



Rules and Regulations

Please refer to Section 14 Use Restrictions in the recorded Declaration of The Edge on 15th for a complete and detailed explanation of the rules and regulations. Rules and Regulations adopted by the Board may and can change from time to time.

Alterations and Additions. No material alteration, addition or modification to a Lot of Home, or material change in the appearance thereof, shall be made without the prior written approval thereof being first had and obtained from the ACC.

Animals. No roosters or pigeons shall be raised or kept within The Edge On 15th. The breeding of animals is strictly prohibited within The Edge On 15th. All pets shall be walked on a leash. No pet or animal shall be “tied out” on the exterior of the Home or Common Areas, or left unattended in a yard or balcony, porch or patio. The person walking the pet or the Owner shall clean up all matter created by the pet.

Cars and Trucks:

- **Parking:** Owners and Lessees’ automobiles shall be parked in the garage or driveway and shall not block the sidewalk. Owners and Lessees may not park their vehicles in a guest parking space between the hours of 11PM and 7AM. Parking on the grass is not allowed.
 - Upon the third violation of this provision, a fine will be levied by the Board and submitted to the fining committee.
- There shall be no overnight parking in any street in the community. This provision extends to all entrants of the community including owners, lessees, and guests.
 - Upon the third violation of this provision, a fine will be levied by the Board and submitted to the fining committee.
- No vehicle with expired registration or license plates may be kept anywhere on The Edge on 15th.
 - Upon the third violation of this provision, a fine will be levied by the Board and submitted to the fining committee.
- All residents must register their vehicles with the association
- **Repairs and Maintenance of Vehicles:** No vehicle, which cannot operate on its own power, shall remain within The Edge On 15th for more than 24 hours unless the same is stored in the garage

of a Home. No repair or maintenance, except emergency repair, of vehicles shall be made within The Edge On 15th.

- **Prohibited Vehicles:** No boat, commercial vehicle, vehicles with commercial advertising displays, limousines, house trailers, and trailers of every other type, kind or description, or camper, may be kept within The Edge On 15th except in the garage of a Home. The term commercial vehicle shall not be deemed to include law enforcement vehicles or automobiles issued by the County or other governmental entity.

Commercial Activity. No solicitors of a commercial nature shall be allowed in The Edge On 15th. No day care center or facility may be operated out of a Home. No garage sales are permitted.

Decorations. No decorative objects including, but not limited to, birdbaths, wind chimes, figurines, light fixtures, sculptures, statutes, weather vanes, or flagpoles shall be installed or placed within the Front Yard or visible from the street. Holiday lighting and decorations shall be permitted to be placed upon the exterior portions of the Home and lot commencing on October 15th and shall be removed no later than January 15th of the following year.

Fences and Walls. No walls or fences shall be erected or installed without prior written consent of the ACC. All enclosures or balconies or patios including, without limitation, addition of vinyl windows and decks shall require the prior written approval of the ACC. Fences shall be prohibited within the Front yard of any lot. Fences on the sides and rear of a Home shall be 6 feet, made of wood (natural wood or other color approved by the ACC) or shadowbox. No chain link fencing shall be permitted.

Garages. The conversion of any garage within The Edge On 15th shall be prohibited.

Garbage Cans. No outside burning of trash or garbage is permitted. No garbage cans shall be maintained on any Home so as to be visible from the outside of the Home or Lot. Garbage cans and trash containers shall not be placed outside the Home for pick-up earlier than 6:00pm on the day preceding the pick-up, and must be turned to the Home so that they are not visible from the outside of the Home on the day of pick-up. To the extent any Owner must utilize any swale in connection with bulk pickup items, such Owner shall be obligated to request the bulk pickup from county the same day that debris is placed outside. Association must be notified in writing of the placement of the items and request for pickup of the same from the county. Any bulk items that are left in any portion of the Common areas without Notice to the Associations shall be considered dumping and owner shall be subject to fines and/or legal action.

Hurricane Shutters. Any hurricane shutters or other protective devices visible from the outside a Home shall be of a type as approved in writing by the ACC. Panel, accordion and roll-up style hurricane shutters may not be closed during the hurricane season (nor any other time). Any such approved hurricane shutters may be installed or closed up to 48 hours prior to expected arrival of a hurricane and must be removed or reopened with 72 hours after the end of a hurricane watch or warning.

Leases. All leases shall be subject to Association approval. No Home may be subject to more than 2 leases in any 12-month period, regardless of lease term. No lease term shall be less than 6 months.

Pools. Pools shall not be permitted within The Edge on 15th.

Satellite Dishes and Antennas. No exterior visible antennas, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without prior written approval from the ACC.

Signs and Flags. “For Sale” and “For Rent” signs must be approved by the ACC and shall be no larger than 12’ x 12’. No broker “For Sale” and “For Rent” signs shall be exhibited or displayed in The Edge On 15th while the Developer holds any Homes for sale. No sign may be placed in the window of a Home. No ACC approval is necessary for the installation of an American flag, up to 2’ x 4’ feet in size, posted on a 3’ foot pole and attached at a 45-degree angle from the Home.

Sports Equipment. No recreational, playground or sports equipment shall be installed or placed within or about any portion of The Edge On 15th without prior written consent of the ACC. No basketball backboards, skateboard ramps, or play structures will be permitted without written approval by the ACC. Such approved equipment shall be located at the rear of the Home or on the inside portion of corner Homes within the setback lines. No basketball hoops shall be attached to a Home and any portable basketball hoops must be stored inside the Home.

Storage. No temporary or permanent utility or storage shed, storage building, tent or other structure shall be permitted without the prior approval of the Association.

Trash Pickup. Our Trash Pickup days are Monday and Thursday. Trash containers should not be outside Tuesday or Wednesday until after 6:00pm, Friday, Saturday or Sunday until after 6:00 pm. When not in use, trash containers are to be stored in your driveway at the end by your garage door, in your garage, or in your backyard.