

# Parks Edge

Property Owners' Association, Inc.

3201 SW Landale, FL 34953

772-336-1525

## Rules & Regulations

ALL RULES AND REGULATIONS IN THIS BOOKLET PERTAIN TO:

HOMEOWNERS

TENANTS

GUESTS

**Amended August 7, 2019**

**BOARD OF DIRECTORS OF PARKS EDGE**  
**PROPERTY OWNERS' ASSOCIATION, INC.**

The Parks Edge Community is bounded by Darwin on the south, Tulip on the east, the E5 canal on the north and retention ponds on the west. This is a deed restricted community and the owners of the 468 properties are obliged to comply with the Declaration, Bylaws, Articles of Incorporation and Rules and Regulations, as amended from time to time. The Declaration provides for a Board of Directors, to manage the common properties. Prior to occupancy at Parks Edge, registration at the Association office is required. Any resident moving away from Parks Edge should provide notice to Association.

The Rules and Regulations are established to help preserve the private and residential atmosphere of the community; to promote safety; to enhance property values; and to keep Parks Edge a desirable and attractive community. The penalty for infractions of the cited Rules and Regulations may result in the loss of the privileges of the common areas, fines, and/or legal action.

All Board of Directors meetings are open to Owners. If an Owner wishes to speak at a Board Meeting, the Owner shall sign-in on the sign-up sheet prior to the start of the meeting. Each Owner who properly signs in will be entitled to speak up to three (3) minutes when called on by the Chairperson.

Revision Dates:

May 1986  
April 26, 1988  
April 16, 1991  
May 1992  
October 28, 1997  
November 20, 2003  
April 5, 2005  
December 1, 2006  
February 3, 2010  
October, 2012  
March 7, 2016  
August 7, 2019

**RESIDENTIAL USE:** Parks Edge residences are single-family units and shall not be used for commercial purposes. Subletting or sharing of homes in violation of rental agreements, living in trailers, recreational vehicles or any other shelter is PROHIBITED.

**REGISTRATION OF RESIDENTS:** ANY person occupying a lot within Parks Edge for thirty (30) consecutive days shall be deemed to be a "resident" and shall be required to comply with the following:

- a) **ALL prospective owners are required** to register with Parks Edge Property Owners' Association prior to purchase. Owners will be provided with a copy of the governing documents as well as the rules and regulations and sign an acknowledgement and understanding that they will abide by said documents. The Association shall charge a prevailing fee and prescribe additional registration forms requiring certain personal information as may be reasonably required by the Board.
  
- b) **ALL prospective tenants** must fill out an application. The applicant and homeowner are responsible to have the application, fees and supporting materials submitted to Parks Edge Property Owners' Association, Inc. PRIOR to occupancy for Board approval.  
(Amended C&R on June 25, 2014)
  
- c) **ANY realtor, property manager** or other individual or agency selling or renting properties within the Parks Edge community must register with the Association. There is no fee for registering as a selling/rental agent. Agents will be required to show authorization from the property owner (listing agreement/property management agreement, etc.)

Returned Checks: \$50.00 charge for all insufficient fund checks received by Parks Edge POA

**1. ACCESSORY USES:** Accessory uses or structures, (BBQ grills, antennas, satellite dish, children's play equipment, and other similar equipment) shall not be located in that area extending from the front of the building line to the front property line, unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of 10 (ten) feet from the rear property line. The minimum setback from side property lines shall be those set forth by the applicable zoning district. Check with city for permit.

**2. ANIMALS:** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or domestic pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.

