

MAYPORT LANDING HOMEOWNER'S ASSOCIATION
RULES AND REGULATIONS

****NOTE**** 2ND NOTICE FOR NON-COMPLIANCE WITH ANY OF THESE RULES AND REGULATIONS WILL RESULT IN A MIMIMUM OF \$25.00 FINE.

1. TRASH : NO GARBAGE, RECYCLABLES, TRASH ,REFUSE, OR RUBBISH SHALL BE KEPT ON ANY LOT, EXCEPT IN SEALED TRASH CONTAINERS OR RECYCABLE BINS. CONTAINERS MUST BE CONCEALED FROM VIEW , EITHER INSIDE THE GATED AREA, IN THE REAR OF THE UNIT, OR WITHIN AN APPROVED STORAGE BIN ALONG THE SIDE OF END UNITS.

COLLECTION DAYS: YARD WASTETUESDAY
RECYCLABLES ..EVERY OTHER TUES.
TRASHWEDNESDAY
BULK TRASH ... WED & THURS

BY EVENING OF PICKUP, EMPTY CONTAINERS AND UNCOLLECTED REFUSE SHALL BE PROMPTLY RETRIEVED. IF CONTAINERS REMAIN CURBSIDE THEY ARE SUBJECT TO BEING PLACED INSIDE THE UNIT'S GATED AREA BY OUR CUSTODIAL WORKERS WHICH WILL RESULT IN A TEN DOLLAR (\$10.00) SERVICE CHARGE. THE PLACEMENT OF TRASH/RECYCLABLES OUT ON THE WRONG DAYS WILL INCUR A MINIMUM TWENTY FIVE (\$25.00) FINE.

2. PARKING: THE ONLY AUTHORIZED PARKING AREAS FOR PERSONAL VEHICLES ARE THE PAVED PARKING SPACES THAT ARE PROVIDED IN FRONT OF EACH UNIT. THERE SHALL BE NO PARKING ON ANY GRASSY AREAS NOR SHALL THERE BE ANY UNSIGHTLY, INOPERABLE VEHICLES (SUCH AS VEHICLES WITH FLAT TIRES, DISMANTLED , NO TAGS). PARKED ON ANY PROPERTY IN EXCESS OF 48 HOURS ALL VEHICLES MUST HAVE A CURRENT TAG WHEN PARKED IN THIS COMMUNITY.

NO RECREATIONAL VEHICLES, SUCH AS, BOATS JET SKIS, CAMPER, MOTORHOMES OR TRAILERS SHALL BE KEPT ON ANY LOT. NO COMMERCIALY DESIGNED VEHICLES SHALL BE PARKED ON THE PROPERTY ON A REGULAR BASIS AND NEVER OVERNIGHT. COMMERCIALY DESIGNED VEHICLES INCLUDE, BUT ARE NOT LIMITED TO , FLAT BED TRUCKS, PANEL TRUCKS, 18 WHEELER CABS, DUMP TRUCKS AND OTHER CONSTRUCTION TYPE VEHICLES.

A FINE SHALL BE BE IMPOSED FOR VIOLATIONS , REPEATED OFFENSES MAY INCUR TOWING AT THE OWNER'S EXPENSE.

3. VEHICLE REPAIRS: THERE SHALL BE NO MAJOR REPAIRING/RESTORATION OF ANY TYPE OF VEHICLE WHICH WOULD RENDER IT INOPERABLE AND/OR UNSIGHTLY FOR A PERIOD IN EXCESS OF 48 HOURS. EMERGENCY REPAIRS ONLY.

4. PETS: NO MORE THAN TWO (2) ANIMALS MAY BE KEPT IN ANY UNIT. NO ANIMALS SHALL BE LEFT UNATTENDED, EITHER LOOSE OR TIED UP. NO DOG SHALL BE OFF A LEASH EXCEPT IN A UNIT'S ENCLOSED REAR YARD. EXCESSIVE DOG BARKING IS A NUISANCE AND DISRESPECTFUL OF THE PRIVACY OF YOUR SURROUNDING NEIGHBORS AND WILL NOT BE TOLERATED. ALL OWNERS ARE RESPONSIBLE FOR PET WASTE PICKUP. ALL PETS MUST BE LICENSED WITH THE CITY OF JACKSONVILLE AND A COPY OF THE LICENSE, VACCINES, AND A PHOTO OF THE ANIMAL (S) MUST BE PROVIDED TO THE MANAGEMENT COMPANY.

PIT BULLS (AMERICAN STAFFORDSHIRE TERRIERS), PIT BULL MIXED BREEDS, AND ANY DOG DEEMED DANGEROUS BY THE BOARD OR MANAGEMENT COMPANY ARE NOT PERMITTED ON THE PROPERTY.

5. ANNOYANCES, DISTURBANCES, OR NUISANCES: NO ILLEGAL, NOXIOUS , DESTRUCTIVE , OR OFFENSIVE ACTIVITY IS PERMITTED ANYWHERE WITHIN THE PROPERTY, NOR SHALL ANYTHING BE DONE WITHIN THE PROPERTY THAT MAY CONTRIBUTE ANNOYANCES OR NUISANCES TO ANY OWNER OR TO ANY OTHER PERSON AT ANY TIME LAWFULLY OCCUPYING ANY LOT. SUCH NUISANCES AND ANNOYANCES TO INCLUDE:

(A) EXCESSIVE NOISE

(B) UNSAFE, UNCLEAN, CLUTTERED CONDITIONS THAT MAY DETRACT FROM THE OVERALL APPERANCE OF THE COMMUNITY.

