

## Southport Homeowners Association, Inc.

8740 Wichita Place, Orlando, FL 32827 (407) 251-0544

### RULES & REGULATIONS

#### 1. Rules & Regulations:

- A. Violations should be reported to the Board of Directors or to the Management Company in writing.
- B. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.
- C. Owners are responsible for compliance by their guests or lessees with these Rules and Regulations. It is the owner/resident's responsibility to advise service people, guests and vendors of Association rules.

#### 2. Vehicles Regulations:

- A. No truck, bus, trailer or other "**commercial vehicle**" (as that term is hereinafter defined) and no mobile home, motor home, house trailer, jet ski, jet ski trailer, camper, van, boat, boat trailer, horse trailer or other recreational vehicle, or the like shall be permitted to be parked or stored on Residential Property or on any street in front of or adjacent to Residential Property..
- B. Vehicles permitted on property are the type with under two (2) axle automobiles.
- C. All other vehicles **NOT MEETING THE ABOVE CRITERIA** will be given a warning and then towed.
- D. All towing charges or fees resulting from the Association's valid removal of a vehicle are the sole obligation of the owner of the vehicle.,
- E. No vehicle in a state of disrepair may be stored or repaired on the association property. A vehicle which cannot operate under its own power or without a current tag cannot be left on the property for more than twelve (12) hours.

#### 3. Facilities:

- A. You must be up to date on you HOA payment in order to rent the facility.
- B. DEPOSITS: \$200.00 INCIDENTALS DEPOSIT (Check)  
\$100.00 KEY DEPOSIT (Money Order)  
\$100.00 CLEANING DEPOSIT (Money Order)  
\$25.00 per hour (Money Order) Minimum 4 hr. Rental.
- C. Only Homeowners will be allowed to rent the facility.
- D. If we find that you rented the location for a person outside the community you will be restricted from using the Activity Center for the rest of the year.
- E. If you are a renter or lessee you must have all your paperwork in order with the Southport office, and the homeowner must do all the rental process under the homeowner's name.
- F. Any damage to the buildings, recreational facilities or other common areas or equipment caused by any renter will be responsible.
- G. Common elements shall not be obstructed, littered, defaced or misused.

#### 4. Noise:

**Radios, televisions and other instruments** which may create noise should be turned down to a minimum volume between the house of **10:30 p.m. and 8:00 a.m.** All other unnecessary noise, such as bidding good night to a departing guest and slamming car doors, between these hours, should be avoided.

#### 5. Signs:

A. No sign, billboard or advertising of any kind, shall be displayed to public view on Residential Property without the prior written consent of the Architectural Review Board, provided, an owner may erect one "for Sale" sign which will be approved by the Architectural Review Board, and shall not exceed two (2) square feet size.

#### 6. Exterior Appearance

No owner shall change the exterior color or appearance of their home without written approval by the Association. Requests for fences and other changes to the exterior of the home must be submitted in writing to the Architectural Review Board. Request forms can be obtained through the Association Office at 8740 Wichita Place, Orlando, Florida.

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**7. Maintenance, Trash Disposal and Cleanliness:**

- A. All garbage and refuse shall be put in the proper bags and containers and only put out the day of pickup which is Tuesday and Friday. Yard refuse should be put out on Wednesday. Recyclables should be put out on Tuesday.
- B. Each lot, all improvements, including landscaping shall at all times be kept and maintained in a safe, clean, wholesome and attractive condition and shall not be allowed to deteriorate, fall into disrepair or become unsafe or unsightly.
- C. No weeds, underbrush or other unsightly growth and no trash, rubbish, refuse; debris or unsightly objects of any kind shall be permitted or allowed to accumulate on Residential Property.

**8. Porches:**

Only plants and outdoor furniture are allowed at the front entrance. No toys, garbage containers, recycling bins or other articles shall be kept at the front of the house.

**9. Yard Area:**

The front yard area is to be kept free of any articles other than plants.

**10. Pet Regulations:**

- A. All dogs shall be on a leash or carried at all times when they are outside.
- B. Owners must at all times clean up their pets.
- C. If a pet becomes obnoxious because of barking, mischief or otherwise, the association has the right to require the owner or resident to remove the pet.
- D. Any owner or occupant harboring any pet shall indemnify and hold harmless the association against any loss or liability of any kind arising out of having an animal on the property.

**11. Pool (Capacity 53 persons)**

- A. Pool use is permitted 8:00 AM till 8:00 PM.
- B. Pets are not permitted within the pool area.
- C. No guest may use the pool, clubhouse or any common area unless accompanied by a resident.
- D. Owner/Occupant are responsible for the behavior and safety of themselves and their guests.
- E. Users must produce proof of residency if asked by any resident.
- F. Children making noise at the pool will be asked to leave.
- G. Unattended children under 12 may not use the pool. Children entering the pool must be accompanied by an adult over 18 years of age at all times. Children under 5 must be in swim pants. (This applies to children who have not been potty trained)
- H. Radios must be kept at a low level in order not to disturb others at the pool. (Volume must be kept down to a minimum) Headphones are suggested.
- I. Babies are required to wear pool diapers while in the pool.
- J. No food or glass is allowed in the pool area.
- K. No bicycles, scooters or skateboards are allowed in the pool area.
- L. No rafts or other large items are allowed in the pool.
- M. Pool gate to remain locked at all times, NO EXCEPTION. (Pool key and/or Pool ID required for admittance)
- N. Bathrooms remain locked when not in use.

**12. Commercial Activity:**

- A. No business, commercial, industrial, trade, professional or other non-residential activity or use of any nature, type, kind or description shall be conducted upon or from the home, or within any Improvements located or constructed thereon.

**13. Trees:**

No trees shall be removed from any Lot without the prior written consent of the Architectural Review Board.

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**14. Games, Play and Pet Structures:**

A. AH play structures (except basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of corner lots within the setback lines.

B. No platform, doghouse playhouse or structure of a similar kind or nature (except basketball backboards) shall be constructed on any part of a lot located in front of the rear line of the residence constructed on the lot.

C. No basketball backboards may be installed adjacent to, or within ten (10) feet of, the street or on any cul-de-sac.

**15. Landscaping:**

The Association shall be responsible for the mowing and edging of the front and side yard unless there is a fence blocking access. Lawn replacement, irrigation, fertilization, insect control, shrubs and trees are the responsibility of the owner.