

THE VINEYARDS AT ST. LUCIE WEST
RESIDENTS' ASSOCIATION, INC.



TABLE OF CONTENTS

Item Name	Item #	Page
Air Conditioners	1	1
Animals and Pets	2	1
Antennae and Satellite Dishes	3	2
Business Use	4	2
Clotheslines	5	2
Drainage	6	2
Driveway Pavers	7	2
Energy Conservation Equipment	8	2
Exterior Changes	9	3
Exterior Colors	10	3
Entrance Doors	11	4
Entrance Door Hardware	11.1	4
Garbage Cans and Refuse	12	4
Irrigation	13	4
Fences, Decks	14	4
Lakes and Bodies of Water	15	4
Landscaping	16	5-6
Leasing and Resale	17	6
Lighting and decorations	18	6-7
Mailboxes and house numbers	19	7
Nuisance	20	7
Parking	21	7
Pools and Enclosures	22	7-8
Pool and Clubhouse Rules	23	8
Roofs	24	8
Signs	25	8
Tents, Trailers and Temporary Structures	26	8
Vehicles and Garages	27	9



RULES AND REGULATIONS

November 8, 2019

NOTICE – Other Regulations: The Rules and Regulations present supplemental guidelines for the Declaration of Covenants Conditions and Restrictrions for The Vineyards St. Lucie West Residents’ Association, Inc. Additional restrictions contained in other recorded documents.

The Vineyards at Saint Lucie West Residents’ Association, Inc. Board of Directors hereby adopts the following Rules and Regulations.

For the purpose of brevity within the document, the Vineyards at St. Lucie West Residents’ Association, Inc. is referred to as the “Vineyards”, the Vineyards’ Board of Directors is referred to as the “Board”; the Architectural and Landscape Review Committee is referred to as the “ARC”, and the Associations management compny is referred to as “Management”.

The Vineyards is a deed-restricted, Mediterranean themed community, that adheres to certain rules, regulation and standards, set forth in the various documents, including:

- Declaration of Covenants, Conditions, and Restrictions (the “Declaration”)
- The Rules and Regualtions
- The ARC Application
- Saint Lucie West Community Code
- South Florida Water Management and St. Lucie West Services District rules and regulations
- State, County, and City restrictions, laws and ordinances

Non-complnace will result in fines. Fines will not be imposed upon any owner or other person without that person receiving notice . An appeal of fine may be made at a hearing before the Covenants Committee. A fine my be levied on the basis of each day of a continuing violation with a single notice and opportunity for a hearing. No fine shall exceed \$100.00 a day or \$1,000.00 in the aggregate, or as elsewhere stated in F.S. 720.

1. Air Conditioning Units

No window air conditioning units shall be installed in any residence.

2. Animals and Pets

No animals, livestock (including pot bellied pigs), reptiles, or poultry of any kind shall be raised, bred, kept of permitted on any lot. Only domestic dogs, cats or other usual and common household pets, not to exceed a total of two (2), may be permitted in a residence. Animals that are making excessive noise must be silenced by the owner upon receiving notice of the problem from Management. When such noise problems are repetitive, fines shall be imposed for each subsequent notice. The Association may also exercise its other legal remedies to address the issue.

In the sole discretion of the Board, those pets that (a) endanger the health of residents (b) make objectionable noise, (c) constitute a nuisance, (d) are allowed to roam free, or (e) inconvenience the owners of other lots shall be removed from the Vineyards upon the request of the Board. No pets shall be kept, bred or maintained for any commercial purpose. At all times when a pet leaves the owner’s lot, the pet shall be on a leash held by a responsible person. If an owner allows a pet to be unrestrained on the owner’s lot, the owner will be liable for any and all fines if that animal leaves the owner’s lot in pursuit of a person or another animal. Pets may not be left alone, outside, even if they are leashed. An owner shall immediately pick up and remove any solid waste deposited by his/her pet, including deposits in the common areas and on adjoining streets. The breed of dog commonly known as “Pit Bull” is prohibited. All pets that reside in the Vineyards must be licensed according to St. Lucie County Law and owners are required to provide proof of such license upon request.

