




The Grove HOA

# RULES & REGULATIONS

Updated

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# Grove HOA Rules and Regulations

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## How to contact the Board

- **Email:** [HOA@grovehomeowners.com](mailto:HOA@grovehomeowners.com); [elizabeth@garrisonland.com](mailto:elizabeth@garrisonland.com)
- **U.S. Mail:** 1836 N Crystal Drive #122, Lakeland Florida 33801

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## Article I. Amenities

### Section 1.01 Amenity Access

- (a) An "Amenity Access Agreement" form must be completed by the owner to use community amenities.
- (b) The owner is responsible for violations committed by their tenant(s) or guest(s).
- (c) A new owner must pay a \$25 fee for a new fob.
- (d) Additional or replacement key fobs are available for a fee of \$50.
- (e) There is a \$50 reinstatement fee for key fobs that are suspended.<sup>[11]</sup><sub>SEP</sub>

### Section 1.02 Basketball Court

- (a) Basketball court hours 8 a.m. to 10 p.m.
- (b) Be respectful of residents surrounding basketball court.
- (c) Keep noise to a minimum.
- (d) All trash must be picked up when you leave.

### Section 1.03 Boat/Trailer Storage

- (a) All property stored in the storage area must be approved by the Board.
- (b) Boats and trailers must have a valid registration to be stored in the storage area.
- (c) Boats must be covered or stored upside-down.
- (d) Boats and trailers are only permitted in approved storage areas.
- (e) Boats and trailers must be stored off property at owner's expense if storage area is full.
- (f) No commercial vehicles or trailers are allowed.
- (g) Unregistered boats and trailers will be towed at owner's expense.

### Section 1.04 Clubhouse

- (a) Clubhouse is open 24/7.
- (b) Children 12 and under must be accompanied by a responsible adult age 18 or older.
- (c) No wet clothing or wet swimsuits allowed.
- (d) Smoking and use of tobacco products is prohibited. This includes cigarettes, e-cigarettes, vaping, etc. Smoking is also prohibited within 20 feet of entrances/exits.
- (e) Do not push, sit on, or go under game tables.
- (f) Air Conditioner, fans, lights, and stove must be turned off when you leave.
- (g) Be considerate of others.
- (h) Horseplay, loudness, and/or offensive language is not allowed.
- (i) No pets.
- (j) No loud music or other noise. If noise can be heard from outside, you are too loud.
- (k) Homeowners are responsible for all damage and cleanup costs.
- (l) Clubhouse is closed for board meetings, cleanings and private parties.
- (m) Cooking is not permitted; the stove may only be used for warming prepared food.
- (n) No running or roughhousing.
- (o) Residents are permitted to have only 5 guests per unit.
- (p) Clubhouse rental is \$50 plus a refundable \$200 deposit.

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## Section 1.05 Fitness Center

- (a) Fitness center is open 24/7.
- (b) Equipment must be handled with care. Individuals abusing the equipment will be denied access to the fitness center and may be held financially responsible.
- (c) Immediately report in writing any malfunctions.
- (d) Children 12 and under are not permitted to use exercise equipment in the fitness center.
- (e) Teens 13 to 17 must be accompanied by a responsible adult age 18 or older.
- (f) Equipment must be wiped down after use.
- (g) No food or drinks are allowed in the fitness center. Water is permitted, but must be in a covered container.
- (h) Air Conditioner, lights, and fan must be turned off when leaving fitness center.
- (i) No wet clothing or wet swimsuits allowed in fitness center.
- (j) Be considerate of others.
- (k) Horseplay, loudness, and/or offensive language is not allowed.
- (l) Individuals using the fitness center acknowledge they are using the facility at their own risk and agree to assume all risks of injury.
- (m) Athletic shoes must be worn.
- (n) Equipment must not be moved without Board approval.
- (o) Smoking and use of tobacco products is prohibited. This includes cigarettes, e-cigarettes, vaping, etc. Smoking is also prohibited within 20 feet of entrances/exits.

## Section 1.06 Pools

### (a) State Law Mandate Pool Rules

- (i) No food or beverages in pool or on pool wet deck.
- (ii) No glass or animals in fenced pool area.
- (iii) Bathing load: 16 people for the small pool and 38 for the large pool at the clubhouse.
- (iv) Shower before entering.
- (v) No diving.
- (vi) Do not swallow pool water.
- (vii) Any infraction these rules may cause the health department to close the pool.
- (viii) Any change to State Law will automatically be recognized as official rules under this section.

