

Approved: \_\_\_\_\_

**RULES AND REGULATIONS**  
**OF**  
**ALAFIA COVE HOMEOWNERS' ASSOCIATION**

**These Rules and Regulations have been approved by the Board of Directors. Residents of Alafia Cove are also required to comply with all regulations, use restrictions and rules contained in the Declaration of Covenants, Condition, Restrictions and Easements, and By-Laws, for Alafia Cove Homeowners Association, Inc.**

1. **Lawful Use.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 1 on page 20.

2. **Sale of Homes.**

The seller of a Lot is requested to notify the Board of the sale so the Association's records may be updated. Florida law requires the Seller of a Lot in a Homeowners' Association to furnish all Association Documents to the Buyer. Association requires and will complete background check of any buyer(s).

3. **Occupants/Rental of Homes.**

All occupants of a lot, whether or not lot owners, are required to comply with the Declaration and with the Rules and Regulations for Alafia Cove. Lot owners must notify the Board when leasing their homes and furnish to the Board the name of tenant and the length of lease. Leases shall require the occupants to comply with the Declaration and the Rules and Regulations for Alafia Cove. Lot owners, however, remain responsible for tenant's actions. This shall also apply to vacant lots. Homes can be leased only as a single-family residence for seven months or longer. Landlords must submit lease agreements to the homeowner's association at least 30 days before the lease starts. Rental units are limited to single families. Owners must lease the entire home and may not operate a boarding house or bed and breakfast out of a home. Background check are required completed thru the association on all occupants 18 years of age.

4. **Signs.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 11 on page 23.

5. **Temporary Structures.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 6 on page 21.

6. **Pets.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 9 on page 23.

7. **Driveways and Sidewalks.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 13 on page 24 and Section 27 on page 28.

8. **Garbage.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 22 on page 27.

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9. **Hurricane Preparation.** Hurricane Shutters and other hurricane preparations such as plywood window coverings should be put up only when a Hurricane is forecasted for the Alafia Cove area, and must be removed within 5 days after the storm has passed. Trees or debris that may represent a danger during a storm should be trimmed and/or removed as soon as possible. Other items such as outdoor furniture, miscellaneous items, etc. that could become projectile objects during a storm should be stored away during a storm.
10. **General Maintenance Rules.** Each home, all structures and landscaping located on the lot shall be kept in good condition and repair. Such items include, but are not limited to include the following:
- **Lawns.** All lawns shall be regularly watered in accordance with Hillsborough County Water Restrictions, mowed, edged, trimmed, fertilized, and treated for pests. Lawns that become unsightly, discolored, or damaged in any way shall be repaired in a reasonably prompt fashion. St. Augustine lawns shall be repaired with like materials. Significant lawn damage due to drought, infestation, etc... over 4'square must be sodded. Repairs to smaller areas of damage may repaired with plugs or seeding.
  - **Trees.** Homeowners shall not remove or destroy trees which are in excess of 6" in diameter as measured two feet from the ground without the prior written approval of the ACC. No trees, bushes, hedges, or any other plants or other objects may be placed in areas that obstruct the view of the street intersections or interfere with pedestrian traffic on sidewalks. Trees in the area between the street and sidewalk must be trimmed and maintained to a height of 7' from ground level to the leaf canopy.
  - **Hedges.** All hedges and shrubbery shall be neatly trimmed and pruned. They must be kept so that they do not obstruct the view or pathway of motorists or pedestrians. No hedges may be higher than six (6) feet. A group, row or line of trees placed closely together will be considered a hedge.
  - **Flower and Plant Beds.** Shrubs and flower and plant beds must be maintained, mulched and weeded on a regular basis. Mulch must consist of generally accepted mulch products that are natural or synthetic products intended to appear natural. Examples of such are wood chips, rock, and recycled tire chips with brown coloring.
  - **Homes and Fences.** All homes and fences must be kept in good repair including pressure washed and painted. Fences shall be kept in good condition and repaired or replaced when leaning, broken, discolored or decayed. The paint color applied to homes must be approved by the ACC. Wooden fence coatings must be a wood tone stain or sealant and must be approved by the ACC.
  - **Mailboxes.** All mailboxes must be kept in good repair including free from mildew and dirt. Repairs to mailboxes must be consistent with the original height, colors, and style. Boxes can be purchased from Beautiful Mailboxes.
  - **Roofs and Screening.** All roof and screens must be kept in good repair and condition. All worn roof and torn screens must be replaced. Discoloration on roofs must be removed on a regular basis. Repairs must be with materials consistent with the colors and styles of the remaining original materials.
11. **Exterior Finishes.**  
Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article V, Section 3 on page 17 and 18.

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12. **Window Air Conditioners.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 20 on page 27.

13. **Parking.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 21 on page 27.

14. **Garages.**

Refer to the Declaration of Covenants, Conditions, Restrictions and Easements of Alafia Cove, Article VI, Section 28 on page 28.

15. **Guns.**

The use of firearms is strictly prohibited. This includes B-B guns, pellet guns, paint guns, and other firearms of all types, regardless of size.

16. **Recreational and Children's Play Equipment.**

- Volleyball courts and/or nets, tennis courts, horseshoe pits, children's play structures and/or play houses, or any other sporting past-time equipment shall not be in place exceeding 48 hours.
- Basketball goals cannot be permanently mounted to the home. Temporary/Mobile basketball goals will be allowed in private driveways provided they are maintained in good working order and physical appearance, and they do not block public rightaways such as sidewalks, the street, or the driveway easement (the driveway portion between the sidewalk and street.)