3. Antennae and Satellite Dish Mounting Guidelines

Installation must be as unobtrusive as possible and kept to the rear of the home, if practical. All efforts should be made to avoid installation on or near the front of your home.

- Mounting lower than the fascia board, (the trim board mounted at the exposed edge of the roof) of a one-story home is prohibited.
- Mounting at rear of home is preferred if a quality signal is accessible. Mounting on fascia on either side of home is acceptable if a quality signal is not accessible from the rear.
- All equipment excluding dish, must be painted to match house or fascia color as applicable.

4. Business Use

No trade or business may be conducted on or from any lot, except that an owner or occupant residing in a home may conduct business activities within the home so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the home; (b) the business activity conforms to all zoning requirements for the property; (c) the business activity does not involve persons coming onto the property who do not reside in the property or door-to-door solicitations of residents of the property; and (d) the business activity is consistent with the residential character of the property and does not constitute a nuisance, hazardous, or offensive use, or threaten the security or safety of other residents of the Vineyards, as may be determined by the Board. Vehicles with commercial markings must always be parked in the garage.

5. Clotheslines

- Clotheslines shall only be installed in the rear yard and behind the home.
- Clotheslines shall not be visible from the street along the front of the house.
- Clotheslines shall be retractable, displayed only when in use and used for the shortest possible time to accomplish drying of the clothes.

6. Drainage

Catch basins and drainage areas are for natural flow of water only. No obstructions or debris shall be placed in these areas. No person shall obstruct or re-channel the drainage flows, drainage swells, storm sewers or storm drains.

7. Driveway Pavers

Only 6" x 9" tumbled or non-tumbled pavers in the listed colors are permitted.

- Adobe
- Terra Cotta/Chocolate
- Autumn Blend
- Cappuccino

A mix of 6" x 9", 9" x 9" and 9" x 12: pavers maybe used only when a complete driveway replacement is undertaken. Any resident wishing to replace, expand, modify or change a driveway in anyway must have ARC approval before commencing work. A scaled drawing must be submitted with the ARC application clearly showing the pattern of ALL proposed pavers, along with a color sample of the pavers. No circle, medallion, or patterns inconsistent with the community Mediterranean standard will be permitted.

8. Energy Conservation Equipment

To the extent feasible, solar energy collector panels, attendant hardware and other energy conseration equipment shall be constructed or installed as an integral and harmonious part of the architectural design of a structure. ARC approval must be obtained before construction or installation begins.

9. Exterior Changes

No exterior changes, modifications, additions or deletions of any kind may be made to the exterior of a lot or home, including, without limitation, the roof, yard, screened enclosure and landscaping without the prior written consent of the ARC. Without limiting the generality of this restriction, the prohibited exterior changes include changing the exterior or trim paint color, changing the roofing materials or color, installing satellite equipment, generator, solar heating systems, gutters, fencing or exterior doors (entry, screen or garage doors) on the exterior of the house. Failure to submit an application and obtain approval prior to initiating a change is subject to a fine of \$100.00 per incident, regardless of whether or not the change would have been approved. Any exterior changes require an ARC Approval.

The original appearance of all garage doors within Vineyards must be maintained as originally constructed. No garage may be enclosed or permanently altered to reduce the original vehicle capacity.

10. Exterior Colors

Painting of the exterior and/or trim in the same color as exists on your home does not require ARC Approval, except painting completed by a Contractor. Any exterior work requires ARC Approval, naming said Contractor and providing Management with copies of Contractor's license and insurance.

All colors are based upon Sherwin-Williams Formulary. Homeowners may use other Premium Exterior Housepaint brands.

NOTE: Nothing in any approval permits ANY deviation from the approved Sherwin-Williams Colors. Residents wishing to use paint other than Sherwin-Williams, must provide a 12" x 24" painted whiteboard with the proposed paint brand and formula clearly marked on the sample board, along with their ARC application. All paint used shall be satin finish. Exterior Fascia trim and gutters can only be painted Sherwin-Williams Kaffee (SW6104) color.