### (b) Grove HOA Pool Rules

- (i) No one under the age of 16 is permitted to use the pools unless accompanied by a responsible adult age 18 or older.
- (ii) Residents are permitted to have only up to 5 guests per unit.
- (iii) Gates are to be kept closed at all times.
- (iv) Pools are open from dawn to dusk.
- (v) Owners are responsible for their children, guests, and renters.
- (vi) No thong swimsuits, boxers, or street clothing with rivets, snaps, metal buttons, or zippers.
- (vii) Pool umbrellas must be closed prior to leaving.

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- (viii) No swimming when lightning is present.
- (ix) Infants must be in waterproof diapers to be in the pools.
- (x) No playing on pool rope/safety line or handrail. Pool rope/safety line must remain in place. The line may be temporarily removed from the pool to swim laps only when there is a safety attendant and it must be reinstalled to its proper location upon completion of the exercise.
- (xi) All trash must be removed when leaving the pool area.
- (xii) Listening to music is only permitted using headphones.
- (xiii) No skateboards or bicycles on the pool decks.
- (xiv) No abusive language, profanity, or inappropriate behavior.
- (xv) No alcoholic beverages.
- (xvi) Smoking and use of tobacco products is prohibited. This includes cigarettes, e-cigarettes, vaping, etc. Smoking is also prohibited within 20 feet of entrances/exits.
- (xvii) Do not push exit button to allow entry for others. Entry is by amenity key fob only.

## Section 1.07 Play Area (former Tennis Court)

- (a) Play Area hours: 8 a.m. to 10 p.m.
- (b) Owners are responsible for their children, guests, and renters who use facilities.
- (c) Children 10 and under must be supervised by a responsible person age 16 or older.
- (d) No pets.
- (e) No climbing on fence.
- (f) All trash must be removed when leaving the play area.
- (g) Do not disturb safety padding.
- (h) Smoking and use of tobacco products is prohibited. This includes cigarettes, e-cigarettes, vaping, etc.
- (i) Older children must be respectful of younger children's rights to share the space.

## Article II. Buildings

### Section 2.01 Air Conditioners/Fans

- (a) Air Conditioner units and fans are never to be placed in windows; however, there are options for Air Conditioner units upstairs. Email the Board for options.
- (b) No one is allowed on the roofs except contractors with prior Board approval. There is a list of approved contractors on the HOA website <http://grovehomeowners.com/approved-ac-companies/>; additional contractors may be added by providing their license and insurance information.

### Section 2.02 Building Changes

- (a) All building modifications must be approved by the Board.
- (b) No one is allowed on the roofs except contractors with prior Board approval. There is a list of approved contractors on the HOA website. <http://grovehomeowners.com/approved-ac-companies/>; additional contractors may be added by providing their license and insurance information.

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## Section 2.03 Doors/Windows/Light Fixtures

- (a) Owners replacing their exterior doors, windows, and light fixtures must request approval from the Board prior to carrying out the work.
- (b) Permits must be obtained if required by the City of Lakeland.
- (c) Doors must be painted in "Grove Paint" #B403-33977, Gallon #A89T54, and can only be purchased from Sherwin Williams located at 617 S. Florida Ave., Lakeland.
- (d) Doors and windows must be in good repair.

## Section 2.04 Fences

- (a) Fence plans must be submitted to the Board and/or Property Manager for approval prior to any work.
- (b) Wood fences must be painted in "Grove Paint" #B403-33977, Gallon #A89T54, and can only be purchased from Sherwin Williams located at 617 S. Florida Ave., Lakeland.
- (c) All new fences, and for the replacement of fences needing more than minor repairs:
  - (i) Fences must be made of vinyl. No wood fences will be approved.
  - (ii) Fence must be solid in both style and color, except that it may have a top section that is either solid or latticework.
  - (iii) Color must be sand or beige, as similar as possible to the color of the community's exterior privacy fence.
  - (iv) Fence height may be between 5 and 6 feet. If the building has other existing fences, height shall match existing fence(s) as closely as possible.
  - (v) All fences must have a gate, or a hinged fence section where the fence meets the building to facilitate separation of fences from buildings for termite fumigation.
  - (vi) Fence must allow access to water shutoff valve.
- (d) Fences must be maintained and in good repair. Those who currently have wooden fences do not need to replace them, however, the board may require upgrades in the future as the fence ages.
- (e) No temporary fencing or other enclosures may be placed in a yard.
- (f) Items hanging over fences (e.g. towels, clothes, bedding, mops, etc.) are prohibited.

