

## Park Ridge Townhomes Rules and Regulations

The Park Ridge Rules and Regulations are designed to keep our neighborhood an attractive, safe and happy place to live. Following is an overview of those covenants. For more detailed information, please see your Homeowner's Declaration of Covenants and Restrictions or call the Property Manager for more details.

1. **Boats:** Boats may be parked in the resident's driveway for a period not to exceed 24 continuous hours in any 7 day period and may not block the walkways.
2. **Trailers, RV's and Camping Vehicles:** Trailers, RV's and Camping Vehicles must be kept off site except during working hours from 8AM until 5PM.
3. **Commercial Vehicles:** Commercial Vehicles (vehicles with advertising) may not be parked in driveways or public parking spaces overnight.
4. **Landscaping:** Please keep rear yard free of weeds and debris. Rear lawns should be neatly mowed and edged. The Park Ridge Homeowner's Association will maintain the side and front yards of each unit.
5. **Rear Yard Fencing:** Fencing is allowed in each unit's rear yard. It is the responsibility of each Park Ridge owner to install his or her own rear yard fencing. Rear yard fencing must observe and obey all property boundary lines and shall not exceed the width of the unit behind which it is placed.

For Buildings 1, 2, 7, 8 & 9 as noted in the Master Development Plan: Side/ Rear yard fences must be 6'-0" in height, must be made of white vinyl, must be completely opaque and conform to the attached [Fence Detail](#).

For Buildings 3, 4, 5, & 6 as noted in the Master Development Plan: Rear yard fences have been installed and may not be modified per SJRWMD requirements. Side yard fences must be 6'-0" in height, must be made of white vinyl, must be completely opaque and conform to the attached Fence Detail and must taper to 4'-0" in height to match the rear fence.

6. **Satellite Dishes:** Television or radio masts, towers, poles, antennas, aerials, satellite dishes, or other appurtenances shall not be erected, constructed, or maintained on the exterior of any house or lot unless approved by the HOA Board of Directors. If approved, dishes should be located on the rear of the house.
7. **Fire Lanes:** It is illegal for any structure, temporary or otherwise, to block, hide or obstruct access to any fire lanes in Park Ridge.
8. **Clotheslines:** Clotheslines are prohibited from being constructed or hung anywhere in Park Ridge. No rugs, drapes, or other items shall be hung from any portion of the exterior of the house.

9. **Parking:** Residents and their guests must park their vehicles in their garage or driveway. Additional spaces are available for temporary use. Parking in the public streets is not allowed in Park Ridge and all County ordinances must be followed:
  - Do not park on sidewalks or in crosswalks.
  - Do not park within 15 feet of a fire hydrant or 8 feet of an intersection.
  - Do not park in front of, on or block in any way the designated fire lanes between buildings
10. **Vehicles:** Residents may wash/detail or perform minor repair service and maintenance only on their own vehicles on their own property. See Declaration for more details.
11. **Pets:** Pets must be kept on a leash when not contained on the owner's property. Always pick up after your pets please. See Declaration for more details.
12. **Trash:** Trash and other waste must be kept in covered containers (recyclables in a city approved container) in your garage. Place them at the curb no sooner than 6:00pm the day before scheduled collection and they must be put away the day of collection.
13. **Play Structures:** Swing sets and similar smaller play structures are permitted in the rear yards. Large play structures which infringe upon neighbors' privacy must be approved by the board.
14. **Basketball Hoops:** Basketball hoops are not allowed unless by approval of the majority of HOA members.
15. **Renting:** Each home shall be occupied as a Single Family residence. No rental or lease is permitted for less than seven (7) months. Partial home rentals, vacation rentals and sublet rentals are prohibited.
16. **Exterior Paint Color:** In order to maintain design uniformity, all exterior elements including but not limited to roof shingles, exterior wall, trim, garage and front door colors must all follow the prescribed color palettes outlined in the Park Ridge Townhomes Exterior Color Palette attached.

### Park Ridge Townhomes Exterior Color Palette

Color Scheme	Main Body Color	Trim Color	2nd Body Color	Corrugated Metal Panel	Front Door Color	Garage Door Color	Window Color	Shingle Roof Color
A1	SW 7071 <i>Gray Screen</i> 256-C1	SW 7757 <i>High Reflective White</i> 256-C1	SW 70735 <i>Aesthetic White</i> 259-C4	Galvanized	SW 9009 <i>Subdued Sienna</i> 124-C4	SW 7757 <i>High Reflective White</i> 256-C1	White	Black
B1	SW 7009 <i>Pearly White</i> 245-C2	SW 7757 <i>High Reflective White</i> 256-C1	SW 7072 <i>Online</i> 245-C2	Galvanized	SW 9058 <i>Secret Cove</i> 173-C5	SW 7757 <i>High Reflective White</i> 256-C1	White	Black
A2	SW 6231 <i>Rock Candy</i> 257-C6	SW 7006 <i>Extra White</i> 257-C1	SW 9152 <i>Let it Rain</i> 257-C6	Galvanized	SW 6424 <i>Tansy Green</i> 154-C5	SW 7006 <i>Extra White</i> 257-C1	White	Black
B2	SW 6247 <i>Krypton</i> 225-C2	SW 7006 <i>Extra White</i> 257-C1	SW 7656 <i>Rhinestone</i> 257-C6	Galvanized	SW 6523 <i>Denim</i> 185-C6	SW 7006 <i>Extra White</i> 257-C1	White	Black