



Parks Edge

Property Owners' Association, Inc.

Rules & Regulations

The Parks Edge Community is bounded by Darwin on the south, Tulip on the east, the E-5 canal on the north and retention ponds on the west. This is a deed restricted community and the owners of the 468 properties are obliged to comply with the Declaration, Bylaws, Articles of Incorporation and Rules and Regulations, as amended from time to time. The Declaration provides for a Board of Directors, duly elected by the owners, to manage the common properties. Prior to occupancy at Parks Edge, registration at the Association office is required. Likewise, if a resident moves away, notification should be given to the Association office.

The Rules and Regulations are established to help preserve the private and residential atmosphere of the community; to promote safety; to comply with the local City ordinances; to enhance property values; and to keep Parks Edge a desirable and attractive community. The penalty for infractions of the cited Rules and Regulations may result in the loss of the privileges of the common areas, fines, and/or legal action.

1. **RESIDENTIAL USE:** Parks Edge residences are single-family units and shall not be used for commercial purposes. Subletting or sharing of homes in violation of rental agreements, living in trailers, recreational vehicles or any other shelter is PROHIBITED.

2. **REGISTRATION OF RESIDENTS:** ANY person occupying a lot within Parks Edge for thirty (30) consecutive days shall be deemed to be a “resident” and shall be required to comply with the following:
 - a. **MANDATORY REGISTRATION: ALL RESIDENTS** (owners/family members and/or tenants) occupying property within Parks Edge are required to be registered with the Parks Edge POA. Owners and/or tenants will be provided with a copy of the Rules & Regulations upon completion of mandatory registration and orientation and sign an acknowledgement and understanding that they will abide by said documents. The Association shall prescribe a registration form requiring certain personal information as may be reasonably required by the Board. Owners must be registered PRIOR to purchase of property and/or occupying any property located within the Parks Edge community and tenants must be registered PRIOR to signing of lease agreement and/or occupying any property located within the Parks Edge community.

 - b. **MANDATORY REGISTRATION: Any realtor, property manager or other individual or agency selling or renting properties within the Parks Edge community must register with the Association.** There is no fee for registering as a selling/rental agent. Agents will be required to show authorization from the property owner (listing agreement/property management agreement, etc.); a current/active real estate license (if applicable); valid identification; a current business license (city and county as applicable); and evidence of maintenance agreements providing for the upkeep of the property while listed for sale and/or rent.

3. **RETURNED CHECKS:** \$50.00 charge for all insufficient fund checks received by Parks Edge POA.

4. **ACCESSORY USES:** Accessory uses or structures (clotheslines, antennas, children’s play equipment and other similar equipment) shall not be located in that area extending from the front of the building line to the front property line, unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of 15 (fifteen) feet from the rear property line. The minimum setback from side property lines shall be those set forth by the applicable zoning district.

5. **ATV VEHICLES/GO CARTS/OTHER SIMILAR:** Motorized, unlicensed types of conveyances (dirt bikes, trail bikes, etc.) are prohibited on common properties, public properties or anywhere in the streets.
6. **BASKETBALL GOALS:** Are not allowed to be cemented in to the swale areas. A portable basketball goal may be located in the swale area as long as they are a minimum of 2 (two) feet off the edge of the pavement and not on collector or arterial roadway.
7. **CLOTHESLINES:** The umbrella-type clothesline is the preferred type of solar clothes dryer; however, T-type poles are acceptable. Clotheslines fastened to trees or the residence is not allowed. All erected clothes drying equipment *must* be located behind the house and hurricane-safe.
8. **COMMON GROUND AREAS:** Any activities that could cause damage to the landscape on the common grounds are prohibited. Any damage incurred will be subject to replacement costs.
9. **DRIVEWAYS:** All driveways must be of concrete, asphalt or other comparable hard surfacing. Driveways will be at least ten (10) feet wide, but no more than twenty four (24) feet wide. Widening of a driveway will require Parks Edge Board approval.
10. **FIREARMS:** No gun or firearm of any type may be discharged, including slingshots, air or spring guns, bow and arrows, or any other type of projectile within Parks Edge.
11. **HOUSE NUMBERS:** All exterior house numbers shall be legible from the street on the front of house in a prominent place.
12. **LOITERING:** Unauthorized gathering in or about the recreational area prior to or after the posted operating hours is considered trespassing. Those apprehended will be subject to arrest and prosecution. All common property includes the recreation building, parking lot, swimming pool, tennis courts, horseshoe courts and shuffleboard courts and surrounding acreage defined as Parks Edge Common Area.
13. **NOISE:** Loud music or noise that can be heard at a distance of fifty (50) feet is prohibited.