EXTERIOR COLORS:

- August Moon (SW7687)
- Yearling (SW 7725)
- Row House Tan (SW7689)
- Ligonier Tan (SW7717)
- Maison Blanche (SW75260)
- Travertine (7722)
- Roasted Sesame Seed (*SW custom formulary available from Management)
- Midnight Sand (*SW custom formulary available from Management)
- Favorite Tan (SW6157)
- Beach House (SW7518)
- Mexican Sand (SW7519)

All finishes must be satin. Flat or gloss finishes are prohibited.

Downspouts, downpipes, utility components (not the boxes), and other appurtenances (except water-flowing PVC pipes, i.e., solar), must be similar to house color when installed, and painted to match house color when the house is repainted. Flexible wiring for satellite dishes, TV cable, etc., should be routed in an orderly fashion

Exterior front door(s) cannot be painted. They shall be stained with a suitable stain for fiberglass doors in only the following Minwax colors:

- Chestnut (601)
- Aged Oak (602)
- Antique Maple (603)

- Honey Maple (604)
- Mahogany (605)
- Walnut (606)
- Cherry wood (607)
- Brazilian Rosewood (608)

11. Entrance Doors

- Front doors may be replaced with exact replicas of the originally installed Therma-true doors. Two alternate doors have been approved and may be installed only with prior ARC approval.
 - Mahogany, pre-hung door with impact glass insert with the option of clear or glue chip glass.
 - Fiberglass pre-hung door with option of impact glass inserts of clear or granite glass.

11.1. Entrance Door Hardware

All front entrance door hardware shall be Schlage brand, or another brand that is substantially similar, only in the styles and finishes originally offered by the builder.

12. Garbage Cans and Refuse

All garbage cans and recycling bins must be stored inside the homeowner's garage. All rubbish and trash, must be regularly removed and not allowed to accumulate thereon. Household garbage must be in a tightly sealed bag, a tightly sealed cardboard box, or a conventional trashcan. If any contents of trash containers blow onto adjoining properties, the responsible owner will be in violation of this provision. No personal trash may be disposed of in trash containers located at the clubhouse.

- Yard clippings and yard trash is scheduled for pick up only on Mondays, and shall not be placed at the curb until 4:30 PM Sunday evening.
- Trash and recyclables are scheduled for pickup only on Wednesdays, and shall not be placed on the curb prior to 6:00 P.M. Tuesday evening.
- Only trash is scheduled for pickup on Saturdays and shall not be placed at the curb until 6:00 P.M. Friday evening.
- After pickup, all containers must be removed from the curb by 8:00 P.M. on pickup date.

13. Irrigation

No sprinkler or irrigation systems of any type which draw upon water from lakes, ponds, wetlands, canals or other ground or surface waters shall be permitted. Private irrigation wells are prohibited. Failure to address an irrigation problem when notified may result in a fine, and the Board may have the condition repaired at the owner's expense.

14. Fences, Docks, Hurricane Shutters

Dog runs, animal pens, and fences are prohibited on any lot or on the adjacent common areas, except for the pool perimeter fences as described in item #22, below. No docks or other shoreline structures are permitted.

No hurricane protection shutters shall be installed or closed unless a named storm threatens Florida. Shutters must be removed within 3 days after the storm passes.

15. Lakes and Bodies of Water

All lakes within The Vineyards are to be used solely for storm water management. No swimming, fishing, wading, diving, boating, use of personal watercraft, or any use other than storm water management is permitted in or on such water bodies.

16. Landscaping

The Vineyards was originally landscaped with plants to visually unify the community. For this reason, owners may only replace their original plants in existing beds with approved plants of like kind, and quality. Replacement palms must have trunks that are 5' to 8' in height. Deciduous plants and trees, (those that shed leaves), are prohibited within the Vineyards. Replacement trees and shrubs must be in the substantially same location as the original trees and shrubs. ARC approval must be obtained before any new plantings are made outside of the original plant beds which were provided by the builder.

