

L'ETOILE HOMES

Homeowners Association
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COMMUNITY POLICIES AGREEMENT

To maintain the standards of our community and promote a safe environment, as a new homeowner, you must adhere to the following rules:

Parking Rules:

1. **Residents** must park in their garages or driveways only; guest parking is prohibited for residents.
2. **Guest Parking:** Guests must park in designated areas (Amalfi Drive or by the pool) and label their vehicles with specific details (date, name, address, phone number). Improper labeling may result in towing or violations.
3. **Street Parking:** Not allowed; liability and damages are the vehicle owner's responsibility.
4. **Commercial Vehicles:** Cannot be parked outside garages.
5. **Extended Guest Parking:** Requires prior board approval for stays exceeding five days per month.
6. **Violations:** Parking on Grass or Street Parking: \$100 fine. Towing at your own expense.

Garbage Collection:

1. Garbage is collected on Mondays and Thursdays.
2. Carts must be placed no earlier than 5 PM the day before and removed by the end of the service day.
3. Garbage must be bagged, tied, and placed inside the cart with the lid closed.
4. Improper placement or failure to remove carts results in a \$100 fine per day.

Recycling Collection:

1. Recycling is collected on Thursdays along with garbage.
2. Items must be rinsed, unbagged, and placed in the cart.
3. Carts must be removed by the end of the service day; violations incur a \$100 fine per day.

Bulk Waste Collection:

1. Bulk waste is collected every fourth Thursday of the month.
2. Hazardous and construction materials are not accepted.
3. Improper placement results in a \$100 fine per day.

Pet Policy:

1. Pets must not defecate in public areas unless cleaned immediately.
2. Pets must be leashed or confined; no more than one pet per unit without board approval.
3. Loud or nuisance pets are prohibited. No pets allowed at the pool.
4. Violations result in warnings or \$100 fines per offense.

Basketball Hoop Regulations:

1. Hoops must be placed on driveways only; street play is prohibited.
2. Written permission is required to use another resident's hoop.
3. Play hours are 10 AM until dusk.
4. Violations result in warnings or \$100 fines per offense.

Bicycle Regulations:

1. Riders must follow Florida Statutes, including helmet use for minors, proper lighting, and safe riding practices.
2. Violations may result in fines or citations.
3. Parents and guardians are responsible for minors' compliance.

General Notes:

- Compliance with all rules is mandatory to ensure the safety and order of the community.
- Violations result in fines or other penalties, with homeowners held accountable for their guests and household members.

SPECIAL ACKNOWLEDGMENT FOR OUR LIMITED PARKING

I. Guest Parking Identification Passes

As the homeowner or a tenant, I confirm that I have received a copy of the guest parking identification passes. I commit to providing this pass to my household guests whenever they need to utilize one of the designated guest parking lots.

My guests need to understand that they must display a printed copy of the guest parking identification pass. This template is easily accessible on the L'Etoile HOA website, categorized under Association Documents, within the Community Policies (06.02.21 PDF), and specifically on page two (2) of the L'Etoile Parking Rules.

II. L'Etoile Parking Policy & Compliance

I affirm that I have received, read, and fully comprehend the L'Etoile Parking Rules. I will actively communicate these rules to all members of my household and ensure that our guests adhere to them. Should I, anyone in my household, or my guests violate the L'Etoile Parking Rules, I recognize that we may face various consequences from the L'Etoile Homeowners' Association.

These may include:

1. Parking Violations
2. Warning Stickers
3. Monetary Fines
4. Vehicle Towing
5. Possible Legal Action

Monthly Maintenance HOA Fee:

The monthly HOA payment is due on the first of each month. Accounts that are 30 days past due will incur a 6% interest charge. If a homeowner or landlord falls behind on their HOA fees, the HOA is required to provide the tenant with a written notice. This notice will demand that all future rent payments be made directly to the association instead of the landlord. A copy of this notice will also be sent to the homeowner.

Additional Important Information:

1. Amenities Hours and Rules:

Pool: Open 8 AM to dusk; no eating, smoking, or vaping in the pool, pool area, or bathrooms.

Gym: Open 5 AM to 11 PM; no eating, smoking, or vaping.

Tot Lot: Open 8 AM to dusk.

2. Guest Parking Policy:

The first two parking spaces after the handicapped spot at the pool are reserved for compact cars.

3. Estoppels & Violations:

Home sales with outstanding violations are on hold until violations are resolved to uphold community standards.

4. Iguana Mitigation:

Residents may wrap trees with clear or metal rolls to prevent iguana infestation, but cannot nail or screw the material into the tree.

5. Contact Information:

Homeowners/residents must provide contact information to the property manager or management company. Failure to do so makes them solely responsible for any consequences of failing to receive important information.

6. Questions & Clarifications

I acknowledge that I have had the opportunity to ask questions and receive clarifications regarding L'Etoile Community Policies. I understand that I am responsible for communicating these rules to all individuals residing at the address below.

Printed Name: _____

Property Address: _____

Signature: _____ Date: _____

L'ETOILE Temporary Guest Parking Identification

Date:

Owner's Full Name:

Visiting Unit Address:

Owner's Contact Number:

**Please note that L'Étoile Homeowners Association is not
responsible for theft or damage that occurs while on the
premises.**

**Ensure this card is displayed clearly to enjoy hassle-free
parking during your visit.**

Updated on May 19, 2025