

SECOND AMENDED ARCHITECTURAL GUIDELINES

FOR INDIAN RIVER FARMS HOMEOWNERS' ASSOCIATION

These Architectural Guidelines shall apply to each Home Owner and his or her family or their guests, employees, agents and lessees. Home Owners shall be responsible for their actions of such family, guests, employees or lessees.

1(d) Animals

Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the property. When outdoors Pets should be attended by a responsible person who can control the pet. Pets shall not be left unattended for an extended period. Pets shall not be permitted upon the streets unless accompanied by someone who can control the pet and unless carried or leashed. Pets are not allowed on the Association's Common Area playground equipment to include but not limited to the mulched area surrounding the playground equipment, or around the lakes (BMP's).

Proposal is to implement the rule revision at the community day in September 2017. At this time homeowners will be informed about the Common Area adjacent to the front entrance behind the tree line. This revision shall take place October 1, 2016.

10. Holiday Decorations

Decorations for the winter holiday season may be displayed no earlier than November 15th and shall be removed by January 15th. Any other holiday decorations may be displayed three (3) weeks prior to the holiday and must be removed within seven (7) days after the holiday.

11. Lakes and Water Bodies

No landscaping of any kind shall take place 1-2 feet from the water(s) (rock) edge. Any natural vegetation within the 1-2 feet buffer zone shall be allowed to grow to a maximum of 18 inches. There is to be no woody growth in the buffer zone, the bank, or the water's edge. No additional landscaping other than grass or turf shall be permitted from the top of the embankment (slope) to the buffer zone. All grass or turf on the embankment shall be maintained by the homeowner to reach no greater than 4 inches. Any bush or tree removal is the responsibility of the homeowner. At no time shall any tree, bush, or other debris be disposed of in the BMP. During removal, stumps shall not be removed to prevent further erosion.

Proposal is to implement the rule revision at the community day meeting in Sept. 2016. All homeowners will have an opportunity to become informed about the importance of proper BMP maintenance within the IRF community to include debris and litter removal, and vegetation management. It should also be noted that these new guidelines for homeowners residing on the BMP shall not take effect until March 1, 2017 before action could be taken against the homeowner.

17. Trash

Containers shall be placed on the street no earlier than 5:00 p.m. of day prior to collection and removed within the day/evening of collection.

18. Parking and Vehicular Restrictions

Strike all of Section (C) to include (i), (ii), (iii), and (iv)

21. Recreational Equipment

Portable free standing athletic equipment (basketball hoops, soccer goals, etc....) may be stored in front of the garage or other appropriate location after completion of an activity so long as their material condition is not shoddy, rusty or negatively affect the appearance of a home or its surroundings. Use of such equipment shall be frequent through a given week or it shall be stored inside a privacy fence, shed, garage or other unobtrusive area. If left in grass areas, the surrounding area shall be free of overgrowth and not interfere with appropriate maintenance of the homeowners' yard. Use of such equipment must also abide by city and county ordinances and be placed to prevent damage to surrounding private property and common areas.