Air-conditioner compressors, utility, pool equipment, and other appurtenances on the outside of the home must be screened from view with landscaping. Hedging must be kept neatly trimmed at no higher than twelve (12) inches above the top of the equipment being screened. Placing individual trees, plants, plant beds, or any other landscaping in common areas or in any location which is outside of the property lines of the owner's lot is prohibited. Each lake home includes an easement to the South Florida Water Management and no plantings can be placed in said easement without first obtaining ARC approval and then obtaining approval by the St. Lucie West Services District. Preserve areas behind or adjacent to homes may not be disturbed. Owners are not permitted to plant or remove flowers, shrubs, trees, or other vegetation in these areas.

- All owners are entitled to the original view of all lakes and common areas. All plantings shall be made in a manner that will not restrict those views.
- All landscaping additions/enhancements must be in beds and the beds must be far enough from other plants to allow clear passage for commercial lawnmowers.
- Every effort should be made to ensure that the area between homes shall not be blocked by plantings to the extent that lawnmower passage is prevented.

Plantings that do not comply with the above criteria and plantings made without approval may be removed by the Association at the owner's expense.

Owners must add or replace grass only with Floratam St. Augustine sod.

Owners must provide approved stone, rock, treated wood, or rubber landscaping mulch for all beds to control weeds. Mulch must be added by the owner upon request of the Association. Failure to provide mulch after being notified may result in fines. Continuation of the infraction may result in the Board restoring mulch at the owner's expense.

Commercial grade black or brown rubber/plastic edging installed below the grass line may be used to border wood or rubber mulch. Extruded concrete or commercial-grade rubber/plastic edging must border stone or rock aggregate mulch. One course of matching brick pavers, set horizontally, may be used as edging along driveway. Edging must be approved by the ARC, and such edging must not impede natural drainage.

Owners may have a maximum of three (3) pots on the front (street) side of the house. An additional two (2) pots are permitted only in those Venezia home models where the builder or owner eliminated the planting bed below the dining room windows due to drainage issues and replaced it with one course of pavers matching the existing driveway. If the owner, with ARC approval, installed pavers which match the driveway pavers, an additional two (2) pots may only be placed in that area.

The following plant species are currently prohibited. This listing is subject to revision and is not to be considered all-inclusive:

- Norfolk Island Pine
- Italian Cypress
- Melaleuca Quinquenervia (Punk Tree or Cajuput Tree)
- Ficus, Eucalyptus and Sycamore Trees
- Schinus Terebinthifolius (Brazilian Pepper Tree)
- Casuarina Equisetifolia (Australian Pepper Tree)
- Paspalum (Bahia Grass)
- Rubber Plant
- Coconut Palm
- Carrotwood
- Frangipani
- Deciduous trees
- Fruit trees and vegetable plants outside of screen enclosures
- No new Queen or Washington palms

No synthetic or artificial plant material in the form of flowers, trees, shrubs, vines, ground covers or lawns shall be used within the Vineyards.

17. Leasing and Resale

Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board by the owner 10 days prior to lessee occupying the home. The owner must make available to the lessee copies of the Declaration, the Bylaws, and the Rules and Regulations. There shall be no subleasing of homes, no assignment of leases, and no leasing/rental of rooms. All leases shall be in writing and shall be for an initial term of no less than twelve (12) months, except with the prior written consent of the Board. The Association may charge a fee for handling all leases and resales. The Board shall determine the amount of the fee. Violation or non-compliance with this requirement shall be assessed a mandatory fine, established by the Board.

Every owner shall cause all occupants of his or her lot, guests, and invitees to comply with these Rules and Regulations, the Declaration, and the Bylaws. Owners shall be responsible for all violations and losses to the common areas (including Clubhouse and Pool) caused by such occupants, guests, or invitees notwithstanding the fact that such occupants, guests, or invitees are fully liable and may be sanctioned for any violation of these Regulations, the Declaration, and the Bylaws. Vineyards Lease/Resale documents are available through Management. Lessor, lessees, purchasers, and sellers must comply with instructions and complete the appropriate forms.

