

The St. Lucie Falls  
Property Owners Association  
**Rules and Regulations**

**SECTION I**

**General Rules**

1. Soliciting - Soliciting is not allowed in SLF. If you see anyone soliciting within SLF, please notify the office.
2. Speed Limit - The speed limit within SLF is 15 miles per hour. Please obey this speed limit. Many of our residents are walking or riding golf carts or bicycles on our streets.

**SECTION II**

**Homeowner Property**

1. Transfer of Ownership – Legal evidence of transfer of property via inheritance or other transfer should be provided to office via a copy of probate order, quit claim deed, etc.
2. Commercial Signs – Commercial signs on vehicles are not allowed.
3. Exterior Lighting - No exterior lighting shall be directed to illuminate areas outside the person's property. Electrical power must remain on at all times even when the homeowner is away for any reason what so ever, so that the front yard light remains on. An exception will be made for day/night light sensors.
4. House Numbers - All homes must have house numbers approximately four (4) inches or more in height, visible from the street and must be in one or more of the following locations lamp post, front of home by entrance door or carport roof edge.
5. Hurricane Shutters – Shutters shall not be in place on houses except during hurricane season [June – November] or when residents have left for an extended period. If plywood is used in place of storm shutters for window protection during hurricanes, it shall be painted to match the color of the trim or the color of the house.
6. Landscaping - Grass should be maintained in a manner not to exceed six (6) inches in height. Tree and shrub beds must be kept weed free. Trees and bushes must be neatly trimmed.
7. Leases - Should the lot owner desire to rent or lease his lot, home and improvement thereon, the minimum rental record shall not be less than ninety (90) days. Renters must be interviewed prior to commencement of lease.
8. Mailboxes – All mailboxes must be white.
9. Parking – There is to be no overnight parking on roads, including ends of cul de sacs.

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10. Plantings – There are to be no plantings of any kind around the fire hydrants. There are to be no plantings exceeding four feet in height around the water meters or lampposts of any property. If access is blocked for maintenance or repair of a water meter or lamppost, the Association or its employees may remove the plantings.

**SECTION III**

**Recreational Facilities**

1. Guests - All guests must be able to present guest tags whenever they use the recreational facilities at the clubhouse (pool, shuffleboard, tennis, bocce, pool tables).

**A. Clubhouses**

1. No minors under eighteen (18) may use the recreational facilities without a responsible adult supervising. A resident must accompany guests. Keys must not be given to guests.
2. No parties allowed unless reserved through the office.
3. No furniture may be removed from Clubhouses without authorization from the Manager.
4. Windows and sliders must be closed and locked upon departing.
5. No food or beverages allowed in billiard room.
6. No bathing suits or bare feet allowed in any part of buildings.
7. If clubhouse is set up for a reserved event, do not disturb decorations or tables.
8. If a resident is holding a private party in the main room, entrance for others to the Lodge will be through the rear hall door by the pool. The kitchen may not be used if being used in conjunction with the private party.
9. If kitchen is used, it must be left clean. Rules for cleaning kitchen to be posted in kitchen. All trash must be removed from premises.
10. Each person when leaving clubhouses (if no one else in clubhouse) will follow all procedures for turning out lights regardless of the time of day or night. Procedures to be posted by the front door.
11. Damages, should there be any, will be assessed to the responsible resident.
12. Do not rearrange furniture or equipment.
13. Bring your own supplies. Do not leave food, drink cans or cups on tables. Clean up any “mess” you have made.
14. When using TV, keep volume at a level so as not to annoy other guests.
15. The Clubhouses are smoke-free facilities.
16. No pets are allowed in either of the clubhouses.

**B. Clubhouse Private Functions**

1. Activities sponsored by SLF have priority over private uses.
2. The Clubhouse will not be used for outside organized religious, private or fraternal club meetings and will not be used for commercial or soliciting purposes. Exceptions to this rule will be when the Clubhouse facility may be reserved for events sponsored by SLF Board of Directors.

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3. Owners may reserve the Clubhouse for personal private use, subject to the following conditions:
  - a. Resident must be present for intended rental function.
  - b. An application for clubhouse reservation must be completed at the office.
  - c. A notice of reservation through the office is to be printed on the monthly calendar in billiard room.
  - d. The Lodge and Tennis Center Pools will remain accessible for all residents. Pools cannot be reserved.
  - e. A deposit of \$250.00 is required when reservation is made for private use. The deposit will be returned if cleanup of the Clubhouse is acceptable and the Clubhouse is locked up and secured as stated on the provided instruction sheet. The rental for the Lodge is \$100.00 and rental for the Tennis Center is \$50.00.
  - f. Any resident reserving either Clubhouse for private use will be responsible for the repair or replacement of any damage in or to the Clubhouse or grounds during the private use. Damage done as a result of failure to secure the Clubhouses will be the responsibility of the resident reserving the facility.
  - g. Private parties are not to use billiard room. Residents reserving the Lodge for a private function will complete a walkthrough of the facility with a designated staff or board member, prior to and following the private function. Necessary keys will be provided to residents and returned to staff or board member during each respective walkthrough.
  - h. Residents reserving the Lodge for a private function must complete the "Procedures for locking the Lodge" form attached to the application for club reservation, and turn the completed form into the designated individual at the time of the walkthrough following the private function.
4. No bare feet or bathing suits are allowed in the Clubhouses. Shirts or proper cover-ups are required at all times.
5. SLF POA does not permit any children's or teenage parties. Weddings and wedding receptions are not permitted. The Association will permit birthday parties for residents, baby showers, anniversary parties as well as memorial services. Other family activities will be handled on a case by case basis by the Manager.
6. No tape on walls. No balloons. No dragging chairs or tables.
7. The Clubhouses are smoke-free buildings.
8. **CATERED FUNCTIONS:** Catered functions may only be allowed at the Lodge. Caterers must provide proof of current license and be bonded. The caterer is responsible for the cleaning of the kitchen, the removal of all left over food (unless other arrangements have been made), the cleaning and storage of any equipment belonging to the Lodge at SLF. Caterers are responsible for the removal of the refuse from the trashcan containers in the Lodge, which must be deposited into the dumpster in the north side of the parking lot. It is the responsibility of the individual resident having private parties to ensure these requirements are complied with.

