

ANDALUSIA OWNERS ASSOCIATION RULES AND REGULATIONS

Approved – January 13, 2021



ANDALUSIA HOMEOWNERS ASSOCIATION COMMUNITY RULES AND REGULATIONS

The following list of Community Rules is meant to be a consolidated, easy to follow guide for homeowners in the Andalusia community. It incorporates the explicit rules in the Declaration of Covenants and Restriction for Andalusia (“Declaration”) and those rules promulgated by the Board of Directors. By no means is this an all-inclusive list. Homeowners are highly encouraged to become familiar with the Declaration. If you were not given a copy at closing, a copy is available at the ALSOP website, <https://alsoppropertymanagement.com/communities/andalusua>. With regard to rules, the actual language of such Declaration provisions shall govern any issues of interpretation.

1. HOMEOWNER’S ANNUAL ASSESSMENT (Declaration, Art. XII)

- The Board establishes the Association’s fiscal year, January 1 to December 31, as the Regular assessment period. Quarterly payments are due on the first day of the **first Month** in each quarter and are delinquent after **15 days**.
- An Assessment or any portion thereof, is delinquent if it is not received **15 Days** after it is due.
- After 15 Days past due, an assessment, or a portion thereof, that is delinquent shall incur a late charge of **\$25.00 per Quarter**, retroactive to the initial delinquent date.
- Assessments and installments on assessments that are not paid when due, bear interest from the date due until paid at the rate of 18 percent per year.
- Any payment received by the Association and accepted shall be applied first to any interest accrued, then to any administrative late fee, and then to the delinquent assessment.
- Homeowners delinquent **15 Days** will be sent a Notice of Delinquent Assessment and Intention to send to the designated collection agent if payment is not received within fifteen (15) days of the date of Notice, which reflects an Assessment 30 days past due.
- If the account is not brought current within the fifteen (15) days after Notice is sent, it will then be turned over to the Association’s designated collection agent for collections according to state and federal fair debt collection laws. These collection procedures will include but not be limited to Notice of Intent to Lien, Lien and Foreclosure proceedings.
- All expenses, interest, fees and charges incurred in the collection of a delinquent assessment shall be the sole responsibility of the property owner.

2. **ENFORCEMENT PROCESS** - Failure of an Owner to comply with any limitations or restrictions of the Declaration of Covenants and Restrictions for Andalusia, Subdivision Documents, or any Rules and Regulations promulgated by the Association shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief or any combination thereof. An Owner shall also be responsible for the legal fees incurred by the Association in connection with the enforcement of the above documents. (Declaration, Art. XIII, Sec. 1)
 - Homeowners may receive up to two (2) warning letters with recommended corrective action for any non-compliance of the Andalusia Covenants, Restrictions, and/or other Documents.
 - Upon the third warning for same violation, the homeowner will begin to incur daily fines, suspension of common area privileges, voting privileges, and will be given notice to appear in front of the Enforcement Committee for a hearing on the non-compliance detailed in the letters.
 - After the Enforcement Committee hearing is completed, the decision for imposing fines or not imposing fines will be determined by the Enforcement Committee and submitted to the Board.
 - The homeowner will be notified in writing no later than 21 days after the meeting minutes of the Enforcement Committee actions have been presented to the Board of Directors at their next meeting.
 - Daily fines will accumulate for uncorrected violations and unpaid fines after 30 days of notice can be subjected to additional actions including lien placement on the homeowner property.

3. **ARCHITECTURAL REVIEW COMMITTEE (ARC)** – No Lot or external home improvement of any kind shall commence without the prior approval, in writing, of the ARC.
<https://alsoppropertymanagement.com/wp-content/uploads/Andalusia-ARB-Application-Form-2.pdf> (Declaration, Art. IX)

4. **SPEED LIMIT** – The speed limit on all roadways within the community is **20 miles per hour**. Our streets are narrow, and children are present. For the safety of all, please ensure that you do not speed.

5. **PARKING AND VEHICULAR RESTRICTIONS** (Declaration, Art. XIII, Sec. 10)
 - Parking shall be restricted to the driveway and garage located upon each lot and designated parking areas within the Common area.
 - No parking on the streets or swales is permitted.
 - No Owner shall conduct vehicle repairs or restorations taking more than 24 hours, except within the garage of the Home with the garage door closed.

