

Prepared by/Return to:  
Fox Ridge Community Association, Inc.  
c/o Leland Management  
6972 Lake Gloria Blvd.  
Orlando, FL 32809

## **Rules, Regulations, and Community Standards for Fox Ridge Community Association, Inc.**

These Rules, Regulations, and Community Standards for Fox Ridge Community Association, Inc. were approved by the Board of Directors of Fox Ridge Community Association, Inc. in accordance with the Governing Documents. All capitalized terms herein shall have the same definitions as used in the Community Declaration for Fox Ridge, recorded at Book 18656, Page 836, et seq., of the Official Records of Duval County, Florida ("Declaration"), the Articles of Incorporation, and the Bylaws of the Association, unless otherwise defined herein.

### **I. Community Standards (Architectural Guidelines).**

The Association has an Architectural Control Committee ("ACC") and Community Standards (architectural guidelines) to assure that all homeowners/residences are consistent with a predetermined appearance of homes and their properties. The Community Standards apply to all improvements constructed on a Lot and any changes to the exterior of a Home, including without limitation landscaping. Owners are required to apply to, and obtain approval from, the ACC prior to making any improvement to the Lot or change to the exterior of the Home, excluding landscaping, and for all other matters provided by the Governing Documents. Listed below are (nonexclusive) examples of the types of items that require ACC approval **before** residents may proceed with addition or changes to their properties.

- Rearrangement or Removal of Landscaping (Trees, Hedges, etc.)
- Paver Installment
- Extension of Patios
- Any attachments to Buildings (Flag Poles, Planters, Exterior Décor, etc.)
- Painting of Patios or Driveways
- Satellite Dishes
- Hardscape (new addition or changes)
- Exterior Lighting
- Shutters
- Yard Ornamentation

- Windows (Changes to and Certain Window Coverings)
- Screening of Front Door
- Property Improvements

**The foregoing list is not exhaustive or all-inclusive. If the change can be viewed from the outside of your home, ACC approval is required prior to proceeding with the project. If you are considering making additions or changes to your Lot, Home, or landscaping and the item you are interested in is not on this list, please call the Association's Office for guidance.**

## **II. General Rules and Regulations.**

**1. Definitions.** The following terms shall bear the definitions stated below. Capitalized terms used but not defined herein shall bear the meanings set forth in the Governing Documents of the Association.

**1.1. Including.** Including means "including without limitation" and shall be deemed followed by a non-exhaustive list of examples unless the word "including" is preceded by the word "exclusively."

**1.2. Invitees.** Invitees means residents, tenants, guests, contractors, agents, and other invitees of any nature permitted upon any part of FOX RIDGE with the permission of an Owner.

**2. ANIMALS AND PETS:** Only common domestic household pets are allowed in FOX RIDGE.

**2.1. PET DOMICILE:** All pets shall be kept within an enclosed area, which must be clean, sanitary and reasonably free of refuse and waste. Pets must be contained within the respective Lot, unless the pet is being walked. When walking your pet, it must be on a leash (electronic, ropeless leashes are allowed) and under complete control of the handler. Pet waste must be removed immediately from any part of FOX RIDGE and properly disposed. Do not place pet waste in any storm drain opening or retention pond.

**2.2. WILD ANIMALS:** Wild animals, including ducks, geese, and feral cats, are not to be fed by any person for health safety reasons. The Board of Directors will be the final arbiter of all disputes related to animals and pets.

3. **BASKETBALL BACKBOARDS/GOALS:** Portable basketball backboards/goals may be used in driveways and adjacent paved surfaces; however, no portable basketball backboards may be kept outside of a home overnight or when not in use. No basketball backboards, goals, or other recreational equipment may be placed or used in a manner which impedes vehicular traffic within FOX RIDGE. **No permanently installed basketball backboards are permitted.**

4. **DAMAGE TO COMMON AREA OR ASSOCIATION PROPERTY:** When the Common Area or any Association Property is damaged as a result of the willful or negligent acts of an Owner or an Owner's Invitee, the Owner and Invitee shall be jointly and severally liable to the Association for all costs to repair and restore such property to the condition it existed before the damage. If the Owner or Invitee fail to pay such costs within thirty (30) days of demand by the Association, the Association may levy an Individual Assessment against the Owner and the Owner's Lot and collect such assessment through any means available, including foreclosure.

