

Beacon Park Master HOA Governing Documents Rules and Regulations

These are the rules according to the governing docs. They have been summarized and organized into categories.

Landscaping

- landscaping must be maintained and weed free
- grass must be less than 4"
- all fences must be uniform, approved by the county and the HOA: 6' laurel white plastic
- pools must be approved by the county and the HOA
- screen enclosures must be approved by the HOA, and are not allowed in front
- no vegetable gardens

Vehicles (subject to towing 24 hours after notice posted on vehicle)

- all vehicles must have current license plates
- no inoperative vehicles for more than 48 hours (except inside garage)
- no major repairs allowed
- no commercial vehicles (anything larger than 1/2 ton pickup)
- no carports, boats, campers, RVs or trailers of any kind
- no stripped, unsightly, offensive, wrecked, junked or dismantled vehicles or portions thereof

Buildings

- premises must be maintained
- damaged buildings must be repaired within 2 months
- no sheds or temporary structures
- no window AC units or security bars, or reflective material in window or glass door
- no exterior displays (other than seasonal) on doors, walls, windows, roofs without ARC approval
 - seasonal displays must be removed within 10 days
- one normal TV antenna or satellite dish (max 18") is allowed with ARC approval
- no construction materials may be stored on the lot after approved construction is completed
 - lumber, brick, stone, cinder block, concrete, scaffolding, mechanical devices, etc

Animals

- no hunting or breeding
- household pets are allowed unless they become a nuisance or annoying to any neighbor
- no more than 2 dogs and/or cats
- pets must be leashed when not in enclosed area

General

- no lot may be unclean, unsightly or unkempt
- nuisance: no noxious, dangerous, offensive or annoying activity, animals, plants or devices
- no sign of any kind shall be displayed to the public view on any lot
 - any sign placed in violation shall be subject to immediate removal by the HOA (not considered trespassing)
- clothes hanging/drying may not be visible from the street (front or side)
- no trash disposal except as permitted by the HOA
 - containers must be kept clean
 - containers must be placed within 12 hours of collection and removed 12 hours after
- no skateboard or bicycle ramps
- no basketball hoops or play structures
- no flags except one respectfully displayed American flag

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- no trash disposal except as permitted by the HOA: for more information <http://www.ocfl.net/greenclean2016>
 - all trash/recycling must be inside the cans with the lid completely closed
 - bulk items and yard waste may not be placed at the curb more than one day prior to collection day
 - up to 3 (total) county garbage/recycle cans (no personal cans) may be stored outside provided:
 - must be right side up with the lid closed, must be clean and must not be painted
 - must not be stored or placed on townhome grass, single family homes are recommended to install pavers
 - the Litter Committee may use the county cans to help keep our community clean
- landscaping maintenance includes edging the sidewalks/driveways/curbs, plus:
 - hedges/plants must not block any part of a common sidewalk, must be trimmed 6" from sidewalk
 - trees must be trimmed 8' above common sidewalk, dead palm fronds must be removed
 - no visible tree stumps, must grind and replace with sod
- no commercial vehicles: small vans without external racks (ladders/tools) will be permitted, lettering/logo OK
 - one (and only one) commercial vehicle used for personal use is permitted, but must be parked in your driveway without blocking the sidewalk, **or in overflow space designated for your phase**
- no construction materials: this includes pallets, ladders, buckets, etc
 - plus all automotive materials: gas/oil containers, funnels, rags, tires, jacks, tools, spare parts, etc
 - plus all landscaping materials: mowers, blowers, edgers, lawn care containers, bags, etc
- nuisance pets: no loud, repetitive barking allowed
 - Animal droppings must be picked up immediately (the smell and the flies are a serious nuisance). This applies to all common areas, front/back yards and townhome courtyards.
- nuisance devices: no parking or operating motorized vehicles on the sidewalks or grass
- nuisance activity: interactions with the CAM, Board, Committee, members and HOA vendors must be in a civil manner
 - no threatening, abusive, intimidating or slanderous emails, calls, flyers, social media posts or public statements
 - no uninvited/unwelcome visits to Board/Committee members at their home
- no lot may be unclean, unsightly or unkempt
 - no toys, bicycles or clutter of any kind may be left outside (unless behind a fence)
 - Grills may be stored outside in the back yard or courtyard/patio/porch. Grills may not be stored on the sidewalk or driveway/paver extension. Grills must not be broken, bent, rusted or unsightly in any manner.
 - no personal garbage cans or old county recycle bins may be stored outside anywhere in view
 - You are responsible for the back side of your fence. You have "right of way" for the purposes of cleaning. If your neighbor objects (they must do so in writing) it becomes their responsibility to clean the back side of your fence. If your neighbor encloses a section of your fence, it becomes their responsibility to clean the section facing them.
- no signs or flyers of any kind shall be displayed to the public view on any lot or common area
 - The Board will allow one (and only one) of the following signs/flags in front of your house without ARC approval
 - signs: for sale/rent, keep off grass, beware of dog, no trespassing/soliciting, security company
 - flags: US, FL, Army, Navy, Air Force, Marines, Coast Guard, POW-MIA
 - if you have a corner unit, you may place a second sign on the side
 - these signs may not be dirty, broken, bent, crooked or unsightly in any way
- no basketball hoops: rollaway hoops are allowed temporarily, but must not be stored in front or on the side of the house

HOA Board Additions

- do not block the sidewalks
- homeowner (or property manager) must register correct mailing address, email and cell with the HOA
- common areas (pool/park/pond): all HOA posted regulations must be followed, which include but is not limited to:
 - no cooking devices, no alcohol, no smoking, no tents, no play structures
 - hours of operation dawn to dusk, max 8 persons per lot
- no solicitation/trespassing: no uninvited/unwelcome visits to any member unless sponsored by the HOA or county

The governing documents allow the Board to grant relief from rules/regulations for good cause.