

Heritage Oaks at Tradition Homeowners' Association

QUICK REFERENCE GUIDE RULES AND REGULATIONS

<https://heritageoaks.capsure.com/FrmLogin.aspx>

USERNAME: 01

PASSWORD: 12345

SECTION 1 – ALL RESIDENTIAL HOMES

Please refer to your Governing Documents for further explanations and details. This guide does not include all of the restrictions and may be updated as needed.

All violations are subject to fines of up to \$100.00 per day up to \$1,000.00 and/or loss of privileges. The Association may also pursue all other legal remedies available to it under Florida law and the Governing Documents.

Appearance of Homes and Lawns:

1. All homes and yards must be maintained in a good, clean and sanitary manner at all times.
2. All landscape beds as seen from the street must be mulched with either mulch or stone and free of dead plantings.
3. All landscape beds and tree rings containing any form of stones must have a border or edging separating stone from turf.
4. All landscape borders or edging must be maintained in a good, clean and sanitary manner & appearance and kept free of mold.
5. All homes front yards as seen from the street will be limited to six (6) decorative pots not less than eight (8) inches and not to exceed forty eight (48) inches in height.
6. All homes exterior paint must be maintained and repainted as needed. Colors must be approved by the Architectural Review Committee. (ARC).
7. All damaged house trim and decorative shutters must be repaired or replaced.
8. Driveways must be kept clean and free of oil stains, mold, weeds and debris. Cement driveways must be properly maintained.

Exterior Changes to Home and Yards:

1. No owner shall make any alterations additions, improvements or changes to structure or landscaping without prior approval of the Architectural Review Committee (ARC).
2. All new landscape beds must have approval of the ARC. No approval is required when replacing plant life in existing landscape beds.

Structures:

1. No fence, screen enclosure, porch, wall, patio area, spa, building or pool shall be installed, except as may be approved by the ARC.
2. No above ground pools are permitted except small baby pools, and they must be emptied overnight.
3. No carports shall be permitted.
4. Screen enclosures must be constructed with white aluminum and charcoal screening.
5. Playground equipment installed by homeowner must meet ARC approval and must include adequate landscaping to provide screening from neighboring properties.
6. Solid roofs over screened patios are permitted with approval from the ARC.

Firearms/Weapons:

1. No firearms or other weapons are permitted in the clubhouse, gym, or swimming pool areas.

Garages & Doors:

1. The doors of all garages shall be closed at all times, except as needed for ingress and egress or active use.
2. No garage may be enclosed or permanently altered to reduce the original vehicle capacity.
3. All damaged garage door panels must be repaired or replaced.
4. Any design changes to garage doors must be approved by the ARC Committee.

Mailboxes:

1. Mailboxes are the responsibility of the Resident and must be kept clean. The Association is not responsible for maintaining or replacing mailboxes. Damaged boxes must be replaced by owner, and must be the approved style. Contact the Heritage Oaks Property Manager for additional information.

BBQ's:

1. BBQ grills may not be used in the front of the house. Grills must be stored indoors or on the lanai or patio when not in use. Use of BBQ grills in an enclosed area such as garages is strongly discouraged for obvious safety reasons.

Satellite Dishes:

1. All Satellite Dishes must be approved by Architectural Review Committee prior to installation.

Hurricane Shutters:

1. Hurricane Shutters may only be installed/closed during a "hurricane watch" or a "hurricane warning" and must be removed within fourteen (14) days after the storm. In the event there is no watch or warning but the Governor issues a state of Emergency, then the shutters can also be installed/closed or if direction comes from the HOA and/or Management.

Signs:

1. No signs of any kind shall be displayed to the public view except for a **Professional Security System** sign.

Holiday Decorations:

1. All Holiday decorations of any nature must be removed from all homes and yards no later than 3 weeks after said Holiday.

Speed Limit/Stop Signs:

1. The posted speed limit is **25** miles per hour throughout the Community. Complete stops when approaching a stop sign within the community are required.
2. Rolling stops are not permitted. . The Association reserves the right to apply a fine to those that do not stop at the stop signs which can be \$50 for the first offense, and \$100 each time thereafter, up to \$1,000. **It is the Owner's responsibility to notify all guests and tenants that these rules will be strictly enforced.**

Parking:

Residents and their guests must park in driveways or garages. No all-night parking on the street between 2AM & 6AM. Vehicles may be towed.