(C) DUMPING TRASH, GARBAGE OR ANY OTHER ITEM IN LAKES, NATURAL OR RESIDENTIAL AREAS.

(D) FIRES, OR THE BURNING OF TRASH , LEAVES, OR OTHER DEBRIS OR REFUSE SHALL NOT BE PERMITTED.

(E) EXCESSIVE DOG BARKING.

6. TELEVISION ANTENNAS/SATELLITE DISHES , AERIALS: TELEVISION ANTENNAS, SATELLITE DISHES, OR OTHER AERIALS AND APPURTENANCES MUST BE APPROVED BY MLHA AND PLACED IN REAR OF UNITS. NO MORE THAN ONE ALLOWED PER UNIT.

7. LAUNDRY: DRYING OF LAUNDRY IS PERMITTED IN THE REAR YARD ONLY IF THE DRYING AREAS ARE COMPLETELY SCREENED FROM VIEW FROM ADJACENT LOTS AND ANY STREET (FENCE ENCLOSED YARDS). DRYING RACKS/ LINES MUST BE NO MORE THAN A HEIGHT OF SIX (6) FEET FROM THE GROUND. NO RUGS, DRAPES, BEACH TOWELS, OR OTHER ITEMS SHALL BE HUNG FROM ANY PORTION OF THE EXTERIOR OF ANY UNIT.

8. BASKETBALL HOOPS: BASKETBALL HOOPS ARE NOT AUTHORIZED FOR ERECTION ON ANY PROPERTY OR LOT IN MAYPORT LANDING.

9. USE OF RESIDENCE: EACH LOT SHALL BE IMPROVED AND USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES ONLY. NO TRADE , BUSINESS, OR PROFESSION OF ANY KIND MAY BE CONDUCTED IN , ON OR FROM ANY LOT.

10. FENCES AND SCREENED PATIOS: NO CHANGES OR REPAIRS TO THE EXTERIOR APPEARANCE, SUCH AS DETACHED BUILDINGS, SHEDS, FENCES, WALLS , SCREENED PATIOS, OR STRUCTURES OF ANY KIND SHALL BE ERECTED ON ANY LOT WITHOUT THE WRITTEN APPROVAL OF THE ASSOCIATION . ALL REQUESTS MUST BE SUBMITTED IN WRITING WITH DIMENSIONS TO THE ASSOCIATION THROUGH THE MANAGEMENT COMPANY. ANY UNAPPROVED EXTERIOR CHANGE WILL BE SUBJECT TO REMOVAL AT OWNER'S EXPENSE. WINDOW A/C UNITS ARE NOT PERMITTED.

11. PEST CONTROL: OWNER HAS THE RESPONSIBILITY TO PROVIDE ACCESS TO THE UNIT FOR ONCE A YEAR PEST CONTROL. CALL PEST WARRIOR WITH ANY QUESTIONS OR PROBLEMS YOU MAY HAVE AT 904-477-2344.

THE ABOVE RULES AND REGULATIONS ARE NOT ALL INCLUSIVE, PLEASE REFER TO YOUR COPY OF THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR MAYPORT LANDING FOR A COMPLETE LISTING. A COPY IS ALSO AVAILABLE FOR REVIEW AT OUR MANAGEMENT COMPANY'S OFFICE . PLEASE CONTACT THEM AT (904) 249-2322 TO SET UP AN APPOINTMENT IF DESIRED.

NOTE: ANY FINES INCURRED WILL BE THE RESPONSIBILITY OF THE TENANT AND IF NOT PAID WILL BE DEDUCTED FROM THE SECURITY DEPOSIT AT THE END OF THE LEASE TERM.

SIGNATURE

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**MAYPORT LANDING HOMEOWNERS ASSOC.
PET REGISTRATION FORM
PROOF OF VACCINATIONS AND PICTURE REQUIRED**

NO MORE THAN TWO ANIMALS MAY BE KEPT IN ANY UNIT. ALL OWNERS ARE RESPONSIBLE FOR PET WASTE PICK-UP. NO ANIMALS SHALL BE LEFT UNATTENDED, EITHER LOOSE OR TIED UP, AND MUST BE ON A LEASH AT ALL TIMES. EACH PET INCLUDING CATS MUST WEAR A COLLAR WITH TAG SHOWING RABBIES VACCINE AND LICENSE AT ALL TIMES. UNCOLLARED PETS WILL BE REFERRED TO THE CITY ANIMAL CONTROL. ALL PETS MUST BE LICENSED WITH THE CITY OF JACKSONVILLE AND A COPY OF THE LICENSE, VACCINES, AND A PHOTO OF THE ANIMAL MUST BE PROVIDED TO THE MANAGEMENT COMPANY. PIT BULLS (AMERICAN STAFFORDSHIRE TERRIERS) PIT BULL MIXED BREEDS, AND ANY DOG DEEMED DANGEROUS BY THE BOARD OR MANAGEMENT COMPANY ARE NOT PERMITTED ON THE PROPERTY.

OWNERS:

Last Name

First

Middle

Unit # _____

Is mailing address unit address: Yes _____ No _____

If no, please write mailing address: _____

Home Phone _____ Work Phone _____ Cell _____

Pet's Breed _____

Age _____ Color _____ Weight _____

Tag # _____

(PLEASE SUBMIT ONE FORM PER PET)