

Harbor Ridge of Palm Harbor Homeowners Association

Rules and Regulations

The following Rules and Regulations are approved by the Board of Directors. Owners are responsible for assuring their tenants and guests are aware of and follow these rules. Owners are responsible for providing a copy of the Rules and Regulations to their tenants.

Rental Process:

No more than 10% or eight (8) units are to be rented at any one time. The rental application process is below.

- Owners are required to own a unit for twelve (12) months prior to obtaining approval to lease a unit. Leasing of units require a minimum of a one-year (1) lease.
- Owner submits a complete application (see website for application forms) to Community Management Co. If a slot is available, it will be held as pending. Allow three (3) weeks for a response.
- Community Management Co. completes the background check then submits the completed packet to the Board.
- Board reviews and responds. If approved, the pending slot is allocated. If the application is not approved, the pending slot is held open for fourteen (14) days for submission of a new application for this unit.
- If there are no slots available, the owner may request in writing to the Community Management Co. to be put on the waiting list which is maintained by the Community Management Co. and the Board.
- If a current lease is terminated, this rental gives up their rental position. If there is a waiting list, they can be added to the end of the list. If a current owner has a lease that is about to expire and they are renewing that lease, as long as the renewal lease is submitted, reviewed, and approved by the board, they will not need to go on the waiting list.
- Owner must submit the lease renewal to the Community Management Company for approval by the Board of Directors.

Pool and Cabana Rules:

- Pool is for the use of Association members, tenants, and their guests only.
- Loaning out of pool keys to non-members is prohibited. Violations are subject to a fine.
- Pool capacity: twenty (20): Members and tenants are responsible for their guests.
- Children under the age of sixteen (16) must be accompanied by an adult.
- Pool hours are dawn to dusk.
- Association is not responsible for injuries or lost items.
- Appropriate pool attire is required.
- Shower before entering pool.
- Do not use pool if ill with diarrhea.
- No glass at the pool, on the deck or in the cabana.
- No pets are allowed at the pool, on the deck or in the cabana. Service pets would be an exception to this rule; however, no animals are allowed in the water.
- No grills are allowed at the pool, on the deck or in the cabana.

Pool and Cabana Rules (cont'd)

- Cabana and pool users are responsible for cleaning up and removal of food garbage after use.
- No smoking.
- No lifeguard is on duty.
- NO DIVING.

Parking Rules:

Eight spaces have been designated and marked for parking use in the Common areas.

1. Four (4) designated parking spaces on Harbor Ridge Dr. (in front of the cabana), are limited to use for Mail pick up & Pool users Only (One (1) space designated for Handicap use).

****For security reasons, NO overnight parking is allowed in front of the cabana area****

2. Four (4) designated parking spaces on North Harbor Dr.- (NO overnight parking is allowed unless authorized).

a. Two (2) for guests use

b. Two (2) for homeowners use

Homeowner may request overnight parking use (on a temporary basis - maximum two (2) weeks) and can be renewed based on availability.

Overnight parking request process:

a. Process request at Harborridge.org

b. Allow two (2) days to process and receive overnight PARKING AUTHORIZATION TAG

PARKING AUTHORIZATION TAG MUST BE DISPLAYED ON VEHICLE DASHBOARD – Vehicle must park in reverse with TAG clearly visible.

3. Street parking is allowed during: 5:05AM to 1:55AM (signs posted at multiple locations).

4. No street parking allowed during: 2:00AM – 5:00AM (signs posted at multiple locations).

5. Cars in violation to these rules will be towed.

6. No parking is allowed at the dead end of North Harbor Drive – this area is for vehicles turn around, including emergency vehicles.

7. No parking is allowed on sidewalks or blocking any part of the sidewalk per Florida Statute 316.1945

Daytime Parking Spaces:

We have added twelve (12) daytime parking spaces. Four (4) on N. Harbor Drive, Four (4) on the East side of Harbor Ridge Drive and four (4) on the West side of Harbor Ridge Drive. These are not for overnight parking and do not require any parking passes.

Pets:

- No more than two (2) pets are allowed per unit.
- Walking of pets is allowed only on common areas. Pet owners are responsible for ensuring the grassy areas are being used and not owners' private lots. Clean up and removal is required after your pet.
- Pet waste MUST be stored in the homeowner's garage.
- All pets outside a dwelling shall be properly leashed. No pet shall be permitted to run at large.

Owner Insurance Verification:

Proof of adequate homeowners' insurance (Declaration Pages) must be given to the Community Management Company at the time of purchase of a Lot, in addition to, proof of renewal of such insurance on each anniversary date thereof. A reminder from the Community Management Company will be emailed to owners approximately thirty (30) days prior to your anniversary date.

Pest Control:

- No feeding of wildlife is allowed (alligators, birds, ducks, squirrels, etc.).
- No bird feeders are permitted.

Exterior lighting:

- Homeowners are responsible for maintaining, as well as replacing, the exterior lighting on their unit, including keeping the bulbs in working order and the sensors operational in the dusk to dawn mode.
- If a fixture is broken and unable to be repaired, contact the Architectural Committee for replacement options.

Building/Unit:

- Each unit shall be kept clean, including doors, windows, soffit/eaves, trim, and screened enclosure, as necessary.
- Driveway, walkways, and sidewalks should be kept clean and clear of residue and debris.
- Items must be stored from street and neighbor view. Lanais are NOT to be used for storage. NO trash containers and/or pet waste containers are to be stored on the lanai.
- Window air conditioners are not permitted at any time, except with board approval.
- Water hoses must be put away and/or properly stored on a garden hose reel, hanger/holder, or container.
- Trash containers must be stored out of sight from the street and completely concealed from view. Trash containers must not be placed at the curb for pick up before 6:00 PM of the evening prior to pick up and removed by 7:00 PM the day of the pick-up.

