



Danforth POA Rules & Regulations

The rules and regulations are in addition to the Articles, By-laws and Declaration

WELCOME

These rules & regulations are in addition to the governing documents, and are both for the benefit of the resident and the property contained within. Danforth is governed by an Association consisting of homeowners with elected directors, and is assisted in its management by Coastal Management. Questions need to be directed to the property manager. All residents, visitors, and guests of Danforth must abide by the rules and regulations, in addition to the governing documents.

Access Control

Gate remotes will only be sold to residents. A valid registration must be submitted with request for each gate remote. Each remote is assigned to a specific vehicle. Costs of clickers are determined by the Board of Directors. Remotes are transferable to the new purchaser. However, all paperwork must be submitted within 10 days, or upon receipt of warranty deeds by Association. Failure to provide paperwork will result in the remotes being deactivated. Family codes which allow access 24/7 for the telephone entry system will be assigned, along with vendor codes for your service providers. Vendor codes work Monday through Saturday from 7:00 am until 6:00 pm.

Board of Directors

The community is governed by a Board of 3 members. The Board meets when there is business to discuss on the 2nd Wednesday of each month. Notice is posted at the stop sign by the lake. Notice provides date, time and location of meetings. All members are encouraged to attend and participate.

Bulletin Board & Signage

There is a bulletin board adjacent to the lake at the entrance. All personal postings must be approved by the Board of Directors. Commercial business postings are not permitted. Posting may not exceed 14 days. Signage may not be placed anywhere other than the bulletin board. Street signs may not be used to post notices or signs. Garage sale signs are not permitted.

Driveways

Painted driveways must have a non-skid additive to prevent slips and falls.

Exterior Alterations:

All exterior alterations must be approved prior to the commencement of work. Refer to the ARC Guidelines for specifics. Alterations without approval are subject to fines.

Fining

The Governing Documents allow the Association to fine a member for noncompliance of the rules & regulations and the Governing Documents. Fines can be levied in the amount of \$100.00 per day up to \$1,000.00.

Lakes

The lakes in the community are for drainage of the community. Boating and swimming is not permitted. Fishing is permitted, noting that the community has stocked the lakes with Grass Carp. Grass Carp if caught must be released. The Grass Carps are for the purpose of eating algae and other unwanted aquatic weeds. Lot owners may only use the lake areas directly behind their homes. Lot owners on lakes are permitted to draw from the lake for irrigation purposes.

Leasing

Each resident who plans to lease their home must complete paperwork, and forward it to the Association. Lessees must also complete paperwork, and forward it to the Association. Appropriate paperwork can be found on the Association's web site. www.danforthhoa.org. There is no approval process.

Mailboxes

Mailboxes are the responsibility of each owner.

For replacement parts please contact Salsbury Industries at 1-800-624-5269.

Mailbox: #4850D-PEV Color Pewter (Deluxe Rural) Post: #4845 Victorian

Maintenance Requirements by Owners

Owners are required to maintain their homes and property in a pristine manner. Landscaping requirements include all properties to have mulch installed in the shrub beds. Sod, plants, and trees must be fertilized and kept healthy. Irrigation must be operable, and when wells fail new wells must be installed with a filtration system so that rust is limited.

All auxiliary equipment must be screened from view of street and adjacent homes.

Hurricane Shutters may only be closed during the season from June 1 through November 30th. Any closure outside of the stated dates must be approved by the Board of Directors.

Mini-Split A/C Policy

The Board approved the use of Mini-Split A/C units. They have a small compressor which is installed on the exterior of the home with lines running from the compressor through the wall and inserted into the interior unit. These guidelines must be followed:

- The lines must be enclosed by an exterior chase attached to the exterior of the home.
- Exterior chases must be painted the same color as the building.
- Attachment to the buildings must be flush with the concrete and screws sealed with silicon.
- Any damage to the concrete or stucco must be repaired.
- Any damage to the chase for any reason will be the owner's responsibility to repair.
- If the repairs and painting are not completed by the installation company; the unit owner is ultimately responsible.

Parking Lot

The entrance park is for the use of all residents. Vehicles must park in marked spaces only. Street or swale parking is not permitted. Storage of vehicles is not permitted. Storage is defined as exceeding 10 days in a 90-day period. Repair work is not permitted. RV parking is only permitted with the approval of the Association. Non-resident vehicles will be towed.