1. No driving or parking on the grass
2. No parking sideways or at an angle on driveways
3. Owners/Residents or Guests may not obstruct sidewalks with vehicles when they are parked in their driveways and may not park their vehicles so that they overhang into the street.
4. No repair, except emergency repair of vehicles shall be made within the properties, except in the garage of a home.
5. No stopping or parking at main entrance gate area or at South gate area when picking up or dropping off children for school bus stops.
6. No parking in Clubhouse Parking Lot unless vehicle displays the required Heritage Oaks Resident Decal on the front vehicle windshield or unless prior permission is given by Management.
7. No parking of commercial vehicles or trucks, boats, campers or trailers in driveways or clubhouse lot.
8. Owners may request additional overnight parking at Clubhouse for guests when necessary. All requests must be made through the Property Manager. A parking permit will be issued by the guard at the front gate and must be displayed on the dashboard in clear view. **Car must be moved each day by 9:00 AM.**

Animals and Pets:

1. No breeding allowed. Limit of two (2) household pets only.
2. No aggressive animals of any kind allowed in the community.
3. Dogs must be on a leash at all times when outdoors and owner must pick up solid waste when walking their dogs. Individual yards must be kept free of animal waste. Waste disposal stations are located throughout the community for your convenience..
4. All Residents must provide a dog/cat license from PSL & proof of current rabies vaccination from a licensed veterinarian. This is also a requirement of the PSL Animal Code.
5. Pet owners must fill out the required Pet Registration Form
6. Residents must notify any guests with dogs to follow all of the above rules when visiting an owner within the community.
7. **All Port Saint Lucie Animal Control Ordinances will be enforced.**

Trash pick-up:

1. Trash containers must be kept in sanitary condition and **always** stored in the garage or outside in a walled in area by hedge or approved fencing through the ARC so that they are not visible from the street or neighbors.
2. Each home must use a minimum of one (1) trash container with a secure lid for waste.
3. Containers may be put out no earlier than 6:00 p.m. the evening prior to pick up.
4. **Disposable garbage bags may be used for excess waste and only be put out the day of pick up.**
5. Pick-ups are, Monday and Thursday for garbage, Thursday for recycling, and Wednesday for yard debris.
6. Home owners are responsible to clean up any debris left after pick up.
7. Receptacles must be returned to the garage or storage area ASAP and no later than 7AM the day after pick up.
8. All containers must be placed at the curbs as not to interfere with community traffic.

Bicycles:

1. Shall be kept inside your garage when not in use.
2. Bicycles may be stored in the bike rack at the front of the Clubhouse and Main Entrance.
3. Bike riding should always be on the street when possible. Sidewalks are for pedestrian use.
4. If children are riding a bike on the sidewalk, please yield to pedestrians.

Basketball Hoops:

1. Shall be stored at the top of the driveway next to the garage door when not in use.
2. Shall not be stored on the grass.
3. Can only be used between the hours of 8am and 10 pm
4. Can only be used on the driveway
5. Shall be portable. Permanent type basketball hoops are NOT allowed.
6. Shall be kept in good order.
7. Shall not be placed as to interfere with community traffic

Yard and Garage Sales:

1. Individual yard and garage sales are not permitted.
2. The HOA will allow community yard sales from time to time.

Guardhouse:

1. You should always go on-line to our web portal to notify the guard of a visitor.
2. A valid driver's license is required or entry will be denied.
3. A fine will be levied for damaging gates as well as the cost of repairs
4. Owners are responsible for all Guests while in the community.

Leasing of Units:

1. Lease must be in writing and for not less than 6 months and not more than 12 months.
2. Tenants must complete the Heritage Oaks HOA Lease Information Package, pay the related application fee and receive an official HOA approval notice BEFORE moving in.
3. **The landlord must also post a \$1,000.00 security deposit check with the HOA when the tenant makes application. This deposit must be paid by the landlord.**
4. Tenant understands and agrees that there will be a full criminal background check.
5. Moving in prior to approval will result in a fine to both landlord and tenant.

New Purchase Lease:

1. If the total number of units in Heritage Oaks which are leased is equal to or exceeds 10%, **a new buyer** cannot lease his unit for the first 24 months of ownership or until the percentage drops below 10%.

