



Fern Meadows Homeowners' Association, Inc  
P.O. Box 237915, Cocoa, Florida 32923

## FERN MEADOWS HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

**WHEREAS**, Fern Meadows Homeowners Association, Inc (the “**Association**”) is a Florida not-for-profit corporation duly organized under the laws of the State of Florida; and

**WHEREAS**, the Board of Directors (the “**Board**”) operates and administers the Association in accordance with the Declaration of Covenants, Conditions and Restrictions (the “**Declaration**”) recorded in the Official Records of Brevard County, and in accordance with the Articles of Incorporation and the Bylaws (collectively referred to as the “**Governing Documents**”). Unless specifically defined herein, the capitalized terms used in the Rules and Regulations shall have the same meaning as defined in our Governing Documents; and

**WHEREAS**, the Board deems it necessary to establish the Rules and Regulations (“**Rules and Regulations**”) that are in addition to our Governing Documents, and enacts the following set of Rules and Regulations, except as otherwise provided for in Florida Statute §720.

**NOW THEREFORE**, the Board, hereby establish the following Rules and Regulations for the Association and its residents and violations of these Rules and Regulations are subject to enforcement regulations under the Governing Documents:

### **1. FENCES**

- 1.1 All fences must comply with all applicable sections of our Governing Documents.
- 1.2 The finished side of the fence must face the neighboring properties.
- 1.3 All fences shall be maintained by the Lot Owner and kept in good order and repair.
- 1.4 All fences must be kept mold, mildew and otherwise growth free.
- 1.5 Perimeter fences of the development are required to be maintained by the lot owner, and if replaced, must comply with all applicable sections of our Governing Documents and these Rules and Regulations.

## **2. LAWN & LANDSCAPING CARE**

- 2.1 All lawn areas shall be kept mowed and shall not be permitted to grow beyond a height of eight (8) inches.
- 2.2 All lawn areas shall be edged and shall not be permitted to protrude onto any paved surface.
- 2.3 Trees must be pruned and trimmed so they are at least eight (8) feet above the sidewalk.
- 2.4 Trees must be pruned and trimmed to prevent damage to buildings, roofs, fences, walls, pool enclosures.
- 2.5 Dead limbs and palm fronds must be removed.
- 2.6 Lawn clippings or waste must NOT be swept or blown into the street, storm drains, drainage easements, or retention ponds.
- 2.7 Dead shrubs, hedges, and plantings, must be removed and replaced similar per our Governing Documents.
- 2.8 All Lots will be inspected for anthills routinely and exterminated as needed.

## **3. STUCCO, GARGAGE DOOR, FRONT ENTRY DOOR, SCREEN ENCLOSURE MAINTENANCE**

- 3.1 All dwelling stucco cracks larger than one-half ( $\frac{1}{2}$ ) inch wide and twelve (12) inches in length must be repaired and painted to match the current color of the dwelling stucco.
- 3.2 The garage door must be replaced or repaired if there is a dent larger than six (6) inches in diameter or any malfunction which prevents proper closure of the garage door.
- 3.3 All dwelling stucco must be kept mold, mildew, other growth free and cleaned of excessive dirt.
- 3.4 All screen enclosures (pool, front, patio) must be kept in good order and repair. Any screening damage with more than a four (4) inch by four (4) inch tear requires replacement of the entire screen panel.

## **4. SIDEWALKS, DRIVEWAYS, CURBS**

- 4.1 All cracks in driveways and pathways (walkways) leading to dwelling (entry doors), larger than one-half ( $\frac{1}{2}$ ) inch wide and twelve (12) inches in length must be repaired.



- 4.2 All sidewalks, driveways, pathways (walkways) and curb areas must be kept mold, mildew, other growth free and cleaned of excessive dirt.
- 4.3 Weeds must be removed from cracks in sidewalks, driveways, pathways (walkways), and curb areas.
- 4.4 Lawn clippings and waste must be removed from driveways, sidewalks, and curb areas upon completion of lawn work.

## **5. ROOFING AND GUTTERS**

- 5.1 Any loose or missing shingles must be repaired within a reasonable time of notice, but may not exceed more than 90 days without written consent from the BOD.
- 5.2 Any loose or damaged gutter material, to include downspouts, must be removed or repaired within a reasonable time of notice, but may not exceed more than 90 days without written consent from the BOD.
- 5.3 All roofing material, to include rain gutters (if installed), must be kept mold, mildew and other growth free.

## **6. PARKING**

- 6.1 There shall be no parking on sidewalks.
- 6.2 Vehicles parked in driveways must not block any part of the sidewalk.
- 6.3 There shall be no parking on any grass area, to include any Lot, easement, or community area within the development.
- 6.4 There shall be no parking between the traffic islands on Cressa Circle.
- 6.5 There shall be no parking in the utility maintenance concrete slab located at the front of the development.

## **7. WASTE RECEPTACLES-TRASH**

- 7.1 Waste receptacles, when stored outside, will be placed on the either side of the house when not in use. Waste receptacles are not to be stored in front of houses at any time.
- 7.2 Waste receptacles are to be placed on the curb or end of driveway the evening prior to the scheduled pick-up day only.

- 7.3 Waste receptacles must be removed from the curb or end of driveway by the end of the evening the scheduled day of pickup.
- 7.4 Waste receptacle will be placed a minimum distance of five (5) feet (side of receptacle) from mail boxes and maximum of six (6) inches (back wheels) from the curb or end of driveway.
- 7.5 Waste receptacles will not be placed on the easement grass for pickup.
- 7.6 Waste receptacle are to be kept in good repair at all times.
- 7.7 Oversized trash pickup items may not be placed curbside for more than one (1) week.
- 7.8 During winds, greater than 50 knots, all waste receptacles will be stored in garages or behind fence enclosures.
- 7.9 During winds, greater than 50 knots, no over-sized trash pickup items are allowed curbside.

We, the undersigned members of the Board of Directors of the Fern Meadows Homeowners Association hereby certify that these Rules and Regulations of the Association were adopted by resolution of the Board of Directors of the Corporation effective this 19 day of Sept, 2016, as evidenced by the signatures below. *Don M*

By: *Kathryn Querry*  
Its: Kathryn Querry, President

By: *Kimberly Curtis*  
Its: Kimberly S. Curtis, Treasurer

By: *Annie Chapman*  
Its: Annie Chapman, Secretary

By: *Luis Nieves*  
Its: Luis Nieves, Member Elect

ATTEST: The Secretary of the Corporation certifies that the above is a true and correct copy of the resolution that was duly adopted.

By: *Kimberly Curtis*, Secretary