

## **Bloomington Trails Home Owners Association Deed Restriction Guidelines**

Purpose: The purpose of the deed restrictions in Bloomington Trails is to maintain the community in a condition that will maintain the desirability and value of all properties within the community. These guidelines are intended to highlight important rules within the Bloomington Trails Home Owners Association (HOA) documents, to clarify any ambiguity in the documents, and to state any additional rules that the HOA documents give the Architectural Control Committee (ACC) the right to include. These guidelines do not replace or overrule the Bloomington Trails HOA deed restrictions in any way.

### **Lawn and Yard Maintenance**

- The HOA follows county water conservation restrictions. Watering your lawn on the allotted day will help enhance its green appearance.
- Lawns are to be kept MOWED, EDGED and TRIMMED on a regular basis. Lawn height shall not exceed 3 inches.
- Lawns, flowerbeds and tree rings shall be maintained free of weeds.
- Lawn clippings or waste should NOT be swept or blown into the street, storm drains or drainage easements. Lawn clippings and waste should be removed from driveways and sidewalks upon completion of lawn work.
- Each owner's responsibilities include any and all easement areas upon such owner's lot.
- Properties should be inspected for anthills periodically and the ants exterminated.
- Trees should be trimmed to prevent hazardous overhanging at sidewalks and interference with buildings, fences, walls, pool enclosures, etc. Dead limbs and palm fronds should be removed.
- Bushes are to be a maximum of 6 feet in height and shaped.
- Weeds should be sprayed or killed and removed from cracks in sidewalks and driveways.

### **Fences**

- FENCE INSTALLATION AND/OR CHANGES MUST BE APPROVED BY THE ACC.
- Fences must be constructed of natural wood or PVC and must be either board-on-board or shadowbox style.
- Fences may not exceed 6 ft in height.
- Fences may not be stained or painted-Application of a clear wood preservative is recommended.
- Finished side of fence must face out toward other properties.
- Fences shall be kept free of mildew/algae stains.

### **Home Exterior**

- COLOR CHANGES MUST BE APPROVED BY THE ACC. PLEASE SUBMIT COLOR SWATCHES FOR ACC APPROVAL. There are 3 distinct areas for paint application 1) body of home (2) trim, which is the fascia, gables

and when applicable around and including the garage door and window and (3) accent color, reserved for front door and/or shutters.

- Remove mildew/algae from roof gables, windowsill, fascia or any portion of the body of the house. These areas must be cleaned when discoloration is apparent. Colors of algae/mildew range from green to black.
- Driveways and sidewalks must be cleaned when they have grease, oil, algae or mildew stains. DRIVEWAYS AND SIDEWALKS SHALL NOT BE PAINTED.
- Mailboxes must be kept clean and in good condition.

### **Front Doors**

- No screen doors, storm doors, glass doors, hideaway doors or the like shall be allowed on front doors.
- Original door color must be maintained unless approved by the ACC.

### **Parking**

- Parking is not permitted on the streets within the community for periods longer than 24 hours or on a repetitive basis. The management company, board of directors and ACC, will determine what constitutes a repetitive basis. The HOA reserves the right to tow repeat offender vehicles at the owner's expense.
- Cars should not block sidewalks when parked on a repetitive basis. If multiple cars are involved, garage space must be utilized for parking to prevent blocking sidewalks.

### **Sheds/Outbuildings**

- ALL SHEDS MUST BE APPROVED BY THE ACC PRIOR TO INSTALLATION.
- Sheds must be less than 6' in height. All sheds must be placed in the back yard and the back yard must be fenced to prevent the shed from being seen from the street.

### **Pools**

- Pools must be entirely in-ground. Above ground pools are not permitted, even if they are completely or partially dug in.
- Pools must be surrounded by a screened enclosure or fence that is 6' in height.
- Hot tubs, spas, whirlpool baths and the like AS DETERMINED BY THE ACC follow the same guidelines as pools.
- Pools must meet Florida safety laws as defined in Florida Statute Section 515.27

### **Flags**

- One American flag may be displayed either from a removable flagpole or from the front of the home. The American flag must be lit while flying at night or taken down during the night. American flags must show proper etiquette and respect. Flying conditions (i.e. half mast when deemed necessary by the government) must be honored.
- One decorative flag may be flown FROM THE FRONT OF THE HOME on a removable pole.

- Decorative flags may not exceed 3' x 5' in size.

### **Pets**

- Only common household pets are permitted. No pets can be maintained for commercial or breeding purposes within Bloomingdale Trails.
- No lot may have more than 3 pets of any combination.
- No outdoor pets are allowed. Pets must live inside the house.
- Pets must be kept on a leash when off the owner's lot unless on another owner's lot with their permission. All pets must be leashed while walking through the community.
- OWNERS MUST CLEAN UP PET WASTE IMMEDIATELY WHILE WALKING PETS. COMMON AREAS ARE NOT APPROPRIATE AREAS TO LEAVE PET WASTE BEHIND. FLORIDA LAW ALLOWS CITATIONS AND FINES FROM THE FIRST REPORTED OFFENSE.

### **Garbage Cans**

- Garbage cans, trash bags, and recycle bins are permitted to be placed in front of the home within 12 hours of expected collection and should be removed within 12 hours following collection. All trash receptacles, debris and/or accumulations are to remain completely out of sight at all other times.

### **Sports Equipment**

- Sports equipment (i.e. basketball goals, street hockey nets) must be stored in front of the home or out of sight when not in use. Storage is not permitted in common areas, streets or utility areas.
- Basketball goals may not be permanently attached to homes.

### **Motorcycles/Scooters**

- Motorcycles, motorbikes, ATV's and motorized scooters of any type are not permitted to be operated within the community. Exceptions to this rule are made for licensed vehicles coming to and from the entrance to the community.

Once again, these guidelines are intended to protect the desirability and value of the community. Please review and follow these guidelines as well as all rules stated within the Bloomingdale Trails Homeowners Association documents.

All questions should be addressed to the management company, board of directors or ACC committee.