## Section 2.05 Grounds

- (a) No tents or canopies permitted more than 72 hours.
- (b) Anything added to the common areas must be approved by the Board in advance.
- (c) No large toys or party equipment are permitted outside of a unit. Examples of prohibited items include, without limitation, slides, moonwalks, bouncers, and dunk tanks.
- (d) No fireworks except as specifically allowed by Florida Statutes.
- (e) No firearms, air rifles, air pistols, BB guns, pellet guns, spring guns, bows and arrows, cross bows, slings, or any other projectile or thrown weapons may be used or displayed outside of a home.
- (f) No person shall ride a bicycle, skateboard, scooter, coaster, or other similar device on any sidewalk. The children's play area (former tennis court) is the designated area for

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this type of activity.

## Section 2.06 Gutters

- (a) No gutters are to be installed by the owner. In order to protect the roofs and mansards, all gutters will be installed and maintained by the Association. Contact the Board and/or Property Manager if you would like your gutter needs to be evaluated.
- (b)
- (c)

## Section 2.07 Patios/Porches

- (a) No toys, bikes, scooters, etc. are to be left in a visible location; neatly stored in an enclosed patio is acceptable.
- (b) No mops, brooms or trash are to be left in a visible location.
- (c) Only patio furniture, flower pots, plant stands and approved deck boxes are permitted on front porch and back patio.
- (d) Barbecue grills are only allowed on the back patio.

## Section 2.08 Satellite Dishes/Antennas/Air Conditioner Units

- (a) No one is allowed on the roofs except contractors with prior Board approval. . There is a list of approved contractors on the HOA website <http://grovehomeowners.com/approved-ac-companies/>; additional contractors may be added by providing their license and insurance information.
- (b) Satellite dishes and antennas are permitted, but can only be placed on the roof after Board approval is given. All wiring must be black and concealed. They must be anchored to the Air Conditioner platform and cannot be bolted to the roof.
- (c) Any damage to the roof or other structure caused by any satellite dish, antenna, or Air Conditioner unit or the installation thereof will be the owner's responsibility.

## Section 2.09 Screen Enclosures

- (a) Screen enclosure plans must be submitted to the Board and/or Property Manager for approval prior to construction.
- (b) Screen enclosures must be in good repair and kept neat.

## Section 2.10 Signs

- (a) No signs are permitted inside or outside of the unit. No "Open House," "For Rent" or "For Sale" signs are permitted to be posted. A bulletin board is provided at the clubhouse for owners wishing to advertise or post notices.
- (b)

## Section 2.11 Water Usage

- (a) Any resident who plans to be away from home for three or more days must turn off the water to the unit at the shut off valve located at the rear of the unit.
- (b) Report any water leaks or suspected water leaks immediately to the Board or Property Manager.

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- (c) Water hoses must have automatic shut off nozzles. Hoses must be turned off when not in use.
- (d) Individual sprinklers are not allowed.
- (e) Maintenance and replacement of the shutoff valve is the responsibility of the owner.

### Section 2.12 Windows/Tinting

- (a) Tinting is permitted on windows.
- (b) Tinting must be in good repair. If it is scratched or begins to peel or bubble it must be removed or replaced.
- (c) Window treatments must be a neutral color. Dark colors are permitted, provided they have white, cream or light tan backing.
- (d) Window treatments must be maintained and in good repair. Broken or sagging blinds must be repaired or replaced.

### Section 2.13 Yards

- (a) Yards must be well manicured and have mulch, stone, or river rock. Please use treated mulch to prevent termites.
- (b) No planting of trees, shrubs, or plants that can damage the roofs, shingles, siding, or foundation of the sidewalks or buildings. Before planting, contact the Board or Property Manager.
- (c) Owners who have plants and trees are responsible for any damage to the building or sidewalks.
- (d) Trees and plants must be trimmed away from the building and sidewalks.

## Article III. Neighborhood

### Section 3.01 Children

- (a) For their safety, children are not permitted to play in the roads. Children riding bicycles must be accompanied by an adult. Children under 10 years of age must be supervised at all times.
- (b) Play areas are located at the basketball court, concrete slab near the small pool, and the former tennis court across from the clubhouse.

