

Adopted August 15, 2023

Ravenswood Forest Homeowners Association, Inc. Rules and Regulations

Refer to your CC&R's for ALL Rules and Regulations

Air-Conditioning Equipment: No air conditioning equipment which is visible on the exterior of any improvement shall be permitted on the property unless approved by the ARC. The ARC prohibits window air-conditioning units.

Animals: Birds, dogs and cats may be kept as pets only. Maximum of 3 felines or canines and shall not be held or offered for sale or maintained or bred for any commercial use. Birds, dogs and cats which are kept as pets shall be sheltered inside structures: no animal shelter shall be permitted outside. All dogs and cats must be leashed when outside and shall not be permitted to run loose. No other animals, fowl, reptiles or livestock shall be kept or maintained in the property. No animals, etc., shall be permitted to remain if it disturbs the tranquility of the Property or the Owners or tenants thereof.

Antennae, Aerial's, Satellite Dishes: Except as initially constructed by Declarant, no outside antennas, antenna poles, antenna masts, satellite television reception devices larger than eighteen inches (18") in diameter, electronic devices, antenna towers or citizen band (CB) or amateur band (ham) antennas shall be permitted except as approved in wiring by the ARC. Satellite television reception devices no larger than 18" are allowed without ARC approval. It is preferred for the devices to be affixed to the rear portion of a Residence or placed in the rear or side yard.

Clotheslines: No clotheslines shall be permitted in the property.

Drainage Structures: No person without the prior written approval of the ARC, shall obstruct, alter or in any way modify the method and/or structures of drainage.

Fences: No fences shall be erected without prior ARC approval.

Flag Poles: A flagpole for display of the American flag or any other flag may be permitted only if first approved in writing by ARC, as to its design, height, location and type of flag.

Garages: No garage shall be converted to living area without prior ARC approval.

Garbage and Trash: Trash, garbage, other waste material or refuse shall be stored only in covered or sealed sanitary containers. All such sanitary containers must be stored within each building **OR** trash cans can be on the side of the home, not in view – 4' fencing or shrubbery must be used to block the view from the street. Trash cans may be placed at the curb at the front of the property no earlier than the evening before or the morning of trash & recycling pick - up day.

Holiday Decorations: Decorations can be displayed two weeks prior to the Holiday and must be taken down the weekend after the Holiday, Flag Day, Veterans Day, Valentine's Day, Easter, July 4th, etc.

*****Halloween Decorations:** Decorations can be displayed from the beginning September 30th and must be removed by November 7th.

*****December Holiday Decorations:** Decorations can be displayed beginning the Thanksgiving Holiday and must be removed the first weekend after January 1st of the following year.

Hurricane Shutters: Hurricane shutters/wood can be put up once there is a named storm, shutters or wood must be removed within 2 weeks after the storm passes.

Landscaping: Landscaping and stormwater drainage is the responsibility of each owner to maintain in a good aesthetically pleasing condition. Owners of each Parcel abutting a body of water or any canal shall maintain the shoreline of said Parcel by mowing and keeping the parcel free of debris and trash.

Maintenance of Protective Screening (fences, etc.): Owner must maintain the protective screening or fence and have ARC approval prior to installation.

Obnoxious or Offensive Activity: No obnoxious or offensive activity shall be allowed upon the property, nor shall any use or practice be allowed which is a source of annoyance, embarrassment or discomfort to Owners or their tenants or invitees, or which interferes with the peaceful possession and proper use and enjoyment of the property.

The use, enjoyment and occupancy of the Property shall be in such a manner so as not to cause or produce any of the following effects discernible outside buildings located thereon or affect the adjoining property or any portion or portions thereof; noise or sound that is objectionable because of its volume, duration, intermittent beat, frequency or shrillness; smoke; noxious, toxic or corrosive fumes or gases; obnoxious odors; dust, direct or fly ash; unusual fire or explosive hazards; or vibration.

Parking: Parking is not allowed on grass or sidewalks. Street parking is allowed, stagger when you park to accommodate emergency vehicle clearance.

Play Structures and Yard Accessories: All yard accessories and play structures, including basketball backboards and any other fixed games, shall be located at the side or rear of the residential structure, or to the rear of the residence on corner parcels, within the setback lines.

Rental Restrictions: Rentals can be no less than a 1-year lease.

Restriction against Occupancy by Sexual Offenders: No registered and/or convicted sexual offender, whether past or present, shall be permitted to reside in any Residential Unit within the property.

Storage Receptacles: No fuel tanks or similar storage receptacles shall be allowed on any Lot without the express written consent of the ARC.

Sidewalks: The sidewalks are the responsibility of the parcel owner.

Signs: No signs, advertisements, billboards, solicitation or advertising structures of any kind shall be erected, modified or maintained on any Parcel, unless prior written approval of the ARC is obtained; provided, however, street numbers and name signs on individual Residential Units and one sign containing not more than eight (8) square feet of surface area per side (2 sides maximum) and used solely in connection with the marketing of Parcels for sale shall be permitted without prior approval.

Temporary Structures: No building or structure of a temporary character, including trailers, tents and shacks shall be permitted in the Property unless prior written approval of the ARC is obtained: provided. Temporary improvements used solely in connection with the construction of approved permanent improvement shall be permitted so long as located as inconspicuously as possible and removed immediately upon completion of such construction.

Trees: ARAC approval is needed to remove a tree that measures six inches (6") in diameter or more than three feet (3') or more above ground level.

Utility service: No service lines can be constructed above ground.

Vehicles and Repair: No inoperative cars, motorcycles, trucks or other types of vehicles shall be allowed to remain either on or adjacent to any Parcel for a continuous period in excess of forty-eight (48) hours; unless the vehicle is being kept in a garage and not visible from the street or any neighboring parcel. Additional rules and regulations regarding use, repair and storage of vehicles in the Property may be added/changed from time to time by the Board of Directors.

Water and Sewage Facilities: No individual water supply system or individual sewage disposal system shall be permitted on any Parcel.

Any changes to the outside of the home must get approval from the Architectural Review Committee, (ARC) including but not limited to: painting, roofs, major landscaping, fences, pools, etc. please contact Sue Wilson – Suewilson@watsonrealtycorp.com or 904-436-1447 for the ARC form or any information.

**STATE OF FL
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of physical presence this _____ day of _____, 2023 by _____, as Licensed Community Manager of Ravenswood Forest Homeowners Association, Inc., on behalf of the corporation.

(Signature of Notary Public-State of Florida)

___ Personally Known or ___ Produced Identification
Type of Identification Produced: _____

Notary Stamp