

EDGEFIELD HOA

Property and Owner Guidelines, Rules, and Regulations

Please read and share with all guests and long-term tenants:

- **ALLIGATORS AND OTHER WILDLIFE** –Alligators and other wildlife are not to be fed or disturbed.
- **ARB SUBMITTALS** Any changes to the Lot or the exterior of an existing dwelling that will change its appearance in any way shall require prior approval from the ARB. Contact IMC Resort Services for ARB submittal forms. This includes but is not limited to: satellite TV dishes, fences, hot tubs, pools, and storage sheds. Window ale units are not allowed. Homeowners who do not have a current HOA account may submit ARB applications ifthey are on a payment plan and have not defaulted.
- **COMMERCIAL BUSINESS FROM HOME**– Commercial activities are prohibited. Owners may have for-profit home offices located in the home as long as the business does not have visitors, nor involves sales and/or storage of inventory.
- **FIREARMS/FIREWORKS** - The display, use or discharge of any firearm or fireworks is prohibited.
- **FISHING IN LAGOONS** –Fishing is allowed in the community lagoons by owners and their guests on a catch-and-release basis only.
- **GARAGE DOORS**– Garage doors are to be closed at all times except when in use.
- **GOLF CARTS** - May be driven on the streets of Edgefield by a licensed driver, and must be insured and stored in the property owner's garage.
- **ATV/MINIBIKES/DIRTBIKES**–No ATVs, minibikes, or dirt bikes are permitted to be operated or visibly parked within the Edgefield HOA.
- **HOME MAINTENANCE** - It shall be the responsibility ofthe owner to prevent the development of any unkempt conditions ofthe home or grounds which shall tend to decrease the beauty ofthe neighborhood (for example, mildew growth on siding, items stored on the property, mailboxes in disrepair, etc.).
- **LANDSCAPING, LAWN, TREES** -- Each Owner is requested to maintain the landscaping, lawn, and trees in good condition and not allow for unsightly overgrowth. Planting beds should be periodically maintained with pine straw or mulch. Palm trees should be pruned annually. Dead plants and turf should be removed and/or replaced. Debris piles should be removed from the Lot within a reasonable amount of time after collection. The burning of leaves is prohibited. Landscape debris may not be dumped on common property.
- **LEASING**– Only long-term leasing of a property is allowed (minimum of 6 months). Sub-leasing is not allowed.
- **NOISE** – No offensive activity or loud noise (past 10:00 PM) shall be permitted that would cause annoyance or nuisance to the neighborhood. Local ordinances apply.

- **STREET PARKING** — No boat, motorhome, trailer or recreational vehicle shall be left upon any portion of Edgefield. All vehicles shall be parked within the driveway (or garage) of each Lot. No vehicles may be parked overnight on the streets of Edgefield. Overnight parking is considered to be parking on the streets between 1:00 and 6:00 AM. Please do not park blocking mailboxes, driveways, stop signs, or fire hydrants. Vehicles may not park on the street to interfere with truck or emergency vehicle traffic and vehicles may not be parked on the street which will make ingress and egress from a private driveway difficult. Additionally, there will be no parking on any curved street, on either side, due to a blind spot. Residents in violation of these parking rules will be given one warning and then subsequent warnings will result in fines. If an Owner must have a boat, trailer, or RV parked in their driveway overnight, the Owner must notify management in advance.
- **AMENITY CENTER PARKING**- The parking lot is only to be used by residents using the amenities between the hours of 7:00 am and 9:00 pm. This includes the pool, basketball court, and/or playground area. Anyone parked in the amenity center parking lot and found not using the amenities or found to be parked after designated hours will be towed without warning at the owner's expense.
- **PETS** - Pets must be on a leash when off of the Owner's Lot. Pets off-leash on Owner's Lot must be under voice command. Always pick up after your pets. Dogs are to be walked only on common property and not allowed on neighbor's property. Cats may not be allowed to roam the neighborhood freely. No Owner may maintain a pet that causes distress to others through barking, biting, or damage to property.
- **PLAY EQUIPMENT** - All play equipment must be kept in the backyard.
- **POOL RULES**— See the posted rules at the swimming pool.
- **SIGNS** - No signs of any kind shall be displayed at any time without prior written permission from the ARB. This includes "for sale" and "for rent" signs. Flyers may not be distributed without the prior approval of the Board of Directors.
- **DECORATIONS** - Holiday decorations are to be removed and stored out of street view no later than 7 days after the federal holiday is observed.
- **STORAGE** - Bicycles, toys, play equipment, coolers, etc. must be stored out of sight when not in use. No trash cans, trash, rubbish, or similar unsightly items shall be allowed to remain on any lot or dwelling outside an enclosed structure.
- **TOWELS, RUGS, CLOTHING, ETC.** shall not be hung on balconies or railings. Clotheslines are not permitted.
- **TRASH CANS** - Must be stored in the garage and may be placed curbside the night before pickup and must be returned to the garage by nightfall of the day the trash receptacle is emptied.
- **TREE REMOVAL** Trees larger than 4" in diameter require ARB approval to remove.