SECTION 2 – POOL, CLUBHOUSE AND FITNESS ROOM RULES

POOL AND FITNESS AREAS:

Report all violations to the Management Company. Please call the Police (911) if anyone has damaged HOA property or is trespassing and has refused to leave after being requested to do so.

1. **NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK**
Pool Hours: Open from **DAWN** until **DUSK**
2. Fitness Room: Open 24 hours per day
3. You Must Have a Key Card to enter Clubhouse, Pool area, & Fitness Room.
NEVER ALLOW ANYONE ENTRY WITHOUT THEIR KEY CARD.
4. Children under 16 must be accompanied & supervised by an adult in all facilities.
5. **NO DIVING IN POOL.** No dangerous behavior, horse play or vulgar language on premises.
NO RUNNING
6. **NO** Smoking or Glassware allowed anywhere in this facility
7. **NO** pool rafts exceeding thirty (30) inches in width allowed in pool.
8. **NO** bicycles, skateboards, or similar wheeled items permitted anywhere in this facility. Use the outside bicycle racks provided.
9. Alcohol is **only** permitted in the Club House meeting room and only during adult only functions (21+ years old). **No Alcohol** is permitted anywhere else on these facilities.
10. Food & Beverage is allowed in designated **FOOD AREA only**. Designated food area is defined as within the parameters of the canopy with tables. No glass permitted. Security Guard has the right to inspect all coolers & bags.
11. Bathing suits required in pool. Babies must wear appropriate swim diapers when in pool.
12. No children under 12 years of age allowed in spa unless accompanied by an adult 16 years of age.
13. No music or radios allowed without headphones
14. **NUMBER OF GUESTS ALLOWED IN THE POOL and POOL AREA PER HOUSEHOLD IS SIX (6)** unless prior approval is obtained from Management Company.
15. **Loaning your access card to anyone other than to persons within your household is strictly forbidden.**

CLUB HOUSE MEETING ROOM USE BY RESIDENTS:

1. The Clubhouse is available for rent by HOMEOWNERS of Heritage Oaks. You must contact the Property Management Office and obtain a copy of the Clubhouse Rental Agreement. A Security Deposit is required with the payment and application submittal. Clubhouse rentals cannot access the pool area.
2. Those renting the clubhouse must strictly adhere to all restrictions and rules listed on the application form.
3. No private gatherings like birthday parties etc are permitted in the main meeting room or lanai extension prior to 6pm at night unless the space is reserved for a private function through Management and the application process.
4. The Lanai area is part of the pool area. This area cannot be reserved unless it is being reserved along with the main meeting room through Management and through the application process.
5. No more than one event at any one time is to be held on any given day.
6. Maximum number of persons including children is seventy five (75).
7. Users are responsible for total clean up and disposal of trash in the available on site containers.

8. No bathing attire, whether dry or wet, allowed in the Clubhouse.
9. No private pool parties allowed which includes the clubhouse lanai area.
10. Within the clubhouse meeting room and clubhouse lanai area, no business or commercial activity is permitted. The use of listening to or having podcasts is prohibited unless while listening is by headsets. No continuous calls or cell phone usage permitted when others are present. Please take those calls outside. When others are present in either of these areas, there is no music or television permitted as all groups should be able to enjoy the area. Any computer device or phone devices that make sound or have speakers, when others are present, those using those devices, must use headsets.
11. Clubhouse available to renters from **6 AM to 10 PM**

Violation of these RULES may result in suspension of all pool, clubhouse, and fitness room privileges. Any damage to HOA property shall result in a suspension of all privileges and/or fine. Owner is responsible for cost of all repairs. All rules and regulations per Florida Statute Chapter 64E-9 Public Swimming Pools and Bathing Places apply

NUMBERS YOU MAY NEED:

Administrative Assistant (email) - jennifer@signaturepropertymgmt.com

Property Manager (email) - scott@signaturepropertymgmt.com

Bookkeeping - AR@signaturepropertymgmt.com or (772) 219-4474

Onsite Office - (772) 345-2398

Bluestream - (772) 345-6000

Tradition Master Association - (772) 345-5101

Waste Pro Garbage Services - (772) 595-9390

SECTION 3 – GOLF CART POLICY / REGISTRATION FORM

DEFINITION: For the purpose of this Section, the term “Cart” will be used throughout and shall mean any golf cart or passenger cart used as a mobile vehicle to transport people.