14. **NUISANCES:** No use or practice which is either an annoyance to residents or an interference with the peaceful possession and proper use of the Properties by the residents shall be allowed. No resident, guest or invitee shall commit or permit any nuisance or any immoral or illegal activity in or about the Properties. For greater clarification, no resident, guest or invitee shall knowingly or willfully make or create any unnecessary, excessive or offensive noise or disturbance which destroys the peace, quiet and/or comfort of the resident, or allow any such noise or disturbance to be made on the Properties.

15. **SIDEWALKS:** Sidewalks are not to be obstructed in any way.

16. **PARKING:** Parking of vehicles or trailers in the front yard or side yard is prohibited. Parking of vehicles or trailers on sidewalks is prohibited.

17. **GARBARGE:** Garbage, trash, recycling or other type of waste should not be placed at curbside until 6:00pm the evening prior to pick-up. All containers are to be stored out of public view within twelve (12) hours after pick-up.

18. **TRESPASSING:** Trespassing on private property is prohibited (i.e. short cuts).

Note: Instances of trespassing and violations of the Port St Lucie City codes shall be reported to the Port St Lucie Police at the resident's discretion.

19. **UTILITY TRAILERS:** Trailers may be parked in the garage or inside the rear yard. Outside parking or storage requires the trailer to bear current registration/tag, be operational and be clean and in good condition at all times.

20. **WINDOW COVERINGS:** Acceptable window coverings are required on all windows (with the exception of rear patio windows) within a period of thirty (30) days from the first day of occupancy. Acceptable coverings shall include curtains, draperies, blinds, shades, shutters or vertical blinds maintained in good condition.

21. **YARDSALES:** Yard sales will be held in compliance with the Port St. Lucie city code.

RECREATION CENTER COMMON FACILITIES GENERAL RULES

22. Use of the common facilities is restricted to Owners and Tenants in good standing (i.e. assessments paid and no outstanding violations), members of their families permanently living with them and their guests.
23. Only registered Owners and registered Tenants are eligible to obtain a pool key. All others are considered guests.
24. **GUESTS:** A guest shall be defined as anyone not permanently living in Parks Edge. No more than four (4) guests are permitted at any one time unless previous arrangements have been made with the property manager. Overnight house guests must be accompanied by Owner/Tenant. **At no time** will a guest, living outside of Parks Edge, be granted privileges without the Owner/Tenant present. No resident of Parks Edge shall be admitted to the common facilities as a guest.
25. **IDENTIFICATION:** The identification system adopted by Parks Edge Property Owners' Association for the use of the recreation center will apply to all facilities. Effective December 1, 2006, the Parks Edge POA utilizes a key card system for access to the pool facilities. A pool key card may be issued to Owners/Tenants in good standing by the Association office, after payment of a \$25.00 refundable deposit. Key cards cannot be transferred. Replacement key cards can be purchased at the Parks Edge office for the sum of \$25.00 each.
26. **WEATHER:** At the first sign of any electrical storm, all persons must leave all outdoor recreational areas. When the lightning detector sounds at Windmill Point Park, all occupants must leave the Clubhouse grounds immediately.
27. **REVOCAION OF PRIVILEGES:** All pool rules apply. Individuals who choose not to follow the rules may have their privileges suspended and/or revoked according to pool rules. Owners and Tenants are responsible for the actions and behavior of their guests, including suspensions, fines and restitution for damages, if necessary. Video surveillance is reviewed daily
28. The Board of Directors may suspend privileges for use of the pool and other common facilities for those abusing facility rules.
- NOTE: A record of each offense shall be recorded by the manager, including name, address and identification key card number.

