

**Southwood Owners Association
Community Rules**

These rules are established to maintain the neighborhood's high-quality visual appearance and appeal and help make Southwood an excellent place to call home. Homeowners and residents are responsible for knowing and complying with Southwood’s Community Documents and its rules. We purchased our homes in Southwood mainly because the neighborhood is beautiful and well-kept. Maintaining our neighborhood in compliance with Southwood’s Community Rules will help ensure that Southwood remains an excellent place for our residents to live and is attractive to buyers.

Community Documents

- Declaration of Covenants and Restrictions (DC&R)
- By-Laws
- Articles of Incorporation
- Architectural Review Committee (ARC) Guidelines
- Southwood Community Rules

Glossary

ARC	Architectural Review Committee
DC&R	Declaration of Covenants & Restrictions
FS	Florida Statute
NFPA	National Fire Protection Association
SJC	St. Johns County and its Government
SJRWM	St. Johns River Water Management
SOA	Southwood Owners Association

ARCHITECTURAL STANDARDS – DC&R Sections 3.1, 3.2, 3.4, 3.5, 3.6, 3.8¹, 3.9 and 8.1(a).

- **ALL EXTERIOR ADDITIONS OR MODIFICATIONS, other than routine maintenance, and whether or not listed herein, must have the prior written approval of the ARC.** Refer to the ARC Guidelines for information on how to file an application and requirements for approval.
- Exterior additions and modifications include but are not limited to painting the exterior of the home; replacing windows; painting/replacing garage door; replacing the roof; painting/replacing driveway; adding a lanai enclosure, patio, or pergola; removing/replacing shrubs and trees; make changes to landscape beds (size, edging, etc.); add fence, propane gas tank; etc. This list is not all-inclusive. See ARC Guidelines.

ANIMALS: PETS - DC&R Sections 3.11 and 5.5; SJC Ordinance 2017-36 “Animal Code,” and F.S. 767 as amended

The SJC Animal Code is on the Southwood Portal

- Permissible household pets are limited to dogs, cats, domestic birds, and fish.
- Dogs classified as “Dangerous” by an animal control authority pursuant to Section 767.12, Florida Statutes, are not permitted on Southwood property.
- Permissible household pets may not be kept for breeding or other commercial purposes.
- No other animals are permitted within Southwood, including but not limited to livestock, poultry, and reptiles.
- Southwood pet owners must comply with the SJC Animal Code, including Sections 14- Leash, 16- Public Nuisance, and 21-Aggressive Animals. Animal Code is posted on the Southwood Portal.
- **SJC Animal Control @ 904-209-0746** is the official body with the authority to document violations of the Animal Code, issue citations, fine pet owners, and remove animals. Call Animal Control to report an encounter with an aggressive pet, whether or not the encounter results in injury and other violations of the Animal Code. Help keep Southwood safe – please report!

1- DC&R has two adjacent sections labeled 3.8. This footnoted reference is to the *second* section labeled 3.8: “Alterations, Modifications and Maintenance of Exterior.”

- All pets must be on a leash or in a contained area on the owner's property when outside.
- The Animal Code requires that a pet owner ensure that the pet does not run at large or go onto the private property of a Southwood neighbor without permission from that neighbor.
- Pet owners must pick up and remove all pet waste and dispose of it at their residence.
- A dog, cat, or bird that causes frequent, habitual, or long-continued noise that is audible across the property line of the animal owner and that lasts 30 minutes or more while the animal is unprovoked is a violation of Section 5K of the SJC Noise Ordinance.
- Do not leave pet food outside.
- All pets, including service animals, are prohibited from entering through the pool gates, per the Florida Department of Health.
- No pets other than service animals are permitted within the tennis/pickleball court gates or on the shuffleboard court.

ANIMALS: WILDLIFE – DC&R Sections 3.11 and 7.2.

- No animals, livestock, or poultry shall be raised, bred, or kept anywhere within the property except for permissible household pets. See ANIMALS: PETS.
- Feeding feral animals and/or placing a food container or shelter in any common area is prohibited. This prohibition includes but is not limited to cats, ducks, geese, deer, raccoons, squirrels, turtles, and fish.

BICYCLES – See MICRO-MOBILITY VEHICLES

FIRE FOR BURNING TRASH – DC&R Section 3.12.

Burning trash, leaves, clippings, or other debris is prohibited in Southwood.

FLAGS, GARDEN FLAGS, & FLAG POLES – DC&R 3.2, 3.4, 3.5 and 8(1)(a); and the Federal Flag Code, Public Law 94-344. SEE SOA ARC GUIDELINES

GARAGE – DC&R 3.8(b).