The Board of Directors of the Heritage Oaks at Tradition Homeowners Association, Inc. (the “Association”), pursuant to its rule-making authority under Article IV, Paragraph 13 of the Articles of Incorporation, hereby adopt this Cart Policy, to be effective on January 1, 2022. This Policy shall be part of the Association’s rules and regulations. In the event of a conflict between the terms of this Policy and the terms of other Association rules and regulations, the terms of this Policy shall apply.

POLICY STATEMENT:

In an effort to allow the use of Carts on the streets of Heritage Oaks at Tradition while attempting to promote safety within the community, the following policy has been established for all persons who operate a Cart within the community. While the Association does not advocate or endorse the operation of Carts on its roads, it will, however, permit the use of Carts on the private roads owned by the Association in accordance with this Policy. Compliance with this Policy does not guarantee compliance with local, state or federal law and residents are advised to investigate all other applicable laws or regulations.

In order to assist in providing safety for everyone in Heritage Oaks at Tradition, the following registration requirements and rules have been established. Anyone operating a Cart must be observant of, and attentive to, the safety of themselves and others including their passengers, other motorists, bicyclists, and pedestrians. Everyone who operates or rides in Carts on the streets within Heritage Oaks, does so at their own risk. **The Association assumes no liability for permitting Carts to be operated on the Association streets.**

REGISTRATION:

A registration form and a release of liability and indemnification agreement (the “Registration Form”) must be completed by each person who intends to use a Cart on the private streets within Heritage Oaks at Tradition. Only Owners as defined in the Declaration, or their current lessee and/or spouses, within Heritage Oaks at Tradition shall be entitled to register and operate a Cart in Heritage Oaks at Tradition. A lessee must provide the Association with an updated lease prior to the end of the current lease to maintain the current registration. If an updated lease is not provided, the lessee must re-register their Cart for a new registration fee. The registered owner and any user of the Cart shall be responsible for all loss, damage, injury, claims or other liability resulting from the use of the Cart within Heritage Oaks at Tradition, regardless of who may be operating the Cart at the time the damage, loss or injury occurs. **At the time of registration, the applicant must have a “vanity” license plate on the rear of the golf cart. “Saying”, “phrase” or number must appear on the plate which becomes the identifying marker of the golf cart.**

RULES:

The below rules shall apply only to Carts operated on Association roads.

1. Golf Carts currently in use must be registered within 30 days of the date of this Policy. If there is a conflict a later date may be arranged with the Association's managing agent. All other Carts must be registered within 30 days of obtaining the Cart.
2. Drivers must be at least 16 years of age and a permanent resident or Lessee to operate a Cart on Association roads within Heritage Oaks at Tradition.
3. Carts must adhere to the same driving and parking rules and laws as automobiles. Carts may also park in any parking spaces designated by the Association for Carts.
4. Driving or parking on sidewalks or grassy areas is prohibited.
5. Carts may only be driven between dawn and dusk unless equipped with headlights and brake lights in operating condition.
6. Cart operators must pull over and yield to passing vehicles.
7. All passengers must be properly seated with their entire body within while the Cart is in motion and no occupant may be transported in a negligent manner or in a manner inconsistent with the Cart manufacturer's recommendations. The number of passengers shall not exceed the seating capacity of the Cart, including the driver.
8. Carts must be maintained in a safe and roadworthy condition.
9. Carts must be housed within owner's garage.

ENFORCEMENT:

1. Any violation of this Policy should be reported to the Association's managing agent. Any resident may report a violation to the managing agent or any Association Board Member in writing. The complaint should have as much identifying information as is possible, including but not limited to, the identity of the party violating the Policy, the Cart registration number, the date, time, and approximate location of the incident, and a detailed description of the alleged violation.
2. All reported violations will be reviewed by the Association's Board of Directors to determine if the report of a violation is valid before any action is taken.
3. Any act constituting a violation of this Policy may result in a fine of \$100.00 per day for each day of the continuing violation and revocation of permission to operate the Cart in the Association's community. The Association may also exercise all other legal remedies available to it.
4. Prior to levying any fines in accordance with this Policy, the affected person shall be given notice and an opportunity for a hearing before the Board of Directors.