- (a) Animals and pets shall be restricted to the following: dogs, cats, fish, domestic birds, hamsters, lizards, gerbils, turtles. Domestic birds shall not include poultry of any kind. A maximum of two (2) dogs and (2) cats will be permitted. The foregoing shall also apply to animals/pets which visit the Properties.
- (b) All dogs and cats must be inoculated against rabies by a duly qualified and licensed veterinarian. Pets shall also be inoculated in like manner in such cases of emergency whenever ordered by the Board of Health of the State of Florida.
- (c) When outside of the residence, all dogs and cats must be accompanied by an attendant who shall have such dog/cat firmly held by the collar and leash, which leash shall not exceed eight (8) feet in length. No cats or dogs shall be permitted to run at large outside of the residence; this shall not prohibit a cat or dog from being maintained without a leash or other restraint within any enclosed privacy area of the residence in which the dog or cat resides and/or is maintained.
- (d) The owner/custodian of each animal or pet and/or the individual walking same, shall be required to clean up after the pet/animal.
- (e) If a dog or any other animal becomes obnoxious to other owners by barking or otherwise, the pet owner shall remedy the problem, or upon written notice from the Association, he or she shall be required to dispose of the pet.
- (f) The pet/animal owner and the owner of the residence involved shall be strictly liable for damages caused to the Properties by the pet/animal.
- (g) Any animal/pet owner's right to have an animal/pet reside in or visit the Properties shall have such right revoked if the animal/pet shall create a nuisance or shall become a nuisance.

C & R Art. IX Sec. 7 page 9

**3. ARCHITECTURAL CONTROL:** No building, fence, wall, or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein, including patio covers, be made until the plans, drawn to appropriate scale, and specifications showing the nature, kind, shape, height, material and location of the same including exterior color scheme shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures, topography and vegetation by the Environmental Control Committee. Approval or disapproval of the same shall be made by the Committee and returned to the applicant within a reasonable time, not to exceed 14 days after receipt thereof. C & R Art. VI Sec. 2(a) page 6

**4. ATV VEHICLES/GO CARTS/OTHER SIMILAR:** Motorized, unlicensed types of conveyances (dirt bikes, trail bikes, golf carts etc.) are prohibited on common properties, public properties or anywhere in the streets.

**5. BASKETBALL GOALS:** Are not allowed to be cemented in to the swale areas. A portable basketball goal may be located in the swale area as long as they are a minimum of 2 (two) feet off the edge of the pavement and not on collector or arterial roadway. City Code

- 6. CLOTHESLINES:** The umbrella-type clothesline is the preferred type of solar clothes dryer; however, T-type poles are acceptable. Clotheslines fastened to trees or the residence is not allowed. All erected clothes drying equipment must be located behind the house and hurricane-safe.
- 7. COMMON GROUND AREAS:** Any activities that could cause damage to the landscape on the common grounds are prohibited. Any damage incurred will be subject to replacement costs.
- 8. DRIVEWAYS:** All driveways must be of concrete, asphalt or other comparable hard surfacing. Driveways will be at least ten (10) feet wide, but no more than twenty four (24) feet wide. Widening of a driveway will require Parks Edge Board approval. Check with city for permit.
- 9. EXTERIOR MAINTENANCE:** Pursuant to agreement with owner, or upon determination by the Association that an owner has failed to maintain the exterior of his residence and out-buildings in accordance with general standards of the community, then, after reasonable notice to the owner specifying such failure and upon owner's neglect or refusal to correct the same, then, in such event, and in addition to maintenance upon the Common Properties, the Association may provide exterior maintenance upon each such residence and out-buildings as follows: paint, repair, replacement and care of roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, and other exterior improvements. The cost thereof shall be assessed to the owner and shall be added to and become part of the maintenance assessment. C & R Art. VII Sec. 1 page 7
- 10. FIREARMS:** No gun or firearm of any type may be discharged, including slingshots, air or spring guns, bow and arrows, or any other type of projectile fireworks within Parks Edge.
- 11. GARAGES:** No garage shall be used as a living area. No garage shall be altered in such a manner that the number of automobiles which may be parked therein after the alteration is less than the number of automobiles that could reasonably be parked in the garage as the residence and garage were constructed.  
C & R Art. IX Sec. 5B page 9
- 12. HOUSE NUMBERS:** For safety purposes, all residence must have the address posted on the front of the structure and be clearly visible from the road-way. The numbers must be at least 4 inches in height with contrasting color from the background color. City code.
- 13. LANDSCAPE MAINTENANCE:** Lawns and shrubs must be properly maintained by the resident occupant pursuant to city code. Uncut lawns shall be considered improper maintenance. Lawn edging along curbside is recommended. Notification for compliance will be made either directly, through the owner of the property, or his or her agent. In the event the situation is not corrected within the specified time (provided on notice) the lawn will be cut by an independent contractor and billed to the appropriate person.
- 14. LOITERING:** Unauthorized gathering in or about the recreational area prior to or after the posted operating hours is considered trespassing. Those apprehended will be subject to arrest and prosecution. All common property includes the recreation building, parking lot, swimming pool, tennis courts, horseshoe courts, shuffleboard courts, and surrounding acreage defined as Parks Edge Common Area.
- 15. NOISE:** Loud music or noise that can be heard at a distance of fifty (50) feet is prohibited.
- 16. NUISANCES:** No use or practice which is either an annoyance to residents or an interference with the peaceful possession and proper use of the Properties by the residents shall be allowed. No resident, guest, or invitee shall commit or permit any nuisance or any immoral or illegal activity in or about the Properties. For greater clarification, no resident, guest, or invitee shall knowingly or willfully make or create any unnecessary, excessive, or offensive noise or disturbance which destroys the peace, quiet, and/or comfort of the resident, or allow any such noise or disturbance to be made on the Properties.

