



# DIAMOND COURT VILLAGE, POA

## Association Rules & Regulations

December 2014

1. The speed limit in the community is 15 MPH.
2. Any improvements to your home or landscaping (including hedges, massed planting, and trees) must be approved by the Architectural Control Committee. No fence, wall, gate, hedge, or other structure shall be erected without approval of the Architectural Control Committee.
3. No shrubs, trees and/or landscaping shall be done without the prior written approval of the association. Each homeowner is responsible for removing any dead tree, bush, or hedge within 30 days. An ARB Application must be submitted.
4. Each homeowner is responsible to mulch their yard when needed. Pine straw is prohibited.
5. The owner of each lot shall keep all drainage structures (such as catch basins) located on the owner's lot clear of grass, leaves, and other debris.
6. Each lot owner is responsible for the maintenance, operation, and repair of the swales on their lot. Maintenance, operation, and repair shall mean the exercise of practices which allow the swales to provide drainage, water storage, conveyance or other storm water management capabilities. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales is prohibited.
7. Homes should be routinely inspected to check for mold. If mold and/or rust stains are detected, homeowners must arrange for power washing to eliminate the mold and/or stains. The exterior surface of the home such as walls, doors, windows, driveways and roofs shall be maintained in a good and serviceable condition.
8. Each lot owner shall maintain, repair, and replace as needed any fencing on their lot. All landscaping including trees, shrubs, grass, and other maintenance are the homeowner's responsibility in the fenced areas.
9. Each lot owner shall clean, maintain and repair their driveway.
10. No obnoxious or offensive activity shall be carried on in the community.
11. In situations where homeowners have several visitors, all guests shall park on the same side of the street to allow emergency vehicles to pass.
12. No overnight parking of any vehicle and/or trailer is allowed in the street.
13. Except inside a fenced yard, ALL pets must be on a leash no longer than 6 feet in length whenever outside. Pet waste must be picked up immediately and disposed of immediately. Pets are not permitted to walk on the sidewalks.

- 14.** In no event shall the number of pets exceed two (2) dogs, two (2) cats and two (2) pet birds for any lot.
- 15.** Under no circumstances shall a Pit Bull, Rottweiler, Doberman Pinscher, Presa Canario, or Dangerous Dog be permitted on the Property.
- 16.** Satellite dishes must be approved by the architectural control committee. The dish shall not be visible from the road.
- 17.** Painting, staining, or varnishing of the exterior of the Home, including doors, garage doors, and driveways must be approved by the Architectural Control Committee.
- 18.** No additional trees, shrubs, or hedges are permitted to be planted or removed on a property without the prior written consent of the Architectural Control Committee.
- 19.** Approved hurricane shutters shall not be installed or closed before the issuance of a hurricane watch by the National Hurricane Center encompassing the Diamond court Village location, and shall be removed no later than ten (10) days after the cessation of a hurricane watch or warning for the same. However, if the hurricane shutters are clear in color they shall be allowed to remain installed or closed if the owners are absent during hurricane season
- 20.** No sign, display, poster, or advertisement ("For Sale" or "For Rent" signs) shall be displayed in public view on any property.
- 21.** All holiday decorations must be removed within 14 days after the holiday.
- 22.** Owners are responsible for visitor's gate code access.