

*This is a summary of our Rules and Regulations. You may download the official copy here: [Grove HOA Rules and Regulations](#)*

## **Amenities**

### **Amenity Access**

- An "Amenity Access Agreement" form must be completed by the owner to use community amenities.
- The owner is responsible for violations committed by their tenant(s) or guest(s).
- A new owner must pay a \$25 fee for a new fob.
- Additional or replacement key fobs are available for a fee of \$50.
- There is a \$50 reinstatement fee for key fobs that are suspended.
- Egregious or excessive violations may result in amenity access being revoked indefinitely.

### **Basketball Court**

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

### **Boat/Trailer Storage**

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

### **Clubhouse**

- Clubhouse is open 8 a.m. to 10 p.m.
- Children 17 and under must be accompanied by a verifiable resident age 18 or older.
- No wet clothing or wet swimsuits allowed except in restrooms.
- 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.
- Do not push, sit on, or go under game tables.
- The air conditioner, fans, lights, and stove must be turned off when you leave.
- Be considerate of others.
- Horseplay, loudness, and/or offensive language is not allowed.
- No pets.
- No loud music or other noise. If noise can be heard from outside, you are too loud.
- Homeowners are responsible for all damage and cleanup costs.
- The clubhouse is closed for board meetings, cleanings and private parties.
- Cooking is not permitted; the stove and microwave may only be used with a clubhouse rental for warming prepared food.
- No running or roughhousing.
- No skateboards, bicycles, hover boards, etc. are allowed inside the clubhouse.
- Residents are permitted to have only up to 5 guests per unit, and guests must be accompanied by the resident.
- Do not open the door for others, this will result in a loss of key fob privileges. Clubhouse use is for key fob entry only.
- [Clubhouse rental](#) is \$50 plus a refundable \$200 deposit. The pool may also be rented for an additional \$50 fee.

### **Fitness Center**

- The fitness center is open 8 a.m. to 10 p.m.
- Equipment must be handled with care. Individuals abusing the equipment will be denied

access to the fitness center and may be held financially responsible.

- Immediately report in writing any malfunctions.
- Children 14 and under are not permitted to use exercise equipment in the fitness center. ▪ Teens ages 17 and under must be accompanied by a verifiable resident age 18 or older. ▪ Equipment must be wiped down after use.
- No food or drinks are allowed in the fitness center. Water is permitted but must be in a covered container.
- The air conditioner, lights, and fan must be turned off when leaving the fitness center. ▪ No wet clothing or wet swimsuits allowed in fitness center.
- Be considerate of others.
- Horseplay, loudness, and/or offensive language is not allowed.
- Individuals using the fitness center acknowledge they are using the facility at their own risk and agree to assume all risks of injury.
- Athletic shoes must be worn.
- Equipment must not be moved without Board approval.
- Do not open the door for others, this will result in a loss of key fob privileges. Fitness Center use is for key fob entry only.
- No skateboards, bicycles, hover boards, etc. are allowed inside the fitness center/clubhouse. ▪ 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.

## **Pools**

### **▪ State Law Mandate Pool Rules**

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

### **▪ Grove HOA Pool Rules**

- No one under the age of 17 is permitted to use the pools unless accompanied by a verifiable resident age 18 or older.
- Residents are permitted to have up to 5 guests per unit, and guests must be accompanied by the resident.
- Gates are to be kept closed at all times.
- Pools are open from dawn to dusk.
- Owners are responsible for their children, guests, and renters.
- No thong swimsuits, swim attire only.
- Pool umbrellas must be closed prior to leaving.
- No swimming when lightning is present.
- Infants must be in waterproof diapers to be in the pools.
- No playing on pool rope/safety line or handrail. Pool rope/safety line must remain in place at all times.
- All trash must be removed when leaving the pool area.
  - Listening to music is permitted but must not disturb other residents. If a resident asks that music be turned down, compliance is required. Music with excessive swearing is prohibited.
- No skateboards or bicycles on the pool decks.
- No abusive language, profanity, or inappropriate behavior.

- No alcoholic beverages.
  - 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.
- Do not push the exit button to allow entry for others. This will result in a loss of key fob privileges. Entry is by amenity key fob only.
  - The clubhouse pool and pool deck may be closed for special events.

### **Play Area (former Tennis Court)**

- Play Area hours: 8 a.m. to 10 p.m.
- Owners are responsible for their children, guests, and renters who use facilities. ▪ Children 15 and under must be supervised by a responsible person/verifiable resident age 18 or older.
- No climbing on the fence.
- All trash must be removed when leaving the play area.
- Do not disturb safety padding.
- Smoking and use of tobacco products is prohibited. This includes cigarettes, e-cigarettes, vaping, etc.
- Older children must be respectful of younger children's rights to share the space.