5. **GARAGES/GARAGE DOORS:** Garages are to be used for parking vehicles AND storage. Under no circumstance shall garages be used for individual or commercial business purposes. Garages shall not be converted into a general living area. Garage doors must be kept closed when not in use.

6. **NOISE:** All noise, including without limitation, patio televisions, radio, record, disc, or tape player or musical instruments, shall not be audible beyond the boundaries of the Lot. No Owner or Invitee shall create or permit unreasonable noises which unreasonably disturb or interfere with the use and enjoyment of a Lot by another Owner. The Jacksonville Code establishes maximum levels of noise, and violators can be prosecuted and fined.

7. **PARKING:**

7.1 **DRIVEWAYS:** Owners and Invitees who own more regular sized automobiles than the garage can accommodate should park them in the driveway in the most inconspicuous manner possible, to avoid being a nuisance to neighbors or detracting from the aesthetics of the community. Owners and Invitees shall not park in a manner that impedes pedestrian ingress and egress on sidewalks within FOX RIDGE.

**7.2 OBSTRUCTION OF TRAFFIC:** No vehicles and/or trailers of any type may be parked anywhere in FOX RIDGE in a manner that prevents the normal and safe passing and turning of other authorized vehicles, especially emergency vehicles. The Property Manager and/or Controlled Access Personnel are granted authority to tow vehicles in violation without further notice at the vehicle owner's expense. Refer to Section 12.4 of the Declaration for more provisions and restrictions related to vehicles and parking.

**7.3 COMMERCIAL VEHICLES:** No commercial vehicles of any kind are allowed to be permanently parked in Fox Ridge (this includes community streets, common areas or homeowner driveways), except within the garage of a Home. Commercial vehicles associated with delivery of goods or services to an Owner or Owner's Lot may be temporarily parked in authorized areas within FOX RIDGE on a temporary basis when such good or service provider is actively providing goods or services to an Owner or Lot.

**8. STREET TRAFFIC AND VEHICLES:** All vehicles operated in FOX RIDGE shall be operated by licensed, insured drivers. No GO CARTS, ATV's, MINI-BIKES, MOTORIZED SKATEBOARDS, MOPEDS, SCOOTERS, and OFF-ROAD VEHICLES which cannot be registered with the DMV may be operated on the Common Areas or streets within FOX RIDGE at any time. The Jacksonville Sheriff's Office may stop and issue tickets as appropriate to offenders. The FOX RIDGE speed limit is 15 MPH, unless otherwise posted.

**9. CAR WASHING & VEHICLE REPAIRS:** Washing of vehicles is only permitted within the driveways of Lots (this includes commercial/mobile car wash vendors). All repairs, maintenance, and servicing of vehicles must be performed exclusively within the garage of a Home.

**10. SIGNS:** No signs may be posted or displayed within FOX RIDGE, including on Lots, by any Owner or Invitee on any property, except as provided herein or required to be permitted by law. Owners may display security decals or small security company signs of reasonable size in the yard of a Lot within 10 feet of the entrance to the Home. Owners may also display temporary signs warning of lawn pesticide application. Further, Owners may display "For Sale", "For Rent," and "Open House" signs that conform to ACC Guidelines, Appendix F. No signs may be posted on Common Area without the ACC and Board's prior written approval. In its discretion, the ACC may permit directional and real estate open house signs only on the day of the open house. Specific policies and

procedures governing an open house are as follows: Directional signs will be allowed for Open Houses on Saturdays and Sundays only. The signs cannot be placed any earlier than the morning of the Open House and must be removed promptly after the Open House. Signs must be standard realty open house signs and in good condition. Placing signs earlier than Saturday or failure to remove them promptly at the end of each day will result in the elimination of that Realtor, real estate broker, and real estate agent's permission to display any directional Open House signs within Fox Ridge. The only signage allowed on the Open House Lot, other than the approved For Sale signage, is one (1) approved Open House sign that must be removed at the end of the Open House event. Balloons or other items to attract attention cannot be used or attached to any part of the Open House sign, exterior of the house, mailbox, landscaping, or other signage. In certain instances, other signage deemed appropriate or required, may be approved by the ACC.

**11. SOLICITATIONS:** No commercial door-to-door solicitations are permitted. Limited youth organization fundraising activities (for example Girl and Boy Scouts) may only be done by Owners' immediate family members.