**17. OPEN STORAGE:** Open Storage is Prohibited. Any item or material that is kept, left, or placed anywhere out of doors is to be considered open storage. This includes items placed, left or stored in carports, front/side or rear yards, inside/behind a fence or inside bed of a trailer. City code.

**18. PAINTING:** Prior approval by the Architectural Committee is required before painting or re-painting any structure on an individual lot.

**19. PARKING 1:**

- (1) All vehicles parked on the Properties shall be operable and currently registered for operation on public highways. Inoperable and/or unregistered vehicles must be removed or garaged within thirty (30) days after proper notice to lot owner or tenant/lessee.
- (2) No truck exceeding 3/4-ton capacity shall be parked overnight in areas zoned residential;
- (3) No vehicle carrying flammable liquids, liquid petroleum gas, explosives or dangerous chemicals shall be parked in any area zoned residential at any time except for the routine delivery of fuel or chemicals for on-site usage. This shall not apply to any vehicle which is carrying the usual amount of gasoline or other combustible product necessary for the operation of the vehicle.

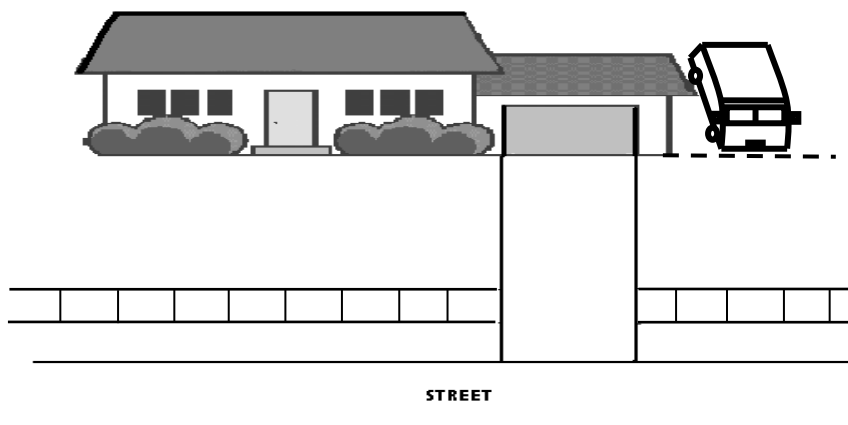
C & R Art. IX Sec. 5A page 9

**PARKING 2: COMMERCIAL VEHICLES:** Commercial vehicles are prohibited from being parked or stored in all residential areas except while working at a job site. Examples of commercial vehicles: dump trucks, tow trucks or trucks with six wheels, step vans, chemical tank trucks, and any pickup or van openly storing equipment, materials or supplies. City Code.

