

FOREST MERE PROPERTY OWNERS' ASSOCIATION
APPROVED RULES & REGULATIONS

EXTERIOR MAINTENANCE & USE RESTRICTIONS

1. PURPOSE

These standards are adopted to preserve the aesthetic integrity, safety, and property values of the community. All exterior portions of a parcel and any improvements thereon shall be maintained in a neat, clean, and attractive condition at all times.

2. OWNER RESPONSIBILITY

Each Owner is responsible for the maintenance, repair, and replacement of all improvements located on their parcel, unless otherwise provided in the Governing Documents.

This includes, but is not limited to:

- Dwelling structure (including exterior walls, roofs, and finishes)
- Roof cleaning and maintenance (including tile roofs)
- Driveways and walkways
- Fences, walls, and gates
- Pool enclosures and cages
- Rain gutters and downspouts
- Mailboxes
- Landscaping and irrigation systems
- Screening and enclosures

Failure to maintain these components may result in enforcement action by the Association.

3. GENERAL EXTERIOR MAINTENANCE STANDARDS

3.1 Cleanliness and Condition

All exterior portions of a parcel, including but not limited to homes, tile roofs, pool cages, fences, driveways, walkways, and rain gutters, must be kept free and clear of mold, mildew, algae, dirt, stains, and discoloration at all times.

- Roofs, including tile roofs, must be routinely cleaned to prevent buildup of mold, mildew, and algae
- Pressure cleaning shall be performed as necessary to maintain a clean appearance
- No visible buildup of mold, mildew, or staining is permitted
- Gutters must be kept clean and free-flowing

3.2 Painting Requirements

- The exterior of all homes must be repainted at a minimum every eight (8) to ten (10) years, or sooner if the condition of the paint has deteriorated

- Faded, peeling, chipped, or discolored paint must be addressed promptly regardless of timeframe
- All paint colors and finishes must be approved in advance in accordance with Architectural Review procedures

3.3 Structural Integrity

- All structures and improvements must be maintained in a safe and sound condition
- Damaged or deteriorated elements must be repaired or replaced promptly
- Temporary or makeshift repairs are not permitted

3.4 Appearance

- Exterior elements must remain consistent with the community's architectural standards
- No neglected, unsightly, or visibly deteriorating conditions shall be permitted

4. LANDSCAPING MAINTENANCE

Owners shall maintain all landscaping within their parcel in a healthy and visually acceptable condition.

- Lawns must be regularly mowed and edged
- Shrubs, hedges, and trees must be trimmed
- Dead or overgrown vegetation must be removed
- Landscape areas must be kept free of weeds and debris

5. HARD SURFACES (DRIVEWAYS & WALKWAYS)

- Must be maintained in good repair and free of cracks and deterioration
- Must be kept clean and free of stains, mold, and mildew
- Pressure cleaning shall be performed as needed

6. FENCES, POOL CAGES, AND EXTERIOR STRUCTURES

- Must be maintained in good repair and structurally sound condition
- Must be kept clean and free of mold, mildew, and discoloration
- Damaged, leaning, or deteriorated components must be repaired or replaced promptly

7. RAIN GUTTERS AND DRAINAGE

- Must be properly maintained and securely attached
- Must be kept free of debris and functioning properly
- Staining, overflow, or drainage issues must be corrected

8. STORAGE, VEHICLES, AND PROHIBITED ITEMS

- Boats, recreational vehicles (RVs), campers, or similar equipment can only be parked on driveway for 72 hours.
- Storage or moving containers, including but not limited to PODS or similar units, may not be placed or stored on any parcel except for temporary use as approved by the Association.
- No inoperable, unregistered, or chauffeur license vehicles shall be kept on the parcel.

9. ANTENNAS AND EQUIPMENT

- No exterior antennas, satellite dishes, or similar devices visible from the street or neighboring property shall be installed without prior written approval, except as permitted by federal law.

10. TRASH, GARBAGE, AND DEBRIS

- No refuse, debris, or unsightly materials shall be permitted to accumulate on any parcel.
- Trash containers must be:
 - Stored out of view except on collection days
 - Properly maintained and screened from public view
- Yard debris must be promptly removed and not allowed to accumulate

11. SIGNS

- No signs or advertising materials shall be displayed on any parcel except:
 - One (1) sign not exceeding two (2) square feet identifying the owner; or
 - Customary real estate signs during sale or resale of the property

12. PETS

- Only normal household pets are permitted and may not be kept for commercial purposes.
- Pets must not create a nuisance or disturbance to other residents.
- All pets must be on a leash and comply of county laws and ordinances when in Forest Mere Property Owners association.
- Owners must clean up after their pets' waste. (carry bags when walking pets and proper disposal of such waste.)

13. STRUCTURAL AND ARCHITECTURAL LIMITATIONS (FROM DECLARATION)

- Only one detached single-family dwelling is permitted per lot.
- No structure may be moved onto a lot.
- All construction and modifications require prior Association approval.