Policies: Open Houses & Homes for Sale

FOR SALE: A copy of the listing agreement must be submitted to Coastal Management located at 909 SE Central Parkway, Stuart, FL. Coastal is open from 9:00 am until 4:30 pm. Upon receipt of the listing agreement, and a deposit of \$100.00, the listing agent will receive an access code. The access code will work 7 days per week from the hours of 10:00 am until 5:00 pm. The code is linked to the home on the listing agreement. Once the home sells, the real estate agent's code will be removed, and the deposit returned. Each listing agent is required to keep a list of other agents that used the code to show the home, and the list must be submitted

when requesting the return of the deposit. The deposit will only be returned to the entity who submitted the deposit.

OPEN HOUSE: All above policies listed under “For Sale” also apply to Open Houses. Open houses are only permitted on Sundays from the hours of 12:00 noon to 4:00 pm. Open house signs must be obtained at Coastal Management, and are the only advertising permitted (no other signs, balloons, flags, etc.). Signs must be returned on Monday immediately following the open house. Failure to return the signs will result in the access code being removed, and the deposit being forfeited. Access codes for open houses may not be published in any manner whatsoever.

Pool Construction on Lakes

Setbacks for pools, decks or screen enclosures for homes located on the lakes is as follows:

- A minimum setback for five feet from the lake maintenance easement is required for pools, decks, or screen enclosures.
- Proper drainage at the edge of the pool, deck or screen enclosure must be installed along the entire length of the pool, deck or screen enclosure which runs parallel to the lake. All drains must have a bubbler installed. Drainage concepts must be approved by the ARC committee.
- All turf areas including the lake easement must be tied into the homeowner’s irrigation system in order to prevent decline of the turf and the lake banks.

Preserve Areas

The preserve area management plan is mandated by Martin County. Members may not remove any plant material, and no items of any nature may be placed in the preserves, including yard debris. Operating ATV, Golf Carts, etc. in the preserves is not permitted.

Quarterly Maintenance Fees

Maintenance fees are billed quarterly. Billing is a courtesy, and monthly fees are due whether you receive a bill or not. Fees are due January 1, April 1, July 1, and October 1. If payment is not received by the 11th of each month noted, a demand letter will be sent, and a \$25.00 late fee will be charged. If funds are not received by the 30th day of the months noted, the lot owner will be sent to the Association’s attorney for collection action. All legal fees will be the responsibility of the lot owner. Any lot owner 90 days late will have their voting rights suspended until the account is brought current. The Association also has the right to accelerate assessments for the remainder of the calendar year of delinquent owners.

The books of the Association are managed by the CPA firm Carr, Riggs and Ingram. They may be contacted at 772-781-9429. You may also ask a financials question by logging onto

www.coastalstheone.com. On the left is a tab "Accounting Request" click that on and follow the prompts.

Roadways

The roads in the community are private, and maintained by the Association. Motor scooters, Go-peds and golf carts are not permitted. The speed limit is 25 MPH. Overnight street parking is not permitted. Overnight hours are defined as midnight to 6 A.M.

Swales & Easements

All homes not on lakes have a real swale that is part of the drainage system. These swales must be kept clear of debris and must not be altered in any way. Fences, trees, plants, etc. may not be installed in any easement.

Transfer of Properties

A conveyance form must be completed and signed by the seller and the purchaser. The fee is \$75.00 and is submitted with the conveyance form. The form is then signed by the Association and returned to the closing agent. There is also a capital contribution when property transfers. The fee is currently 2 quarters.

Vehicles

Only passenger vehicles are permitted. Trailers, boats, all terrain, recreational, go carts, golf carts, and commercial vehicles are not permitted, unless they are stored in the garage with the garage door closed. Garage doors must be kept closed, other than ingress and egress.

Web Site

The community has a web site. www.Danforthhoa.org. On the private side of the site you will find minutes, financials, etc. On the public all of the community forms are posted. You must have a log in and password to view the private side. If you do not have a log in and password there is an avenue to request one. Please remember to put in your e-mail in the address book so we can send important messages to you. There are also avenues to report maintenance issues and ask accounting questions.

Wells

Wells are only permitted for irrigation. Any repairs or new wells must install a water softening system to reduce rust.