SummerTrees III
HOMEOWNERS ASSOCIATION
61 CROOKED PINE RD., PORT ORANGE, FL 32128
Office Phone & Fax: 386-788-8324 - Website: SummerTreesiii-HOA.weebly.com

EXCERPTS FROM SUMMERTREES GOVERNING DOCUMENTS

- Any real estate change to status of property must be reported to Board of Directors.
- Sale, lease or Transfer of property without prior approval of HOA is a violation.
- Primary owner/occupant of home must be 55 years of age, 2nd owner/occupant must be forty five years of age.
- Only two permanent occupants permitted in home.
- HOA must be notified if second occupant is added to home; name and age verification must be furnished.
- Leasing of property is not permitted for the first eighteen months of ownership.
- Subletting is not permitted.
- House guests with homeowner present are allowed: 30 days in a calendar quarter; cumulative stay in one year: 90 days.
- House guests are **not permitted** if homeowner is absent, **unless prior written approval is received from Board of Directors.**
- Absentee homeowners must maintain home exterior and landscaping **at all times.**
- Property shall not be used in any way that might disturb the peace, quiet, comfort, or serenity of the occupants of neighboring properties.
- Homeowner's property insurance declaration page must be furnished yearly.
- Use of all Amenities must be in compliance with published BOD policies and rules.
- Only two vehicles allowed per home.
- Overnight parking on common ground not allowed.
- Overnight parking of non-resident vehicles in driveway not permitted in homeowner's absence.
- Recreation Vehicles allowed in driveway 48 hours; not permitted on common ground.
- No motorized vehicles (except handicapped person only); No skateboarding or roller blading permitted on bike path.
- Only one animal allowed per home – must be leashed at all times when outdoors.
- Animal excretion must be on common ground away from residence and then removed.

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- Tree removal is **not permitted without** Board of Directors written **approval.**
- Exterior construction, alterations, repairs or painting, not allowed without prior written approval from Board of Directors.
- No outside structure of temporary or permanent character is permitted at any time unless approved by the Board of Directors in written.
- No signs may be displayed other than "For Sale", or "For Rent", and owner's name.
- Trade/Contractor signs must be removed from property as soon as job is completed.
- Yard waste, trash, garbage, and recycling must be left at end of driveway for city pickup on designated days.
- Garbage Pails/Recycling Bins must be put away after pick up.
- Driveways may not be used for storage of equipment, grills, landscape materials, etc.
- Porches and patios must be kept clean and neat.
- Watering of grounds must be in accordance with City of Port Orange/Volusia county laws.

Acknowledged and signed by: _____ **Date:** _____

Summertrees Adult III Homeowners Assoc.
61 Crooked Pine Road
Port Orange, FL 32128

IMPORTANT NOTICE

Due to space restrictions the following was not included in the July SummerTrees III newsletter.

On May 20, 2021, the SummerTrees III Board of Directors approved and adopted the following Board Policies to be included in SummerTrees III B,C,D Governing Documents.

#1

Summertrees Adult III C&R (Art. 3m Animals) allows only (1) household pet per unit. A prospective buyer or current resident wishing to possess more than one (1) household pet due to unique and/or special circumstances may appeal to a current Board of Directors for exception to this ruling. Only a signed, written approval from a current Board of Directors will qualify as a valid exception to the aforementioned C&R.

#2

Pursuant to Summertrees Adult III C&R (Art. 3k Signs) the following is **Permitted:** Flags on poles attached to homeowner's personal property (US, State of FL, Military Service, Holiday, Sports, Floral); Holiday Decorations within seasonal period (subject to purview of Board of Directors); Garden Decor within homeowner's landscaping area (subject to purview of Board of Directors); Security Sign within 10 feet of any entrance; Medical Signage. The following is **Not Permitted:** Political signage or Political Display of any kind in public view; Commercial Trade signs displayed after completion of project.

Please be sure to include these Board Rules with your HOmeowners Association Documents which include: Covenants and Restrictions, By-Laws, Board of Directors Policies and Board of Directors Rules.

SummerTrees Adult III B,C,D
Board of Directors

5/20/21