway.
4. Parking is prohibited on any grassed area, including property owners' lawns.

5. Recreational vehicles, boats and trailers of any kind shall be permitted to park in the owner's driveway for a maximum of three (3) days, primarily for the purpose of loading and unloading.
6. Pool lot parking is intended for those using the pool; any other parking is limited to temporary parking, and spaces should remain open for pool use. No pool parking should block access to the pool facilities.
7. No parking **anytime** at yellow curbs.
8. Any member of the Board of Directors may waive a parking rule to accommodate an extraordinary circumstance. Additionally, the Board of Directors may have a vehicle that is in violation of a parking rule towed.

Anastasia Lakes Community Pool

In our community we have a beautiful pool that is available to all residents and their guests. It is a great place to swim, sunbathe, relax, read a book, meet people, and socialize.

It is also a place for our community gatherings. We hope you will enjoy the facilities.

While the pool, pump, and chemicals are monitored and maintained by a professional company, the pool area is monitored and maintained by your friends and neighbors who volunteer to do this. Please help them by picking up after yourselves and adhering to the following:

Pool Rules

- Pool facilities for residents and guests only.
- Pool hours from Dawn To Dusk.
- No lifeguard on duty-swim at your own risk.
- Maximum pool capacity: 20 people.
- Shower before entering pool.
- State of Florida regulations regarding food in public pool areas are: Food and beverages are prohibited in the pool and on the pool wet deck area; animals and glass containers are prohibited within the fenced pool area.
"Wet Deck Area" is defined as The four foot wide unobstructed pool deck area around the outside of the pool water perimeter ...
- Please limit food and beverages to the tables around the pool and be sure to clean up the area following its use.
- Children under 12 must be accompanied by an adult 18 years or older.
- All incontinent individuals must wear swim diapers and proper swim attire.
- No running, rough play or jumping in or around the pool area.
- No animals permitted in pool area.

- Use towels to protect furniture when using lotion Please close the umbrellas after using them.
- Emergency assistance: dial 911
- No diving
- A resident is limited to 4 guests at a time and must be present with the guests unless immediate family is present.
- No smoking in or around the pool.
- Pool heater is to be turned on March 12th every season for use and turned off on December 1st.
- Recycling and Trash services are in place for our pool area.

Please help reporting fecal accidents to management immediately. After hours Jake is the emergency contact.

KEYS: You will need two keys, one is attached to a bright colored stick. This one opens the gate and also identifies you as a resident. Please have key on stick with you at all times while in the pool area. The other key opens the bathroom door and also opens the gate located at the East end of Fish Island Place leading to A1A. If you are a new owner and did not receive the keys from the previous owner or have lost your keys please contact the management company for a new set. There will be a charge of \$10.00 and \$2.50 respectively for the keys.

Special Events: you can plan a special event or party at the pool. Please call the Management office and give the date and time you wish to use it. No reservations will be granted during holidays or holiday weekends. This information will be posted, but will not guarantee you exclusive use of the pool. However, it allows others to plan their pool time, if possible, around your activity, if they wish. *The regular pool rules are always in affect. And please be sure to completely clean up after your event including removal of all trash.*

V. **Anastasia Lakes Lakefront Access**

In our community we have a large lakefront green space that is available to all residents and their guests. The community lakefront space is a great place to fish , observe wildlife, launch a non-motorized watercraft, or simply relax with friends or family. We hope all community members have a chance to utilize and enjoy the area. While our professional vendor maintains the property, we request that all trash is removed upon departure from the area. Members are to be respectful to surrounding homeowners and their private property in addition to the following rules. Please see Lake access under Governing Doc section to see pathway diagram.

VI. **Lakefront Space Rules**

1. Hours are from dawn to dusk
2. Children under 12 must be accompanied by an adult 18years or older

3. Non-motorized watercraft may be launched from this site but safe boating practices must be followed
4. No swimming
5. A resident is limited to 4 guests at a time and must be present unless immediate family