## **Buildings**

### **Owner and Association Maintenance Responsibility and Obligations**

**05/19/1978] Section 13. Duty to Maintain Utilities. All fixtures and equipment installed within a Townhouse, commencing at a point where the utility lines, pipes, wire, conduits or systems enter the exterior walls of a Townhouse shall be maintained and kept in repair by the Owner thereof. An owner shall do no act nor any work that will impair the structural soundness or integrity of another Townhouse or impair any easement or hereditament, nor do any act nor allow any condition to exist which will adversely affect the other Townhouses or their Owners.**

**Section 5. Conveyances of Lots. Each Lot shall be conveyed as a separately designated and legally described freehold estate subject to the terms, conditions and provisions hereof.**

- Private property (lot) lines are to be taken into consideration as the deed to the lot extends beyond the exterior walls of the structure and is considered private property.
- ARTICLE VII PARTY WALLS Section 1. General Rules of Law to Apply. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in equal proportions to such use.
- [Amended 05/19/1978] The Owner of any Lot shall maintain, repair and restore at his cost that portion of any Lot owned by him, except for the exterior or structural part of any building or any other improvement erected on such Lot, but including Patio areas, screen and screen doors, exterior door and window fixtures and utility facilities within the exterior walls of his Townhouse.

### **Air Conditioner/Fans**

- 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.
- No one is allowed on the roofs except contractors with prior Board approval. There is a list of approved contractors on the [HOA website](#); additional contractors may be added by providing their license and insurance information.

### **Building Changes**

- All building modifications must be approved by the Board.
- No one is allowed on the roofs except contractors with prior Board approval. There is a list of approved contractors on the [HOA website](#); additional contractors may be added by providing their license and insurance information.

### **Doors/Windows/Light Fixtures**

- Owners replacing their exterior doors, screened doors, windows, and light fixtures must request approval from the Board prior to carrying out the work.
- Permits must be obtained if required by the City of Lakeland.

- 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.
- Doors and windows must be in good repair.

### **Fences**

- Fence plans must be submitted to the Board and/or Property Manager for approval prior to any work.
- 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.
- All new fences, and for the replacement of fences needing more than minor repairs:
  - Fences must be made of vinyl. No wood fences will be approved.
  - Fence must be solid in both style and color, except that it may have a top section that is either solid or latticework.
  - Color must be sand or beige, as similar as possible to the color of existing vinyl fences.
  - Fence height may be between 5 and 6 feet. If the building has existing vinyl fences, height shall match existing fence(s) as closely as possible.
  - All new fences must have a gate or removable fence section where the fence meets the building or leave a gap of at least four inches between the fence and the building, to facilitate termite fumigation.
  - The fence must allow access to water shutoff valve.
- Fences must be maintained and in good repair. The board may require removal or upgrade of any wood fence as the fence ages if not kept in good repair. A thirty-day notice will be given. ▪ No temporary fencing or other enclosures may be placed in a yard.
- Items hanging over fences (e.g. towels, clothes, rugs, bedding, mops, etc.) are prohibited.

### **Grounds**

- Anything added to the common areas must be approved by the Board in advance. ▪ 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. ▪ No fireworks except as specifically allowed by Florida Statutes.
- No firearms, air rifles, air pistols, BB guns, pellet guns, spring guns, bows and arrows, crossbows, slings, or any other projectile or thrown weapons may be used or displayed outside of a home.
- No person shall ride a bicycle, skateboard, hover board, scooter, coaster, or other similar device on any sidewalk. The children’s play area (former tennis court) is the designated area for this type of activity.

### **Gutters**

- No new gutters will be installed by the Grove HOA nor allowed by any owner/resident after September 1, 2025. All previously installed gutter systems installed by the Grove HOA, all continue to be maintained by the Grove HOA. All owners installed gutter systems prior to this mandate, shall be maintained in functional and good condition by the current owner. Any owner installed gutter system found to be in poor condition, in need of repair or replacement shall be responsible for the cost of maintenance by a board approved contractor.

### **Patios/Porches**

- No toys, bikes, scooters, strollers, etc. are to be left in a visible location; neatly stored in an ENCLOSED patio/board approved enclosure is acceptable.
- No mops, brooms, rugs or trash are to be left in a visible location.
- Only patio furniture, flowerpots, plant stands, and approved deck boxes are permitted on the front porch and back patio.
- No tents, canopies, or umbrellas allowed without prior board approval and inspection. ▪ Barbecue grills are only allowed on the back patio.