### Section 3.02 Forms

- (a) All owners are required to submit an Owner Registration form ([bit.ly/GroveOwner](https://bit.ly/GroveOwner)). The form is valid for 12 months after submission.
- (b) The Board must approve each tenant prior to occupancy of the townhouse. Prospective applicants must submit the Tenant Application form ([bit.ly/GroveTenant](https://bit.ly/GroveTenant)) and submit to a background check.
- (c) Resident owners and approved tenants must submit the Occupant Registration form ([bit.ly/GroveOccupant](https://bit.ly/GroveOccupant)). Forms must be completed every 12 months even if there are no changes.



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- (d) Owner is required to provide tenant(s) with the Grove HOA Rules and Regulations.
- (e) All forms can be found on our website [www.grovehomeowners.com](http://www.grovehomeowners.com) in the "Forms" tab. Printed copies are available upon request.

### Section 3.03 Moving In/Out

- (a) The Board must be notified immediately when owners or tenants move in or out.
- (b) When moving in or out of the community, moving vans, trailers and PODs are permitted, but cannot be left on the property for more than 3 days. Extensions may be made available subject to Board approval.
- (c) A copy of the signed Lease must be submitted to the Board prior to approved Tenants occupying the unit.

### Section 3.04 Noise

- (a) Music and other noises must be kept at a reasonable level and must not be loud enough to disturb your neighbors.
- (b) No music, television, voices or other noise should be heard from the outside of your unit or vehicle, or in adjoining units.
- (c) Anyone disturbed by loud noise from their neighbor should ask them to turn it down. If they refuse to turn it down, call the Lakeland Police Department's non-emergency line at (863) 834- 6900.

### Section 3.05 Trash

- (a) All trash must be placed inside the appropriate dumpster and closed afterward. Parents should ensure that children tasked with taking out the trash are able to do so in accordance with the rules and regulations.
- (b) Cigarette butts are considered "trash" and subject to all rules regarding trash.
- (c) Items too large for dumpsters must be placed neatly in the designated area near the clubhouse dumpsters. There are signs to guide you where to place oversized items.
- (d) Trash must be enclosed, and bags tied securely before being placed into garbage dumpsters.
- (e) No construction or commercial trash is allowed in garbage dumpsters.
- (f) Boxes should be flattened before being placed into the recycling dumpster.
- (g) Plastic bags must not be used when placing items inside the recycling dumpster.
- (h) No yard debris allowed in dumpsters. Yard debris must be placed neatly in the designated area near the clubhouse dumpsters. There are signs to guide you where to place yard debris.

### Section 3.06 Vehicles

- (a) Only minor vehicle maintenance is allowed, e.g. tire change, checking fluid levels, changing windshield wipers.
- (b) No oil changes allowed on Grove property.
- (c) No evidence must be seen following vehicle maintenance.

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- (d) Vehicles must only be washed in the car wash area located in front of the clubhouse. Use of automatic shut-off nozzle is required and hose must be turned off when not in use.
- (e) Every unit has one assigned numbered parking space. Notify visitors to only park in non-numbered spaces. Vehicles parked in the space designated for another unit may be towed at owner's expense.
- (f) Vehicles without current tags and/or not in operable condition will be towed at owner's expense.
- (g) Vehicles must be in good repair. Broken or missing parts (e.g. windows, tail lights, etc.) must be repaired within two weeks.
- (h) Parked vehicles must not extend over the sidewalk.
- (i) Vehicles must not be driven on sidewalks or grass unless approved by the Board or Property Manager.
- (j) Speed limit is 15 mph.
- (k) Vehicles must follow all traffic signs, including stop signs.

### Article IV. Pets

#### Section 4.01 Pets

- (a) Damage to grass due to pets and excessive use is the responsibility of the owner.
- (b) No more than two dogs per household are allowed.
- (c) Outdoor pets are not allowed.
- (d) All animals, including service animals, must be registered with the HOA.
- (e) Dogs are not allowed to be tied outside or left in enclosures or fenced areas without the owner present.
- (f) Dogs must be on a leash at all times and walked in the designated dog walk area located along the outer perimeter fences.
- (g) Owners are responsible for disposing of their pet's waste.
- (h) Excessive dog barking will not be tolerated.
- (i) No exotic animals are permitted. Exotic animals include, without limitation, snakes, alligators, ferrets, weasels, rodents, insects, and spiders.

### Violations

Violations will be issued in accordance with §720.305(2), *Florida Statutes*.

Violations are issued by the Board as follows:

- Fines will be levied at \$100 per day per incident.
- The Board may take immediate action to correct trash violations.
- If repair, removal or cleanup is required, the Board may correct the violation. All costs and/or additional fees will be billed to the owner.
- Amenity violations may lead to temporary amenity access suspension.