- No Owner shall keep a vehicle on their lot in a manner deemed to be a nuisance by the Board.
 - Temporary street parking is allowed under the following conditions:
 - Temporary street parking is allowed for guest and service/repair vehicles between the hours of 7am and 11pm. Homeowners are responsible for guest/service vehicle parking.
 - Parking on the street between the hours of 11pm and 7am is NOT allowed.
 - Parked vehicles (7am – 11pm):
 - Cannot be parked directly across from another vehicle.
 - Cannot block driveways or sidewalks.
 - Cannot park sideways in a driveway.
 - Cannot park within 15 feet of a fire hydrant.
 - Cannot park within 20 feet of a crosswalk at an intersection.
 - Cannot park within 30 feet of a stop sign.
6. **BOATS, RVS, TRAILERS, COMMERCIAL VEHICLES** (Declaration, Art. XIII, Sec. 10)
- No commercial vehicle, trailer, recreational vehicle, motor home, boat, or boat trailer may be parked or stored on the property except in the garage.
 - No bus or tractor-trailer or any other truck larger than a full-sized pickup may be parked on the property.
 - Boats, recreation vehicles, campers and trailers may be temporarily parked in driveways for the purpose of cleaning, trip preparation, loading and unloading. At no time shall anyone be allowed to sleep in the vehicle or use its plumbing.
 - Temporary parking in driveways may not exceed 24 hours in duration over a 7-day period (moving the vehicle does not restart the clock).
 - Street parking is NOT allowed for:
 - Motor vehicles with a trailer attached.
 - Motor coaches, heavy trucks, travel/camping trailers.
7. **FLAGS** – Homeowners may display one portable, removable United States flag or one official flag of the State of Florida, and one portable, removable official flag, which represents the United States Armed Forces, or a POW-MIA flag not to exceed than 4 1/2 feet by 6 feet.
- Homeowners may erect a freestanding flagpole, no more than 20 feet high, on any portion of the homeowner’s real property subject to all applicable building codes, zoning setbacks and other governmental regulations (Section 720.304, Florida Statute)
 - Homeowners may display with ARC approval, “attached flags” (also referred to as house flags) such as seasonal, holiday, military service, sports teams, and schools. These flags should not exceed 3 feet by 4 feet.
 - Homeowners may display small “garden flags” such as seasonal, holiday, military service, sports teams and schools not to exceed 13”x 18”. ARC approval is required for any larger garden flags.
 - No more than 3 garden and/or attached flags may be displayed at the same time.

8. **SIGNS** - No sign, display, poster, advertisement, notice, lettering or other advertisement device of any kind whatsoever may be exhibited, displayed, inscribed, painted or affixed in public view without the prior written consent of the Board. (Declaration, Art. XIII, Sec. 13)
- One sign advertising the sale or rent of a home is allowed.
 - Security service contractor sign within 10 feet of the home entrance is allowed.
 - Small signs required by law identifying chemical applications to yards should be removed within 24 hours of application.
 - Residences are allowed one political sign or one political garden flag not to exceed 24"x16" 30 days prior to a general election, but not a primary election. Political sign/flag must be removed no later than 3 days after the election.
9. **ANIMALS** – Dogs shall be kept under control by owner at all times and leashed when outside the boundaries of the Owner’s lot. (Declaration, Art. XIII, Sec. 14)
- Animals for commercial or breeding purposes are not allowed.
 - If, in the discretion of the board, an animal becomes dangerous, an annoyance or nuisance to other homeowners, or destructive to wildlife or property, the animal may not be kept on the lot.
 - Certain breeds as identified in the Declaration are not allowed.
 - Under no circumstances shall a Pit Bull, Rottweiler, Doberman Pinscher, Presa Canario, or other “Dangerous Dog” be permitted on the Property.
 - Owners of Emotional Support Animals must comply with Florida Statutes.
 - Owners are required to clean up after their pets and respect other people’s property.
10. **NO DETACHED BUILDINGS** – No garages, tool or storage sheds, tents, trailers, tanks, temporary or accessory buildings or structures shall be erected or permitted to remain on any lot without the prior written consent to the Architectural Review Committee (ARC) or the Association. (Declaration, Art. XIII, Sec. 7)
11. **TRASH AND YARDS** – Trash and recycle containers should not be visible from the street or any other Lot other than at times of scheduled pickup. Trash should not be placed at the curb until 4:00 pm the day before pick-up and removed by end of the day of pick up. All Lots shall at all times be maintained in a neat and attractive condition. This includes maintenance of grass, plants, plant beds, trees, turf, proper irrigation and lake edge maintenance. (Declaration, Art. XIII, Sec. 15)
12. **ANTENNA** – Satellite dishes or antenna should not be visible from the street and integrated with the property and surrounding landscape. (Declaration, Art. XIII, Sec. 12)

13. **POOL AND FITNESS ROOM** – Homeowners and their guests must comply with posted pool and fitness room rules and regulations, including hours of operation. These rules are subject to change by the Association Board of Directors.
14. **STORMWATER MANAGEMENT SYSTEM (RETENTION PONDS)** (Declaration, Art. V, Sec. 2.6)
- Recreational use of retention ponds is not allowed. No fishing, swimming, or watercraft.
 - Owners of Lots adjacent to or containing any portion of the retention ponds shall:
 - Maintain all shoreline vegetation and the grade and contour of all embankments to the water’s edge irrespective of ownership of such land.
 - Keep the grass, plantings and other lateral support of the embankments in a clean and safe manner.
 - Prevent erosion and shall remove trash and debris as it may accumulate in the system, from time to time.
15. **BASKETBALL GOALS** - Temporary/portable basketball goals are allowed. Goals should be situated on the property so as to avoid street play. Playing in the street or cul-de-sac is not allowed.
16. **GARAGE SALES** – No garage sales are allowed except for the annual community garage sale.
17. **FIREWORKS** - Fireworks are not permitted in the Common areas of Andalusia at any time.
18. **GOLF CARTS AND LOW SPEED VEHICLES (LSV)** - Currently, Andalusia subdivision is not a Designated County Road for the use of golf carts and LSVs. Operating these vehicles on our streets is a violation of county ordinance.
19. **ANNUAL ELECTIONS** – Positions on the Board of Directors (two in the odd numbered year, three in even years) are elected each year at the Annual Meeting for a term of two years. The BOD members immediately meet after the Annual Meeting is adjourned to nominate new officers on the Board which serve for a term of one year. (Article of Incorporation, Art. VIII & IX).