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C. Kitchen

1. Empty and wipe clean kitchen sinks.
2. Wipe clean with disinfectant cleaner (available under the kitchen sink) kitchen counter tops and all appliances, if used.
3. Wipe up spills on kitchen floor. This is to prevent attracting ants.
4. If used, wipe plastic tablecloths clean with disinfectant cleaner and leave on tables to dry.
5. No dishes or food are to be left in the sinks or in refrigerator.
6. Check to make sure stoves and all appliances have been turned off.
7. Remove all leftover food from the facility.
8. No dragging tables or chairs.
9. If towels or dishcloths are used, they must be taken home, washed and returned.
10. Locked closets may only be accessed by authorized persons.
11. Do not remove any utensils or kitchenware from premises.
12. When emptying trash containers, filled garbage liners must not be removed from trash containers prior to taking outside.

D. Pools

1. **AS THERE IS NO LIFEGUARD ON DUTY, SWIM IN THE POOL AT YOUR OWN RISK.**
2. No pets are allowed in the pool or recreation area.
3. All persons must shower before entering the pool.
4. No breakable containers allowed in the pool area.
5. All body lotions must be removed before entering the pool.
6. No diving or jumping into pools.
7. Balls, Frisbees, etc. are not to be used in either pool area. Foam noodles shall be permitted at either pool.
8. No horseplay in or around the pool.
9. Any person with an open sore or communicable disease is prohibited from using the pool.
10. Children in diapers/pampers are not allowed in the pool, swimmies are permitted.
11. All food and refuse must be removed from the premises. No minors under eighteen (18) may use the pools without a responsible adult supervising. Clothing, towels and sandals are to be kept away from ladder and side of pool.
12. If you use the pool area, or any of the recreation facilities, please clean up after yourself.
13. No visitors to be allowed possession of the clubhouse and storeroom key.
14. Residents or guests who open umbrellas at the pool deck area must close umbrellas before leaving the pool deck area to avoid any damage to umbrellas or other areas of the facility.
15. Pool hours are from Dawn to Dusk, seven days a week.
16. Guest and residents must have ID bracelets in a visible place.

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**SECTION IV**  
**Storage Compound**

WHEREAS, Paragraph 9 Article II of Covenants and Restriction of SLF Property Owners Association provides for a space area on common property and made available to individual residents for storage of non compliant vehicles on individual lots, the storage area will be made available on a first come first serve basis.

The storage area will be made available to residents and a limited number of non-residents for personal vehicles such as registered recreational vehicles, motorcycles, boats on registered trailers, canoes, trailers, car dollies, travel trailer and commercial trucks. Equipment used in conducting a business will be allowed.

The following terms and conditions shall apply for use of the storage area:

1. Vehicle or trailer must be registered and have a current registration. Changes in registration status must immediately be reported to the property manager along with a copy of the updated registration form.
2. A maximum of two items may be stored per space.
3. The vehicle, trailer or boat should be centered in the space and parked in a manner so as to not impede others from accessing their space or impede entry into the storage area.
4. Space is available to residents of SLF and a limited number of non-residents. SLF residents will have priority of the spaces.
5. Spaces are not transferable.
6. Space assignments are on a first come first serve basis. If needed a waiting list will be established and kept in the office.
7. With the exception of support blocks, nothing is to be stored on the ground around the vehicle.
8. Vehicles, RV's, trailers or boats are not to be occupied at any time. Presence in the compound should only be to move or maintain a unit.
9. A \$30.00 monthly fee will be charged payable quarterly. A late charge of \$10.00 will be required if payment is not received within 10 days after the due date.
10. Failure to comply with these rules will result in the loss of the use of the storage compound. The SLF Board of Directors will make final determination of loss of privileges. Residents notified to vacate must remove vehicle within 15 days or it will be towed at owner's expense.
11. Residents may have up to two spaces if there are spaces available. Payment will be due for each space every month paid on a quarterly basis. Once the lot is full to capacity, the Board reserves the right to have the resident relinquish the second space in the event that a first time applicant is in need of a space. Spaces will be relinquished on a last in first out basis.
12. All storage space that is made available is at the sole risk of the Lot Owner using said space.