**PARKING 3: INOPERATIVE VEHICLES:** Any vehicle that is not fully capable of being started and driven on the highway may be classified as inoperative. Examples of what may be considered as an inoperative vehicle(s), are: one or more flat tires, without wheel(s), without a battery, up on blocks or without a current tag. City code

**PARKING 4: RECREATIONAL VEHICLE:** No travel trailer, mobile home, recreational vehicle, tent, storage building, garage, barn or out building erected on any lot shall at any time be used as a residence, temporarily or permanently. Provided however, that recreational vehicles such as travel trailers, motor homes, tent trailers, boats, etc. not to exceed ten (10) feet in height and thirty-two (32) feet in length may be stored on the premises at the rear or side of the residence with the driveway situated thereon upon the following conditions: C & R Art. IX Sec. 4. Page 9

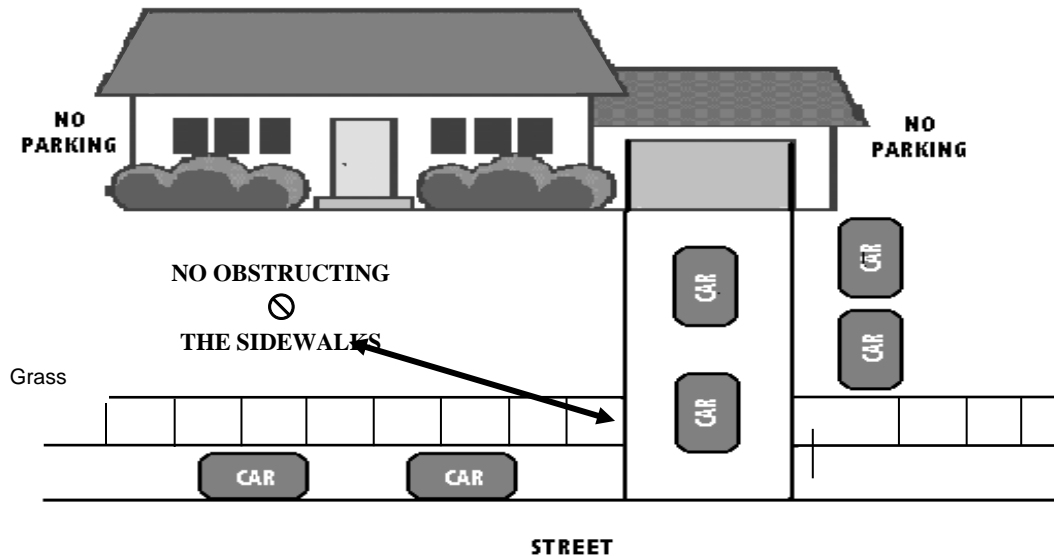
- (a) No such vehicle shall be permitted within the front setback areas.
- (b) All such vehicles shall bear a current State registration tag.



04/05/05  
03/07/16

**PARKING 5: UTILITY TRAILERS:** Utility trailers shall mean any vehicle without its own motor power designed to haul cargo while being towed by a car or truck on public roadways Trailers may be parked in a garage or at the side of the residence with the driveway. Outside parking or storage requires the trailer to bear a current registration/tag and must be operational. No visible open storage of equipment may be kept in the trailer, except while it is in use at a job site. Only one enclosed utility trailer shall be allowed to be parked or stored on a residential lot.

**PARKING 6: VEHICLE PARKING:** Parking on the wide portion of the lawn is prohibited. Additional vehicle parking is permitted parallel, adjacent to the driveway, on the side farthest from the front entrance of the residence, and parallel to and inside the curb, (with the flow of traffic.) You cannot obstruct the right of way of the sidewalk with your vehicle in driveway. Vehicles must be 12 inches off roadway, facing the flow of traffic. Vehicles used for “moving” are permitted to park for a period not exceeding 48 hours.