SWIMMING POOL RULES

29. **REGISTRATION:** All persons using their key card will automatically be registered for use of facilities upon entering the pool enclosure. This is done by the computer system that is always on in the office.

TO OPERATE THE KEY SYSTEM:

- a) Pass the key card over the reader at entryways
- b) Gate automatically closes behind you
- c) Once entering the pool area you are under surveillance
- d) To exit, pass the key card over the reader again.

30. **THERE IS NO SMOKING WITHIN THE POOL ENCLOSURE**

31. **POOL FURNITURE:** Pool furniture is not to be moved from the immediate vicinity of the pool.

32. **LIABILITY:** Lifeguards are not provided by the Association and a sign is permanently exhibited advising that any individual using the pool will do so at his/her own risk. The Association assumes no liability whatsoever and, in addition, will not be responsible to any person for the loss or damage of any personal property. The Florida State Department of Health has designated the in-pool capacity to be 38 persons.

33. **TODDLERS:** All toddlers will not be permitted in the pool without swimmers diapers. Toddlers shall be required to wear the swimmers diapers at all time while in the pool area. Toddlers that can't swim are required to wear some type of floatation device while in the pool area.

34. Additional Swimming Pool Rules

- a. Appropriate bathing suits are required.
- b. Shower before entering the pool - no soap or shampoo is allowed.
- c. No one with a fungus, contagious disease or open sores is allowed in the pool.
- d. No children under 16 years of age are allowed to enter the pool area without adult supervision
- e. No large floating objects or toys are allowed in the pool.
- f. Horseplay, boisterous behavior, diving, running, pushing, back flips are not allowed. No standing or diving from shoulders or air borne tossing is allowed. Enter pool feet first facing forward or use a pool ladder.

- g. No walking on the top edge of the pool or the scum gutter.
- h. Fighting is not permitted. The use of bad language and vulgar conversation that may be heard by guests is prohibited.
- i. No radios or cassette/disk players are allowed without the use of ear phones.
- j. Alcoholic beverages are not allowed .
- k. No glass or chewing gum is allowed.
- l. No animals are allowed.

ADDITIONAL POOL RULES ARE POSTED ON THE DESIGNATED BOARDS AT POOLSIDE AND MUST BE STRICTLY ADHERED TO.

TENNIS/SHUFFLEBOARD COURT RULES

- 35. **IDENTIFICATION KEY CARD:** Identification key card must be given to the office manager to obtain use of the courts.
- 36. **MODE OF DRESS:** Proper attire is required at all times. Tennis shoes are required.
- 37. **USE OF COURTS:**
 - a. **TENNIS:** No more than four (4) players are permitted on the tennis court at the same time. Children under the age of thirteen (13) must be accompanied by an adult.
 - b. **LIABILITY:** Anyone damaging the equipment (i.e. abusing tennis nets, etc) will be banned from further use of that facility and be responsible for repair and/or replacement.
 - c. **CONDUCT:** Profanity, food, alcoholic beverages, gum, soda and smoking are not permitted in the fenced playing area.
 - d. **REGISTRATION:** Anyone using either facility must have his/her ID key card with them. In the event that the person who obtained the key wants to leave before the others are finished playing, he/she must find another player to accept responsibility and leave his/her ID tag with the monitor. The player with the key is the one responsible for cleaning up, making sure the gate is locked and returning the key to the office.

NOTE: Tennis players who desire to use the tennis court other than the stated hours must obtain a key from office, relock the courts upon completion of play and are responsible until key is returned as directed.