- Garage doors must remain closed when not in use.
- Garages must have an electric door opener that homeowners will maintain in working order.
- Garages must contain at least one parking place that can be utilized by the resident to park inside the garage.
- No garage shall be permanently enclosed or converted for another use.

See also PARKING Rules.

GARAGE-, YARD-, ESTATE-, & OTHER SALES – SJC Code 2.02.04.B.13.

- SJC Code limits garage and other sales at a residence to once every six months, for a maximum of two sales per residence per year.
- Residents participating in Southwood's community garage sale are allowed one additional sale during that year.

GRILLS – DC&R Section 3.12.

Grills must be stored in the backyard and may not be visible from the street.

GUESTS – DC&R 7.1

- Homeowners are responsible for their guests, contractors, and visitors complying with all the rules and regulations.
- Any damage caused to Southwood property or private property within Southwood, including the Entrance Gate and any of its parts by a homeowner's guest, contractor, or visitor is the homeowner's responsibility.

HOME BUSINESS – DC&R Section 3.1.

- Except for a home office, no trade, business, commercial activity, or profession may be conducted on any property.
- A home office is permitted subject to the following limitations:
 - (1) No work or service is conducted on the property that can be seen or heard outside the home.
 - (2) The trade, business, commercial activity, or profession does not cause an increase in traffic to and from the property.

HURRICANE SHUTTERS & HURRICANE PROTECTION – DC&R Sections 3.2, 3.8²; and FS 720.3035 “Hurricane Protection”. See SOA ARC Guidelines & SOA Hurricane Protection Policy

- Hurricane shutters may not be put in a hurricane-ready position until the National Hurricane Center forecasts that a named storm is predicted to come to our area.
- After the storm passes, hurricane shutters must be raised, opened, or removed within two weeks.
- If you evacuate and cannot return home within two weeks to remove your hurricane protection, please contact SOA management.
- In severe weather, outdoor furniture and items that can become projectiles must be moved into the garage or home.
- Part-time residents must secure exterior items when absent. Furniture, garden statuary, shepherd hooks, flowerpots, and all items that could become projectiles in high winds must be moved inside before departure.

LAUNDRY & OUTDOOR DRYING – DC&R Sections 3.4 and 3.15.

- Outdoor drying of laundry, beach/pool towels, rugs, or other items must be done in areas thoroughly screened from view by neighbors and our streets.
- A clothesline may be erected in the backyard of a home, provided it is not visible to the street, adjacent homes, or common areas. See ARC Guidelines.

- **LIGHTS: LANDSCAPE – DC&R Sections 3.2, 3.5 and 8.1(a).**
See ARC Guidelines

MAINTENANCE: HOME EXTERIOR, LOT, LANDSCAPE, IRRIGATION & FENCES – DC&R Sections 3.5, 5.3, and 7.2.

- All portions of homes shall be maintained in good order and repaired at the homeowner's expense.
- Lots must remain free of litter and debris; miscellaneous items may not be stored outside.
- Weeds must remain under control in landscape beds. See LANDSCAPE PROTOCOL.

1- DC&R has two adjacent sections labeled 3.8. This footnoted reference is to the *second* section labeled 3.8: “Alterations, Modifications and Maintenance of Exterior.”

MICRO-MOBILITY VEHICLES – DC&R Section 5.5.

- Micro-mobility vehicles include bicycles, tricycles, skateboards, rollerblades, roller-skates, and scooters (electric or manual).
- Except for manual/electric wheelchairs, micro-mobility vehicles are subject to the following restrictions:
 - (1) Not permitted inside the pool gate.
 - (2) Not permitted inside the gate on the tennis/pickleball or the shuffleboard courts.
 - (3) May be parked only in the designated bike/trike parking area at the pool.
- Except for manual/electric wheelchairs and non-motorized bicycles and tricycles in use by children, micro-mobility vehicles are not permitted on any sidewalk within Southwood or along Southwood Lake Drive.

NOISE – SJC Ordinance 2015-19 “Noise”

- Southwood residents are required to comply with the SJC Noise Ordinance. Find the full document on the Southwood Portal.
- Contact St. Johns County Sheriff’s Office at 904-824-8304 to report violations.

PARKING, RECREATIONAL VEHICLES & TOWING – DC&R Sections 2.4 and 3.8; SJC Ordinance 2015-30 “Parking”; F.S. 316.605 “Licensing of Vehicles,” and NFPA Rule 18.2.3.5.1.1.