**12. TEMPORARY STRUCTURES:** Temporary structures, such as shacks, sheds or other types of outbuildings are not permitted on any improved or unimproved Lots. Children's playhouses, play equipment and other recreational structures must be contained on homeowner's Lot in the back yard and shall not be visible from the community streets.

**13. WELLS:** No wells of any kind shall be dug or drilled on any lot.

**14. WINDOW COVERINGS:** No reflective window coverings or treatments shall be permitted on any structure in the Fox Ridge community without ACC approval.

**15. TRASH BINS:** Trash Pickup is every Friday. Trash Bins are to be put out on Thursdays for pick up on Fridays. All trash bins must be removed from the street no later than Friday night after trash pickup is complete. All trash bins and other waste receptacles must be maintained in a sanitary condition and stored in a manner so as not to be visible from view of adjacent properties and the streets (preferably in the garage or back yard). Under no circumstance shall trash bins be permanently stored on community streets, driveways, or other areas that are visible to public view from adjacent properties and the streets. Refer to Section

12.17 of the Declaration for more provisions and restrictions related to waste receptacles and disposal.

**16. ENFORCEMENT.** The Association shall have the right to enforce compliance with, and violations of, the Governing Documents, Rules and Regulations, and Community Standards (architectural guidelines or criteria) through any means available at law or in equity. The Association shall have the right, but not the obligation in any particular instance, to pursue enforcement of the Governing Documents, Rules and Regulations, and Community Standards (architectural guidelines or criteria), and the Association's decision in one instance to refrain from pursuing enforcement shall not constitute a waiver or estoppel of, or otherwise preclude, the Association from pursuing enforcement in any other instance. All the Association's rights and remedies shall be cumulative, and the Association's decision to pursue one method of enforcement or remedy shall not constitute an election of remedies or otherwise preclude the Association from engaging in any other method of enforcement or pursuing any other remedy.

**16.1. FINES & SUSPENSIONS.** The Association may levy reasonable fines against, and may suspend the right to use Common Areas and facilities of, Owners and Invitees for violations of the Governing Documents, Rules and Regulations, and Community Standards (architectural guidelines or criteria). A fine may be levied in the amount of up to \$100.00 per day, per violation, and there is no cap on the aggregate amount of a fine for a continuing violation; therefore, a fine for a continuing violation may accrue at up to \$100.00 per day indefinitely until the violation is corrected. Owners are jointly and severally liable with their Invitees for all violations of the Governing Documents, Rules and Regulations, and Community Standards (architectural guidelines or criteria), including for payment of fines levied as a result of a violation committed by an Invitee. All fines and suspensions, except suspensions imposed for nonpayment of a monetary obligation due to the Association, are subject to confirmation by the Violations Committee. Refer to Section 20.6 of the Declaration for more provisions pertaining to fines and suspensions.

**16.2. COURTESY VIOLATION NOTICE.** For first violations, the Association will send one courtesy notice providing a reasonable time to correct the violation before imposing a fine or suspension. For the purposes of this provision, a "first violation" is a violation that has not been committed by the Owner or any of his or her Invitees within the preceding twelve (12) month period. If the violation is not corrected within the time period provided in the

courtesy notice, or if a violation of a substantially similar nature occurs within twelve (12) months of a prior violation, the Association is not required to send any notices (including a courtesy notice) before imposing a fine or suspension other than the notice of the hearing before the Violations Committee.

17. AMENDMENTS & COMMUNITY INFORMATION. The Rules, Regulations, and Community Standards (architectural guidelines or criteria) are subject to change periodically upon approval of the Board. For any questions or concerns, please contact Association Management. To stay informed of all community information, please attend our Monthly Board Meetings which are announced via community signage, email and our Facebook community page.

APPROVED by the Board of Directors of Fox Ridge Community Association, Inc., on this 1<sup>st</sup> day of June, 2022.

Witnesses

**Fox Ridge Community Association, Inc.**

Miriam  
Signature of Witness 1

Shannon E. Ingram  
Signed

Miranda Blankenship  
Printed

SHANNON E INGRAM  
Printed

Jenna Mergel  
Signature of Witness 2

President  
As Its

Jenna Mergel  
Printed

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28<sup>th</sup> day of JUNE, 2022, by SHANNON INGRAM, as PRESIDENT of Fox Ridge Community Association, Inc., on behalf of the corporation.



Bette A. Lytle  
(Signature of Notary Public – State of Florida)  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification

Type of Identification Produced:   ID/D   .