## **Satellite Dishes/Antennas/Air Conditioner Units**

- No one is allowed on the roofs except contractors with prior Board approval. There is a list of approved contractors on the [HOA website](#); additional contractors may be added by providing their license and insurance information.
- Satellite dishes and antennas are permitted but can only be placed on the roof after Board approval is given. They must be anchored to the Air Conditioner platform and cannot be bolted to the roof. Current satellite dishes and antennas must be maintained by the owner. After September 1, 2025, no new satellite dishes and antennas will be permitted.
- Any damage to the roof or other property caused by any satellite dish, antenna, or Air Conditioner unit or the installation thereof will be the owner's responsibility.
- All cable/internet, etc. wiring must be black and concealed.

## **Screen Enclosures**

- Screen enclosure plans must be submitted to the Board and/or Property Manager for approval prior to construction.
- Screen enclosures must be in good repair and kept neat. Violations will apply to torn/unkept screens and brown wood/vinyl areas 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.
- Screened enclosures may have blinds or curtains inside the enclosure but must be a solid, neutral color and must have solid white, cream or light tan backing visible to the outside. Treatments must be maintained and in good repair. Broken, sagging, mis kept blinds and/or curtains must be removed, repaired or replaced.

## **Signs**

- No signs of any kind 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/mailboxes for owners wishing to advertise or post notices.

## **Water Usage**

- 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.
- Report any water leaks or suspected water leaks immediately to the Board or Property Manager.
- Water hoses must have automatic shut off nozzles. Hoses must be turned off when not in use.
- Individual sprinklers are not allowed.
- Maintenance and replacement of the unit's water shutoff valve is the responsibility of the owner.

## **Windows/Tinting**

- Tint is permitted on windows.
- Tint must be in good repair. If it is scratched or begins to peel or bubble it must be removed or replaced.
- Window treatments must be a solid, neutral color. Dark colors and patterns are permitted, provided they have solid white, cream or light tan backing. Visible window treatments must have solid white, cream or light tan backing.
- Window treatments must be maintained and in good repair. Broken, sagging, miskept blinds must be removed, repaired or replaced.

## **Yards**

- Yards must be well manicured and have mulch, stone, or river rock. Please use treated mulch to help prevent termites.
- 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. When selecting placement, please consider the eventual size of the mature plant or tree.

- Owners who have plants and trees are responsible for any damage to the building or sidewalks.
- Trees and plants must be trimmed away from the building and sidewalks by the homeowner.

## Neighborhood

### Short Term Lease/Rental/Temporary Accommodations Are Prohibited

**Section 16. No Transient Rentals. The respective Lots shall not be rented by the Owners thereof for transient or hotel purposes, which shall be defined as (a) rental for any period less than thirty (30) days; or (b) any rental if the occupants are provided customary hotel services, such as room service for food and beverage, maid service, furnishing laundry and linen, and bellboy service. Other than the foregoing obligations, the Owners of the respective Lots shall have the absolute right to lease same provided that said lease is made subject to the covenants and restrictions contained in this Declaration and further subject to the ByLaws and such rules and regulations as may be issued and amended from time to time by the Board of Directors. (quorum of 3)**

It has determined and is the legal right of the Grove HOA to amend and protect the soundness, integrity and safety of all Townhouse owners and the Grove Community at large, regardless of ownership or rental agreement. To protect their investment and longevity of their tenants, that can have a direct or adverse effect on the other Townhouses and their fellow owners. It has been determined that short term leases less than 12 consecutive calendar months cause undue harm to the market value of home owners property investments and the ability of the board of directors to effectively carry out their fiduciary responsibility to the community as a whole. With the assistance of an Appycheck to determine whether a potential resident **can be** considered. A lease agreement of not less than 12 consecutive calendar months shall be accepted, and it is the responsibility of the Board of Directors to affirm or deny approval upon submission.

- No unit shall be rented without the express written consent of the Board of Directors for admission as resident to the Grove HOA.
- A guest shall be required to submit an Appycheck by the end of day seven (7) if the intent/non intent is to stay beyond 7 days.
- An Appycheck is required if a guest is determined to be onsite for more than 7 days in a rolling calendar month.
- All vehicles must be registered by day 8 of any guest.
- See [HOA website](#); for CC&R

### Children

- For their safety, children are not permitted to play in the roads. Children riding bicycles, e bikes, scooters, skateboards, hover, etc. must be accompanied by an adult. Children under 15 years of age must be supervised at all times.
- Play areas are located at the basketball court, concrete slab near the small pool, and the former tennis court across from the clubhouse.