**20. PLANTING.** No hedge or shrub planting which obstructs sight lines at elevations between two (2') and six (6') feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within the above described limits of intersections unless the foliage line is maintained at or above six (6') feet above roadway intersection elevation to prevent obstruction of sight lines. No lot shall be allowed to become or remain overgrown and/or unsightly. C & R Art. IX Sec. 9 page 10

**21. SHUTTERS:** Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the Florida Building Code. Storm shutters, hurricane protection devices, wood or any other exterior window covering must be removed no later than fourteen (14) days after the termination of a hurricane event (watch, warning, or actual hurricane or tornado). City Code

**22. SIGNS.** No sign of any kind shall be displayed to the public view of any single family residence lot, except one sign of not more than four (4) square feet advertising the property for sale or rent, or signs used by a builder/contractor during the construction/renovation and sales period.

C & R Art. IX Sec. 6 page 9

**23. TRASH STORAGE:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste must be kept in sanitary containers. Containers shall be stored out of view of the public within (12) hours after pick-up. C & R Art. IX Sec. 8 page 10

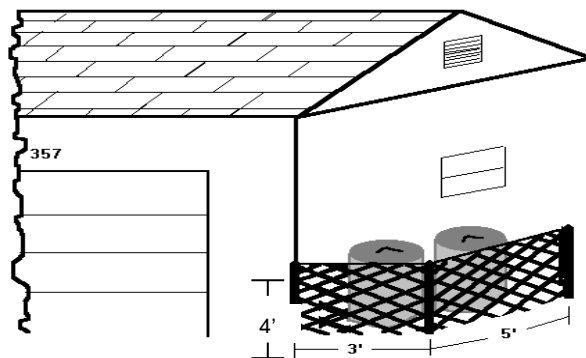
### SPECIFICATIONS TO ENCLOSE GARBAGE, RECYCLING CONTAINERS

- Material:** Either shrubbery, wood or vinyl decorative fence must conceal containers that are stored at the side of the house. **Fencing should match any existing fence with the exception of chainlink.**
- Height:** 4 feet high X 3 feet wide X 5 feet long. Example below.
- Posts:** Same material as fence.
- Maintenance:** Fences are to be maintained and repaired when necessary. Fence must be properly installed.

**The association has the right to remove, paint or repair, after proper notification, any fence that is not properly maintained or installed. The cost thereof will be at the owner's expense and shall become an assessment upon the property.**

**Tuesday:** Garbage/trash/recycling    **Wednesday:** Yard Waste    **Friday:** Garbage and trash

We require the lids to fit tightly upon top of cans. Materials to be collected should not be placed at curbside until 6 PM the evening prior to pick up. (C & R, Art. IX, Sec. 8). All containers are to be stored out of view of public within 12 hours after pick-up. Containers may be placed at the rear of the house, in the garage, or if stored at the side of the house; either shrubbery or decorative vinyl fencing must conceal containers. Fence not to exceed specifications of 4 feet in height, 3 feet in front, 5 feet on the side.



**Shrubbery or  
Decorative Vinyl Fencing  
4' H x 3' W x 5' L**

**24. TRESPASSING:** Trespassing on private property is prohibited (i.e. short cuts). Note: Instances of trespassing and violations of the Port St Lucie City codes shall be reported to the Port St Lucie Police at the resident's discretion.

**25. WINDOW COVERINGS:** Acceptable **Interior** window coverings are required on all windows (with the exception of rear patio windows) within a period of thirty (30) days from the first day of occupancy. Acceptable coverings are limited to curtains, draperies, blinds, shades, shutters, or vertical blinds maintained in good condition.

**26. YARD SALES:** Yard sales will be held in compliance with the Port St. Lucie city code.

**27. YARD / PATIO FURNITURE:** Patio tables, umbrellas, hammocks and indoor furniture are not allowed in the front yard. Also, no furniture in disrepair is allowed.