18. Lighting and Decorations

Lawn ornaments, sculptures, decorative flags, fountains, and similar items are not approved for the front of homes. With ARC approval, they may be used in the back of homes within an existing plant bed. Arbors shall not be used within the Vineyards. Artificial vegetation/flowers shall not be placed on the exterior of any portion of the property. The ARC must approve any exterior seating, bench, table, or other furniture. Outdoor furniture, planters, etc., can become missiles in storms and must be stored inside when storms are imminent or if resident is absent during hurricane season.

One (1) portable, removable United States flag, such other flags and display alternatives as permitted by Florida Statute 720.304(2) (a) and (b) 2010, as amended from time-to-time, may be displayed on each lot provided that such flag is displayed in a respectful manner as provided by Florida Statute 720.3075 and Title 36 USC Chapter 10.

Exterior lighting, including solar and/or landscape lighting, must be approved by the ARC before installation. To maintain visual continuity for the community after dark, the Board will encourage the use of unobtrusive landscape lighting which is installed to illuminate plants, rather than lights that outline beds or walks. All exterior lighting must use white lights and not be directed toward neighboring properties.

ARC approval is not needed for seasonal holiday lighting and decorations. Seasonal December decorations may be displayed between the day before Thanksgiving and January 10th only, as per the Declaration. On other holidays, lighting and decorations maybe displayed two weeks prior to the holiday and must be removed within three days after the holiday. Please ensure that lighting and decorations do not obstruct the landscapers. Landscapers will not be responsible for damage.

19. Mailboxes and House numbers

Mailbox assemblies, pole, and box, must be Sorrento Model. House numbers must appear on the mailbox post in the same size, color, gold, 2 1/2 inches and material used throughout the community. House numbers attached to the house must be "Gatehouse" style, 4" aluminum.

20. Nuisance

No lot shall be used for the storage of anything that will cause such a lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye. No portable cooking grills are permitted in the front of any lot, covered or not. If placed on the side of the lot they must not be visible from the street. No construction material may be stored in any portion of a lot, covered or not, nor shall any substance be kept upon any lot that will emit foul or obnoxious odors or that will cause any noise or other condition that may disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding properties. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any property adjacent to the lot. There shall not be maintained any plants, animals, device or things of any sort, whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as many diminish or destroy the enjoyment of the property.

21. Parking

Vehicles shall be parked only in garages or in driveways. Exception: short term street parking is permitted for service and delivery vehicles, party-guest vehicles, and temporary parking for residents when parking requirements exceed driveway capacity, and during driveway resurfacing, sealing or related maintenance activity. Vehicles must be parked without blocking the sidewalk. No vehicles will be allowed to park on the street between the hours of 2 A.M. and 6 A.M.

No parking is allowed on the grass at any time. Homeowners will be held responsible for all needed repairs to grass or sprinklers.

Clubhouse parking is temporary and only for those utilizing either the clubhouse or pool. No campers' recreational vehicles, boats, trailers, or tractors are permitted in the clubhouse parking area at any time. No vehicle shall utilize more than one parking area, which shall be designated by two parallel lines.

Any exception will be limited in time and must be approved by Management. Vehicles not granted an exception in advance will be subjected to towing at owner's expense.

22. Pools and Enclosures

No above-ground pools are permitted within the Vineyards. All in-ground pools must have written approval from the ARC before the initiation of, or contracting for, site-work or construction. Copies of the drawings, specifications, contractor(s) license and insurance must be submitted with the application. Before construction begins, owners must provide a damage deposit of \$5,000 to the HOA, which will be deposited in an escrow account to ensure that any damage caused to lawns, landscaping, sidewalks, roadways, etc., during construction is properly repaired.