- **Definitions –**
 - (1) Permitted vehicles: Licensed and functional passenger automobiles, vans, motorcycles, and non-commercial vehicles of one-ton capacity or less.
 - (2) Commercial Vehicles: Vehicles with more than two axles or having a capacity greater than one ton.
 - (3) Non-Permitted Vehicles: Non-permitted vehicles include, but are not limited to, boats, trailers, RVs, golf carts, dune buggies, swamp buggies, all-terrain/off-road vehicles, vehicles without bodies or with incomplete bodies, and Permitted Vehicles not in operational order.
- No part of any street may be used for regular parking so emergency vehicles can navigate our narrow streets 24 hours a day. Utilize your driveway and garage to the total capacity.
- Residents are not allowed to park in the street overnight.
- Guests, *including caregivers*, must park in the resident’s driveway if possible. Guests should park in front of the resident’s home *only* if space is unavailable in the driveway.
- If you or your guest, caregiver, or contractor park on the street, you must stagger parking so as not to impede emergency vehicles from passing through.
- Resident-owned Commercial Vehicles and Permitted Vehicles with advertising on them shall not be parked within public view.
- Contractors and delivery vehicles are allowed temporary street parking as long as traffic is not impaired.
- Non-permitted vehicles must be parked/stored in the resident’s garage out of view of others, *not* in the driveway, on the street, or elsewhere within Southwood.
- Non-permitted vehicles may only be parked in the driveway or the front of the residence during loading, unloading, and cleaning. Overnight parking outside of the garage is not allowed.
- Emergency repairs taking longer than 48 hours are not permitted within view of others.
- Parking at the pool:
 - (1) Vehicles may not park in the marked area reserved for bikes, trikes, and other micro-mobility vehicles.
 - (2) Pool users may park on Southwood Lake Drive when the pool parking lot is full.
 - (3) Overnight parking is permitted at the pool parking lot or along Southwood Lake Drive with receiving the *prior approval of SOA management*.

- No parking is allowed:
 - (1) Within an intersection.
 - (2) Within 30' of a stop sign in any direction.
 - (3) Within 15' of a fire hydrant in any direction.
 - (4) In front of a driveway that is not your own.
 - (5) Within 15' on either side of our Community Mailboxes.
 - (6) All wheels must be on the street, not on the sidewalks or grassed areas.
- Vehicles in violation of the parking restrictions may be towed.

PONDS – DC&R Section 5.5; and FS 810.09 “Trespass.”

- The large pond near the entrance gate is a Common Area and available for residents of both Southwood and Belle Haven to enjoy, subject to the following restrictions:
 - (1) No swimming.
 - (2) No fishing.
 - (3) Do not feed wildlife or leave food or containers out for animals.
- The three ponds within Southwood are private. Access is limited to the homeowners and residents (and their guests) whose properties surround them.
- Owners who live on private pond property should report trespassers to the St. Johns County Sheriff's Office at 904-824-8304.

POOL – DC&R Section 5.5.

Read and comply with all the rules posted at the pool.

- Residents must accompany their guests.
- According to the Florida Department of Health, no pets, including service animals, are allowed inside the pool gate.
- No glass is allowed inside the pool gate per the FL Department of Health. *Bringing glass inside the pool gate will revoke your pool privileges.*
- Except for manual/electric wheelchairs, no skateboards, roller skates, roller blades, scooters, bikes, tricycles, or other micro-mobility vehicles are allowed inside the pool gate.
- No large flotation devices are allowed in the pool; water wings, rings, and noodles are permitted.
- Only toys manufactured for pool use may be used in the pool.
- No loud music or excessive noise.
- Private parties are not allowed.
- Return all pool and pavilion furniture to their original position when leaving the pool.
- In between services, pool users may use the nets that hang on the pool fence to remove debris from the pool.
- While the pavilion and restrooms are cleaned regularly (specific days vary by season), please pick up after yourself before you leave.

RENT/LEASE OF HOME – DC&R Sections 3.1 and 3.10.

- No lease for a term of less than 6 months is permitted.
- Each lot shall be used for single-family residential purposes only.
- Owners who lease their homes must provide their tenants with copies of all Community Documents and the SW Rules and Regulations. All documents are on the SOA owner's portal.

- Owners are responsible for the actions of their tenants. If tenants are not in compliance with one or more of our Community Rules:
 - (1) Written notification to comply will be sent to the address(es) given to management; and
 - (2) The owner will ensure that tenants achieve and remain compliant.

SHUFFLEBOARD COURTS – DC&R Section 5.5.