## SPECIFICATIONS TO ENCLOSE AIR CONDITIONING UNITS, PUMPS, ETC.

- Material:** Decorative-vinyl type lattice fencing, or shrubbery. Wood fencing is permitted but must follow the specification below for fencing.
- Height:** Four feet (4 ft.)
- Posts and Top Rails:** Same material as enclosure for air conditioning units, pumps and the like. Posts must be set in concrete to meet the general standards of fence construction in the local communities. Posts must be 30" depth.
- Barbed Wire:** Prohibited
- Maintenance:** Any enclosure for air-conditioning units, pumps and the like must be maintained and repaired when necessary.

The Architectural Committee **MUST** approve application for fencing to enclose air-conditioning units, pumps, and the like, and they must be properly installed. The Association has the authority to remove or repair, after proper notice, any fencing that is not properly maintained or installed.

## SPECIFICATIONS FOR CHAIN LINK & PVC FENCES

- Material;** Black vinyl clad or galvanized chain link knuckle up or White PVC (vinyl).
- Height:** Four or six feet following contour of the ground.
- Post & Top Rails:** Same material as fence complying with Port Saint Lucie Codes. Post must be set in concrete. Post must be 30" in depth.
- Property Line:** ~~Fence on property line will require written agreement from adjoining property owners. Without written agreement from adjoining property owners' fence must be inside property line per PSL Codes.~~ Fences must be placed inside property line per the City of Port St. Lucie Codes.
- Maintenance:** Fences are to be maintained and repaired when necessary.
- Privacy:** Woven strips or other materials may **not** be added.

Application for the fence installation, including a copy of the survey **MUST** be approved by the Architectural Committee **PRIOR** to obtaining a PSL Building Permit. A copy of the permit must be turned into the office. The permit will be kept in your file.

**If an owner fails to maintain any fencing on his property in accordance with these rules & regulations or the general standards of the community then, after reasonable notice to the owner specifying such failure and upon owner's neglect or refusal to correct the same, the Association may repair, paint or remove the fencing. The cost thereof shall be assessed to the owner and shall be added to and become part of his maintenance assessment.**

## SPECIFICATIONS FOR WOOD FENCES

**Materials:** Fencing panels and posts to be made from the following types of wood: Pine, Spruce, Fir, Cedar, Cypress or Redwood.

**Posts:** Posts shall be a minimum of 4' x 4' and panels shall be a minimum of 5/8" in thickness.

**Screws:** Screws must be used to connect panels to posts and must be Zinc Coated Galvanized Steel screws or Stainless Steel deck screws.

**Panels:** Panels & posts must be either stained and sealed or painted white. White is the only acceptable paint color for wood fencing.

**Height:** Fence not to exceed 6' in height and must follow the contour of the ground.

**Post & Top Rails:** Must be made of the same material as fence complying with all of the City of Port Saint Lucie Codes. Posts must be set in concrete a minimum of a 10" radius hole, 36" in depth with a 6" layer of crushed stone at the bottom of each post.

**Fence on Property Line:** Fence must be placed inside property line per City of Port St. Lucie Codes.

**Maintenance:** Fences are to be maintained and repaired as necessary. Color of stain or paint shall remain consistent along entire length of fence at all times. Rotting and/or discoloration (greying) of fences will need to be corrected immediately.

**Design:** The following types of wooden fences will be the only acceptable designs:



Application for the fence installation, including a copy of the survey **MUST** be approved by the Architectural Committee **PRIOR** to obtaining a PSL Building Permit. A copy of the permit must be turned into the office.

**If an owner fails to maintain any fencing on his property in accordance with these rules & regulations or the general standards of the community then, after reasonable notice to the owner specifying such failure and upon owner's neglect or refusal to correct the same, the Association may repair, paint or remove the fencing. The cost thereof shall be assessed to the owner and shall be added to and become part of his maintenance assessment.**

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