

Lake Ridge Villas North **Homeowner Guidelines**

It is very important that homeowners are courteous of their neighbors when living in a condominium. These guidelines **must** be followed:

Parking and Commercial Vehicles:

Homeowners must park within garage and/or on unit driveway. At no time is parking allowed on road, in between unit driveways, in cul-de-sacs at end units/roads or on the grass. Please adhere to posted restrictions as well. Absolutely **NO** commercial vehicles, boats, boat trailers, recreational vehicles, trailers and campers are allowed to be parked, placed or stored within the subdivision. No maintenance or repair shall be done upon or to any such vehicles. The Association shall have the right to authorize the towing away of any vehicles in violation of the foregoing with the costs to be borne by the owner or violator.

Per the Lake Ridge Villas North Condominium Association documents and per the Rules and Regulations, residents should use their garages as parking spots, not as storage facilities. Additional parking spaces are for guests.

Decorations and Miscellaneous Items:

The walkways, entrances, driveways, and back patios shall not be obstructed or used for any purpose other than ingress and egress to and from the buildings and the other portions of Lake Ridge Villas North at Fleming Island Plantation.

You are only allowed to have a small table and chairs at your front door entrance. Healthy plants in decorative pots are allowed but none can be hung from the building. No objects are to be attached to the buildings. In a condominium, the owner/tenant only owns/rents from the wallpaper and in to the living space of the unit.

No personal decorations are permitted in the common areas/landscaped areas (i.e.: shepherd rods with hanging plants, sculptures, yard art, flags, security signs, etc.). Any area outside of your living unit (with the exception of your back patio and front door entrance which are limited common elements) is considered common area. Do not hang towels at front entries or patios. All shoes must be taken inside dwelling units and not left at front entries. No bicycles, coolers, toys, etc. should be left at the front door entrance or in front of the garage door. Garage doors must be kept closed when not in use.

Holiday Decorations:

Holiday and seasonal decorations are not allowed on the plants, trees or on the grass. Absolutely no lights or other decorations can be hung or attached to the buildings. All Christmas/holiday decorations must be removed by January 31st or you are in violation.

Lawn or Grass Areas:

The lawns and grass areas located around all of the buildings within Lake Ridge Villas North are the common areas and are maintained by the Association. Please do not abuse or permit heavy foot traffic within these areas. If the lawn is damaged or ruined, the repair or replacement cost is the burden of the entire Association, and unfair to your neighbors. In some cases you as an owner/tenant will be held financially responsible for damages, especially if you permit your dog to deposit waste behind your unit.

In addition, any damage to the grass or irrigation heads at the foot of each driveway will become the financial responsibility of the owner or renter of the unit.

No planting is allowed in the plant beds around your unit. These areas are owned by the Association.

Pets:

Animals must be on a walking leash when outside of a dwelling unit. No pet shall be tied or left outside of a unit. Pet owners shall immediately pick up and remove any solid waste deposited by his/her pet. Only two (2) domesticated pets are permitted per Dwelling. Read the "Use Restrictions" in your Declaration of Condominium for specifics on breeds. No birds or exotic pets (snakes and reptiles) are allowed.

Dryer Vents:

Dryer vents should be cleaned annually in order for your clothes dryer to operate efficiently. This is the responsibility of the Homeowner. Hydradry is an excellent company to call if you need the vent checked for lint.

Mail Box Keys:

If you should lose your key to your assigned mail box, please contact Gary Franco of Franco Enterprises at (904) 219-8342. All replacement costs are the responsibility of the Homeowner.

Satellite Dishes:

Homeowners must submit for Architectural Review Board (ARB) approval to install a satellite dish. An ARB form is available for download in .pdf form on this website. Installations will only be permitted on the back patio area. No installs are allowed on the building or in the front of the buildings. It is the homeowner's responsibility to insure that the approval has been acquired before installation of the dish. You will receive a violation notice and fine if you install a satellite dish without first obtaining Association approval.

Unsupervised Children:

Your children and the action of your children are your responsibility and not the responsibility of the Builder, Association or Management Company. If your child or children should damage Association property, you will be financially responsible for all damages.

Landscape Maintenance:

The grass and plant areas within Lake Ridge Villas North are maintained by a contracted landscape company. They are responsible for mowing, weeding, fertilizing, trimming, mulching and irrigating. They are contracted to mow and edge approximately 40 times per year; fertilize 4 times per year; prune 4 times per year; and treat for insect and disease control as environmental and horticultural conditions permit. They also provide irrigation inspections, but repairs and replacements, such as broken heads and irrigation lines, is the financial responsibility of the Association. Please be aware of the location of the irrigation heads around your driveway and unit; and try to avoid running over them.

The landscape company has set schedules for the maintenance that they provide to Lake Ridge Villas North. Please be patient. If you have any questions or need to report a broken irrigation head, please call the Management Company at (904) 278-2338.

Window Treatments:

All blinds must be white or off-white. If drapes are installed, the backing must be white or off-white. White or off-white sheers may also be installed to diffuse the color of the drapes. Absolutely no cardboard or any other material may be used or you will receive a violation or fine.

Tenants:

It is the responsibility of the homeowner or rental company of the unit that you are renting to provide you and your family with a full set of documents providing the Rules and Regulations of the Lake Ridge Villas North community. If you have not received these documents, please take a moment to contact the responsible party. Copies are also available on this website.

Lake Ridge Villas North Association Documents:

It is imperative that all homeowners read their governing documents. Copies are posted on this website. The guidelines are in place to protect the integrity of the community and to protect property values. The fastest way to bring down property values is to not adhere to the Covenants and Restrictions. Poorly maintained properties will depreciate in value more than a well maintained property. If you have any additional questions, please contact the Management Company: The CAM Team – (904) 278-2338.