38. USE OF THE RECREATION CENTER

- a. Use of the recreation center for private events is subject to approval of the Board of Directors. The Board routinely approves scheduling of events for non-commercial, non-profit organizations which contribute to the common good.
- b. Recreation center is for the exclusive use of residents of Parks Edge and their guests.
- c. Wet bathing suits are not permitted in the recreation center. Shirts and shoes are required. Pets are not allowed in the recreation center.

39. ESTABLISHMENT OF RULES

Rules were established to ensure the availability of the recreation center to residents on an equitable basis, to preserve the privacy and non-commercial nature of the community and to minimize maintenance. Violations of the rules are not anticipated but will be handled by the Board of Directors if they occur. Rules regarding dress will be enforced as needed by the office manager and/or staff.

**BOARD OF DIRECTORS OF PARKS EDGE
PROPERTY OWNERS' ASSOCIATION, INC.**

40. All Board of Directors meetings are open to Owners. If an Owner wishes to speak at a Board Meeting as to any designated agenda item, the Owner shall sign-in on the sign-up sheet prior to the start of the meeting. Each Owner who properly signs in will be entitled to speak up to three (3) minutes on a designated agenda item.

Anyone wishing to speak at a Board Meeting as to a non-agenda item must submit intent of his/her communication, in writing, at least twenty-four (24) hours in advance of the meeting to the Property Manager. The Board shall have the discretion to determine if said non-agenda item is added to the Board Meeting agenda.

Revision Dates:

May 1986

April 26, 1988

April 16, 1991

May 1992

October 28, 1997

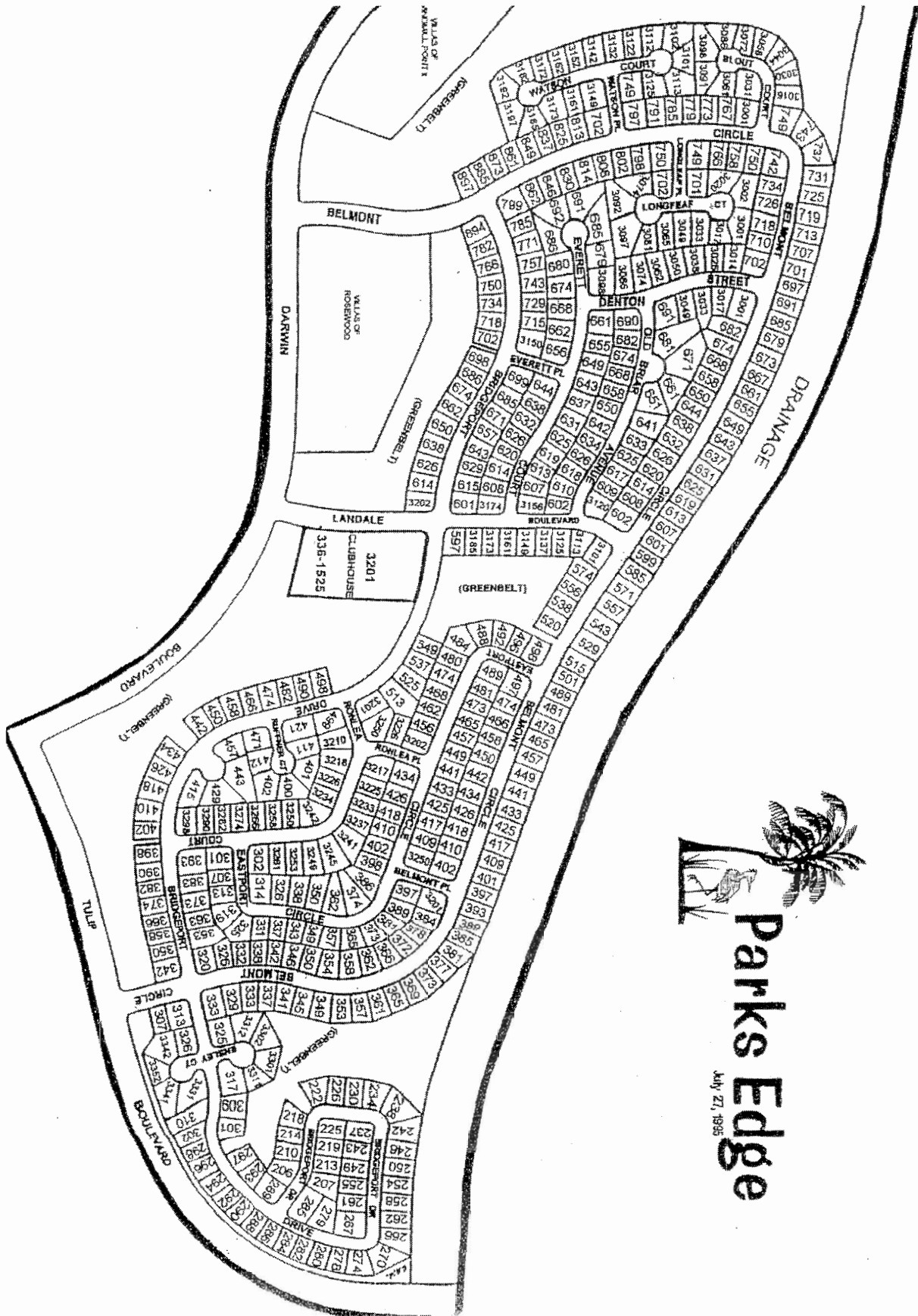
November 20, 2003

April 5, 2005

December 1, 2006

February 3, 2010

October, 2012



Parks Edge

July 27, 1995

TRASH CONTAINERS

Garbage: All garbage must be containerized for collection in either a garbage bag or can.

Yard Trimmings: In neat, manageable piles. Limbs not to exceed 4 ft. (except palm fronds)
No piece to exceed 50 lbs.

Special (bulky) Waste: Call Waste Pro at 464-8515 to schedule a special pick-up of bulky items like furniture, tires, and major appliances. Remove doors before placing appliances at the curb. Do not place bulky items at the curb more than 24 hours before scheduled collection.

Pick up Days

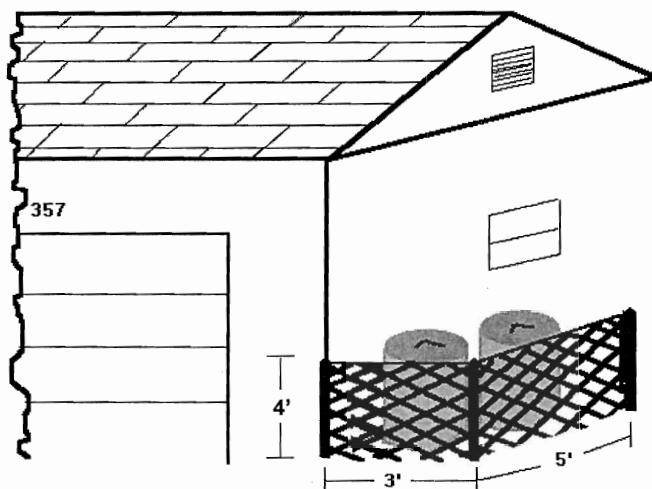
Tuesday: Garbage/trash/recyclables

Wednesday: Yard waste

Friday: Garbage/trash

Materials to be collected should not be placed at curbside until 6 PM the evening prior to pick up. Containers are to be stored out of view of public within 12 hours after pick-up. Containers may be placed at the rear of the house, in the garage, or if stored at the side on the house. Containers must be concealed by either shrubbery or decorative fencing. Fence not to exceed specifications of 3 ft. in front, 5 ft on the side, and 4 ft in height.

Example below.



Decorative fencing

3' x 5' x 4' high

PARKING FOR VEHICLES

PARKING: It is preferred that vehicles be parked in garages and on driveways. Additional vehicle parking is permitted parallel, adjacent to the driveway, on the side farthest from the front entrance of the residence, and parallel to and inside the curb. You can not block the sidewalk. Vehicles used for "moving" are permitted to park for a period not exceeding 48 hours.