Screen enclosures must be constructed of bronze anodized or electro statically painted aluminum framing with black screen. White screen enclosures currently grandfathered can only be replaced with the above. Prohibited are: walls constructed of solid material, screen artwork, Florida Glass, kick plates, and vinyl windows, doors, or walls. All screen enclosures must maintain a buffer of mulch at ground level to allow landscape crews to trim with string trimmers without cutting the screen. The space surrounding a screen enclosure must maintain mulch two inches deep and twelve to twenty-four inches wide. Commercial grade black or brown rubber/plastic edging installed below the grass line may be used to border wood or rubber mulch. Extruded concrete or commercial-grade rubber/plastic edging must border stone or rock aggregate mulch. The mulch buffer and any plantings within it require a separate application to the ARC. The top of the screen enclosure shall be no higher than the existing roof line.

In lieu of a screened enclosure, a fence must be constructed of bronze or black aluminum material, forty-eight inches in height only along the perimeter of the pool and pool deck area. All fences must be approved by the ARC and properly permitted by the City of Port Saint Lucie.

23. Pool and Clubhouse Rules

Anyone violating the Pool Rules or the Clubhouse Rules will be subject to fines plus the cost of any repairs or expenses that may be incurred as the result of the violation. A resident who enters the pool or clubhouse area after hours, or jumps the gate or fence to the pool area, will be fined and will be responsible for the fines of anyone who accompanies the resident. Non-resident trespassers, not accompanied by a resident, will be fully prosecuted. The Association reserves the right to proceed with all other legal remedies as well.

24. Roofs

Roof appearance must be maintained to the community wide standard and shall be cleaned periodically by the owner or upon request of the Association.

25. Signs

No signs are permitted on properties, entrances, or common areas, except one Home Security and one Open House sign may be displayed in The Vineyards.

An owner or real estate broker licensed by the State of Florida, including his or her sales agent, may place one "Open House" sign on a home offered for sale. The placement of an "Open House" sign on a property is limited to two (2) days per week, between the hours of 1-5 P.M. The owner, broker, or agent must be physically present on the property at all times when an "Open House" sign is displayed. Open House signs must not exceed 30" wide x 24" high, excluding frame. Home Security signs shall not exceed 9" x 12".

26. Tents, Trailers and Temporary Structures

No tent, palapa, cabana, utility shed, shack, bounce house, trampoline, swing sets, trailer or other structure shall be placed on any part of a lot.

27. Vehicles and Garages

No boat, cargo, flat or recreational trailer shall be parked in a driveway overnight. All commercial vehicles, tractors, mobile homes, trucks (other than a SUV which has no commercial markings), recreational vehicles, trailers, campers, or boats of any kind must be parked entirely within a garage and these same items may never be placed in front, side, or rear yards.

A POD or similar storage unit is permitted for a 48-hour period only during a move-in or move-out. Prior written ARC approval is required. No POD or similar moving storage unit is ever permitted to be parked on the road.

Unregistered or inoperable vehicles may only be parked in the owner’s garage. Inoperable vehicles include those with one or more flat tires, without wheels, without a working battery, upon blocks, or without a current tag.

Vehicle covers are expressly prohibited, except on a vehicle stored completely within a garage. Vehicles within the Vineyards may not display “for sale” signs while parked in a driveway, at the clubhouse or on a street.

The maximum speed limit within the Vineyards is 25 miles per hour.

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Residents and non-residents are bound by these use restrictions. Each owner of a Vineyards property shall be responsible for the conduct of guests, visitors, contractors, employees, invitees, tenants, and other occupants who may be present in the Vineyards at the invitation of the owner or the owner’s family. An owner may be fined for any violations committed by these persons.

Residents wishing to lodge a complaint may use the Complaint Form, available from Management.

ENFORCEMENT

The Board of Directors is obligated to enforce the Covenants, Restrictions, and Rules and Regulations. Rules and Regulations Page 1 – 11.

Many of the foregoing rules and regulations are derived from Article VIII and Article XI of the “Declarations of Covenants, Conditions, and Restrictions for Tortoise Cay at St. Lucie West dated December 12, 2000 (Recorded in File No.1866412 or Book 1349, Page 916) and said document is incorporated herein by reference. If any provisions herein are found to be inconsistent with the said “Declarations of Covenants, Conditions, and Restrictions”, the language of the recorded Declaration of Covenants shall prevail.