Heritage Oaks at Tradition Homeowners' Association, Inc.



3171 SE Dominica Terrace | Stuart, FL 34997
T: 772-219-4474 | F: 772-219-4746

GOLF CART OWNER REGISTRATION FORM

PLEASE RETURN THIS FORM TO THE ONSITE OFFICE ALONG WITH A PHOTO OF YOUR GOLF CART

PLEASE BE ADVISED THAT PARKING AT THE CLUB HOUSE IS LIMITED

(Please Print)

Golf Cart Owner(s): _____

Owner's Address: _____

Owners Phone #'s: (Home) _____ (Office/Cell) _____

Driver #1 License Number: _____ State: _____ DOB: _____

Driver #2 License Number: _____ State: _____ DOB: _____

Driver #3 License Number: _____ State: _____ DOB: _____

Driver #4 License Number: _____ State: _____ DOB: _____

Make/Manufacturer of Cart: _____ Model: _____ Year: _____ Color: _____

Headlight and taillight equipped: [] Yes [] No

Top: [] Yes [] No

Vehicle Identification Number: _____

I have received, read and understand the Heritage Oaks at Tradition Homeowners Association, Inc. Cart Policy. I acknowledge that I assume all liability related to Cart operation, and am fully responsible for the operation of the above described Cart within Heritage Oaks. I also acknowledge that Heritage Oaks, by providing this privilege, is in no way endorsing the operation of this Cart on the roads and does not and will not assume any liability to the operation of the Cart. On behalf of myself and anyone who operates the Cart, I agree to indemnify and hold harmless the Association and the Tradition Master Association and their respective directors, officers, managers, members and anyone else acting by or on behalf of the Association and/or the Tradition Master Association from any and all losses, demands, claims or injury arising from the use of the Cart within the Association's community.

I agree that I will obey all applicable Laws, the terms of this Policy, and all other Association requirements concerning the operation of Cart within Heritage Oaks at Tradition.

Owner Signature(s): _____ **Date:** _____

Owner Signature(s): _____ **Date:** _____

PLEASE RETURN FORM TO HERITAGE OAKS ONSITE OFFICE

The cart registration forms will be maintained by the Association management company.


**CERTIFICATE OF RECORDING
RULES AND REGULATIONS
OF
HERITAGE OAKS AT TRADITION HOMEOWNERS' ASSOCIATION, INC.**

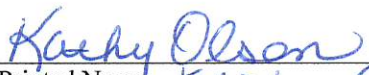
The undersigned, the President and Secretary of Heritage Oaks at Tradition Homeowners Association, Inc. do hereby certify that the attached documents are true and accurate copies of the Rules and Regulations for Heritage Oaks at Tradition.

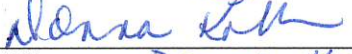
IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, and its Secretary and its corporate seal affixed this 20 day of October 2021.

WITNESSES:



Print Name: SCOTT MINTONA

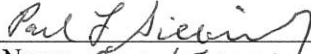

Print Name: DAWN HALE


Printed Name: KATHY OLSON


Printed Name: Donna Kolb

HERITAGE OAKS AT TRADITION HOMEOWNERS' ASSOCIATION, INC.


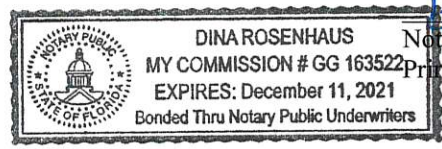
By: 
Print Name: Gary Flanz
Its: President

By: 
Print Name: PAUL SILLIMAN JR
Its: Secretary

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged/subscribed/sworn before me this 20 day of October 2021, by Gary Flanz as President of Heritage Oaks at Tradition Homeowners' Association, Inc., by physical presence or online notarization, who is personally known to me or who has produced identification [Type of Identification: _____].

Notarial Seal



Notary Public
Printed Name: Dina Rosenhaus

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged/subscribed/sworn before me this 20 day of October 2021, by Paul Silliman as Secretary of Heritage Oaks at Tradition Homeowners' Association, Inc., by physical presence or online notarization, who is personally known to me or who has produced identification [Type of Identification: _____].

Notarial Seal



Notary Public
Printed Name: Dina Rosenhaus