- Shuffleboard equipment is stored in the pool restrooms: one set of cues, sticks, discs, and wax in each.
- Discs must be waxed before each use.
- Players must be at least 16 years old or accompanied by an adult.
- Bicycles, tricycles, skateboards, rollerblades, roller skates, and other micro-mobility vehicles are prohibited on the courts.
- Except for service animals, pets are not permitted on the courts.
- No glass containers.
- No loud music or excessive noise.

SIGNS – DC&R Section 3.14.

- One home security sign is allowed in a home's landscape bed.
- Each lot may have one "For Sale" or "For Rent" sign, provided it meets the specifications outlined in the ARC Guidelines.
- No more than two "NO TRIM" signs are allowed in a home's landscape beds.
- Only one "Do Not Mow" sign is allowed on a lot to indicate that the homeowner does not want lawn service performed by SOA's Landscaping Service Provider.
- A contractor's commercial sign may be displayed on a homeowner's lot while the contractor is working on-site.
 - (1) The sign(s) must be removed from public view at the end of the contractor's workday.
 - (2) No signs are permitted overnight.
 - (3) The contractor's sign(s) must be removed immediately upon completion of the work project.

SJRWM: STORM DRAINAGE, WETLANDS & CONSERVATION AREAS – DC&R Sections 2.5 and 3.17.

See ARC Guidelines

- SJRWM controls the wetlands and conservation areas within Southwood.
- Contact SJRWM (Jacksonville office) at 904-730-6270 or www.fjrwm.com/permitting/

TENNIS/PICKLEBALL COURT – DC&R Section 5.5.

- Tennis shoes are required.
- Users must be at least 16 years old or be accompanied by an adult.
- No food or glass containers are allowed inside the court.
- Non-glass water containers are permitted outside the playing area.
- Bicycles, tricycles, skateboards, rollerblades, roller skates, and other micro-mobility vehicles are prohibited on the court.
- Except for service animals, pets are not permitted inside the court.
- No loud music or excessive noise is allowed.

TRASH & RECYCLING RECEPTACLES; YARD WASTE – DC&R Sections 3.6(a) and 3.12; SJC Residential Collection Curbside Service Information; National Fire Protection Association Rule 18.2.3.5.1.1.

- Trash receptacles must be kept either:
 - (1) Inside the home or garage, or
 - (2) Outside the home, it is completely sealed and screened from view from the street and by neighbors.
- A privacy fence to conceal the receptacles is permitted – See ARC Guidelines.
- Household trash must be placed in a trash bag inside a trash receptacle with a sealed lid if stored outside, *and* when placed curbside on collection day. Trash bags containing household trash may not be placed curbside; they *must* be inside a receptacle with a sealed lid.
- Yard waste placed curbside for collection may be inside a receptacle or bag. More oversized items must be tied, bundled, or stacked in piles.
- Yard waste placed curbside for collection must not extend past the gutter into the street.
- Receptacles for household trash, recyclables, yard waste, and piles of yard waste shall not impede pedestrians from freely walking on sidewalks.
- Do not place trash and recycling receptacles curbside sooner than 48 hours before collection.
- Remove receptacles from the curbside within 48 hours of service.

TREES/PALM TREES – DC&R Section 2.4; FS 720.3035 “Hurricane Protection”; NFPA Rule 18.2.3.5.1.2.

- Trees that extend over Southwood’s roads must be maintained by their owners to ensure that all parts of the trees remain no less than 14.5’ from the road surface (and cement gutters) to prevent damage to emergency vehicles. Noncompliance will result in SOA doing a “Force Cut” with the cost being put on the homeowner’s account and may also result in a fine by St Johns County.
- Homeowners must trim their palm trees beginning the last week of June and no later than July 20 of each year. The palm pods are out during this time, and the pods and dead fronds must be removed before the active part of the storm season. Failure to trim your palm(s) by July 20 of each year will result in SOA doing a “Force Cut,” with the cost applied to the homeowner’s account.
- Homeowners must keep their trees, shrubbery, and other plants trimmed *to a minimum of 7' vertical clearance above the sidewalk* so that pedestrians can walk freely on the sidewalks.
- For all tree removals, see the ARC Guidelines.

WINDOW AIR CONDITIONERS – DC&R Section 3.16.

Window air conditioners are not allowed.

WINDOW TREATMENTS – DC&R Section 3.16.

- Reflective foil, reflective glass, or other reflective material is not allowed on any window in a home.
- All window treatments visible from the outside must be white or beige.
- All window treatments must be maintained in good repair. As seen outside the home, no window treatment may show damage, lack of maintenance, missing slats, or other similar disrepair.