
Silver Ridge of DeLand - Overview Rules and Regulations

All rules and regulations can be reviewed in detail in your Declaration of Covenants; this is just an overview of the main violations being monitored by the community management company. This does not replace the Declaration of Covenants, so all homeowners will be held to those rules and are all subject to being fined as stated in Fine and Enforcement Plan.

Some of the common Rules and Regulations being violated:

- 1. Animals (Article IX, Section 4):** Animals must be kept in a fully fenced area or leashed when outside and shall not be permitted to run loose. All animal waste must be picked up from common property, vacant lots, and homeowner's property.
- 2. Garbage and Trash (Article IX, Section 5):** All such sanitary containers must be stored within each dwelling should be placed within an enclosure area (garage) or concealed by means of a securing wall (fence) approved by HOA. All trash cans should be brought inside after trash pick-up and should not left out in the street, in front of your garage or on the side of the house. All recycling bins (or any containers representing a bin) should also be kept in an enclosed area (garage).
- 3. Vehicles (Article IX, Section 7):** **No vehicle may be parked anywhere on the Property except on paved streets facing the direction of traffic and paved driveways.** No inoperative vehicles shall be allowed to remain on the Property in excess of forty-eight (48) hours unless kept in a garage and not visible from the street or any other Lot. No trailers, boats, campers, mobile homes, or motorized recreational vehicles may be parked in any part of the Property unless parked in a garage, behind a fenced area and has received permission from the HOA to bring onto property. Semi trucks (due to weight restrictions) are not allowed at all, unless they are here for deliveries. When parking on the street, please do not block driveways, such as parking right behind a driveway.
- 4. Front Yard Landscaping and Irrigation (Article IX, Section 19):** All front yards shall be planted with "St. Augustine" or "Zoysia" type of sod and shall have an irrigation system (automatic sprinklers) that will provide adequate water for type of grass. All yards need sod, weeds do not constitute as grass. All flowers beds should be kept clean of weeds and overgrown shrubs should be trimmed, any trees in swale area need to be pruned and trimmed back to keep sidewalk clear. An ARB application is needed for yard improvements.
- 5. Yard Accessories and Play Structures (Article, IX, Section 20):** All yard accessories and play structures shall be located at the rear of the dwelling, with the exception of basketball hoops that need approval from the ARB prior to placement in a driveway and must meet the requirement standards.
- 6. Use; Rentals (Article IX, Section 21):** Lots shall be used for single family residential purposes only; provided, however, Owners may rent or lease any dwelling. ***Owners shall notify the Community Manager and Board of Director of the tenant names, number of occupants, owner related and a criminal background check is preferred.*** Owners are responsible for sharing the rules and regulations of the community and should post them within the home.
- 7. Exterior Maintenance (Article VIII – Section 1):** Each homeowner shall keep and maintain the upkeep of their home. Owners shall keep the property in good repair and clean (or repaint when needed). Please keep your home, sidewalks and driveways pressured clean to avoid the mildew from growing. An ARB application is needed for repainting of a home.
- 8. Safety Signs (not part of the By-Laws, but is a State law):** When coming into the development please come to a complete stop at the STOP sign, it's not a YIELD sign. **The speed limit is 25mph**, please do not speed in the neighborhood, we have many children playing outside and with many curves this could serve to be dangerous. If these violations continue we will notify the City of DeLand to run patrol in the neighborhood and may even provide license plate numbers. Please also share this information with visitors who come into the neighborhood, many of them are the violators.