### Forms

- All owners are required to submit an Owner Registration form ([bit.ly/GroveOwner](http://bit.ly/GroveOwner)). The form is valid for 12 months after submission and must be completed every 12 months even if there are no changes.
- The Board must approve each tenant prior to occupancy of the townhouse. Prospective applicants must submit the Tenant Application form ([bit.ly/GroveTenant](http://bit.ly/GroveTenant)) and submit to a background check. This is for the safety of all community members.
- Resident owners and approved tenants must submit the Occupant Registration form ([bit.ly/GroveOccupant](http://bit.ly/GroveOccupant)). Forms must be completed every 12 months even if there are no changes.
- The owner is required to provide tenant(s) with the Grove HOA Rules and Regulations. • All forms can be found on our website [www.grovehomeowners.com](http://www.grovehomeowners.com) under the "Forms" tab. Assistance will be provided to those without Internet access.

### Moving In/Out

- The Board must be notified immediately when owners or tenants move in or out. • 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.

- Moving vans, trailers, and PODS must be moved/stored in the boat/trailer storage area for up to 3 days except when actively being loaded or unloaded, not on the grass or other units' spaces/parking areas.
- A copy of the signed Lease must be submitted to the Board prior to approved Tenants occupying the unit.

### Noise

- Music and other noises must be kept at a reasonable level and must not be loud enough to disturb your neighbors, day or night.
  - No music, television, voices or other noise should be heard from the outside of your unit or vehicle, or in adjoining units. Outside music, television, voices or other noise must be kept at a reasonable level and must not be loud enough to disturb your neighbors, day or night.
- 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.

### Trash

- All trash must be placed inside the appropriate dumpster not to exceed the fill line and the dumpster must be closed afterward. Items must never be left on the ground around the dumpsters. Parents should ensure that children tasked with taking out the trash are able to do so in accordance with the rules and regulations.
- Cigarette butts are considered "trash" and subject to all rules regarding trash. ▪ Items too large for garbage dumpsters must be placed neatly in the roll-off dumpster near the clubhouse using as little space as possible and not to exceed the fill line. Additional guidance is posted on grovehomeowners.com under the [Community News/Information tab](#). ▪ All trash must be enclosed in bags, and bags tied securely before being placed into garbage dumpsters.
- No construction or commercial trash is allowed in garbage or recycling dumpsters. ▪ All cardboard boxes must be flattened and discarded in the recycling dumpster not to exceed the fill line.
- DO NOT put any recyclable material in plastic bags. Plastic bags are not allowed inside the recycling dumpster.
- No car or truck tires, lead, acid, or nicad batteries are permitted in, on, or left by/near any dumpster, or on the grounds, nor stored anywhere on front/back patios. These items are prohibited for disposal here at the Grove and are the sole responsibility of the owner/resident.
- Yard debris must be reduced to pieces no longer than five feet in length, smaller branches removed, and all placed neatly in the roll-off dumpster near the clubhouse using as little space as possible and not to exceed the fill line. We encourage you to contact the Board to ensure compliance.
- Violations will apply to misuse or improper use of dumpsters, exceeding fill lines, etc.

### Vehicles

- Only minor vehicle maintenance is allowed, e.g. tire change, checking fluid levels, changing windshield wipers.
- No oil changes allowed on Grove property.
- No evidence must be seen following vehicle maintenance.
- All vehicles must be washed off property until further notice.
- 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 the owner's expense.
- Vehicles without current tags and/or not in operable condition will be towed at owner's expense.
- Vehicles must be in good repair. Broken or missing parts (e.g. windows, taillights, etc.) must be repaired within two weeks.

- No commercial vehicles on property for overnight parking without board approval. No maintenance or utility trucks allowed for overnight parking.
- Parked vehicles must not extend over the sidewalk.
- Vehicles must not block the flow of traffic or be stopped/parked in non-designated areas. ▪ Vehicles must not be driven on sidewalks or grass unless approved by the Board or Property Manager.
- The speed limit is 15 mph.
- Vehicles must follow all traffic signs, including stop signs.

## Pets

### Pets

- Damage to grass due to pets and excessive use is the responsibility of the owner. ▪ No more than three dogs and/or cats per household are allowed. Additional pets may be approved by the Board on a case-by-case basis.
- Outdoor pets are not allowed.
- All animals, including service animals, must be registered with the HOA.
- Dogs are not allowed to be tied outside or left in enclosures or fenced areas without the owner being visibly present.
- Dogs must be on a leash at all times and walked in the designated dog walk areas located along the outer perimeter fences.
- Owners are responsible for disposing of their pet's waste.
- Excessive dog barking will not be tolerated.
- 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 all 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 followed by a \$50 reinstatement fee.
- Egregious or excessive violations may result in amenity access being revoked indefinitely.

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*Please note that the official Declaration of Covenants, Conditions and Restrictions (CC&Rs) can be found on our website at [grovehomeowners.com](http://grovehomeowners.com) under "Governing Documents" and can further explain the responsibilities of the homeowners regarding the maintenance and repair of their individual unit(s), as well as shared expenses between owners of neighboring or shared wall units.*