

**The Laurels Community Association  
Rules and Regulations**

**Adopted by the Board of Directors in February 2021**

1. Leases on any rented property shall not be for less 12 months terms. Homeowners are required to provide their tenants with a copy of the community's By-Laws, Covenants, Rules & Regulations. The homeowner will be responsible for all violations and fines levied against a rental property. We are a single-family residence community and room rentals are strictly forbidden.
2. **Fishing in our ponds is prohibited.**
  - a. Swimming and/or boating/kayaking on the ponds is dangerous and is not permitted.
3. Maintenance of common area landscaping is to be supervised by the Landscaping Committee appointed by the Association, Members who have suggestions or complaints about common area landscaping issues are to address them to the Chairman of the Landscaping Committee and shall not communicate directly with the vendor(s) engaged by the Association to maintain the common areas. Members shall not remove, trim or add plantings to common areas.
4. Throwing trash on the common areas or in the ponds is not permitted. This includes the gazebo. Adults or children who use the gazebo are required to clean up after themselves and/or their children.
5. Signs are not permitted on the right-of-way at the entrance of the Laurels, except of a temporary nature, such as "Open House" and "Garage Sale", and must be removed at the end of the same day as installed. "For Sale" and "For Rent" signs only are allowed and can be placed in the front yard of the Lot, provided they conform to County Codes as to size and specification.
6. Basketball hoops, which are permanently installed, require the approval of the Architectural Control Committee. Mobile basketball hoops must be kept erect behind the sidewalk and all equipment must be properly maintained.
7. Children's playground or athletic equipment (swings, slides, etc.) is not to be placed in the front yards and must not be visible from the street. Bicycles, skateboards, scooters and similar equipment are not allowed in the gazebo and are not to be rested against the shrubbery or fencing surrounding the gazebo.
8. All mailboxes shall conform to the common design within the development. Mailboxes and supporting posts shall be painted white and there shall be no lettering, decals or covers affixed to the mailboxes, and all mailboxes shall be maintained. If waste management stickers are placed on the mail box, they are to be placed on the horizontal support under the mail box, and on the East side of the mail box on those lots East of 39th Ave., and on the West side of the mail box on those lots West of 39th Ave. (\*Rust-Oleum, Satin White 7791, 12 oz. spray can, available at home supply stores, covers all surfaces, is rust proof and will not chip.)
9. All lots shall be maintained in a clean and sanitary condition. Each lot shall at all times be maintained in an aesthetically attractive appearance and also there shall be removed all debris, dead growth and fallen vegetation. Owners are to keep their home, driveways, sidewalks, landscaping, trees, fences, grounds, swale, etc. well-maintained. Dirt, rust and mildew accumulation on sidewalks, driveways, fences, and on the building are to be removed often. Owners are expected to power wash dirty sidewalks and driveways as well as use materials that are available at most home supply stores to remove rust and mildew. Inspections will be conducted throughout the year.
10. All A/C units, pool equipment, water treatment equipment, and similar installed equipment shall be screened from view from the street by plantings or fenced enclosures.
11. Satellite dishes shall be of three (3) foot diameter or less. Every attempt should be made to install satellite dishes so as to be hidden from street.

12. Trash is to be placed on the street after dusk the day before scheduled pick-up. Trash cans /recycle bins should be stored out of site of the road on all but pickup day.
13. Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents

14. The overnight parking or storage of recreational vehicles, motor homes, campers, boats, trailers of any type or commercial trucks (26,001# as defined by Florida Law) shall not be allowed on any right-of-way nor on any Lot unless enclosed in a garage. Any van/truck/car with commercial signage being used by a homeowner is to be enclosed in their garage during the daytime and at night and is not to be left out overnight.
15. No activity shall be carried on upon any lot which may become an annoyance or nuisance to the neighborhood, including untended, constantly barking dogs, which is also a violation of County Noise Ordinances.
16. All dogs shall be leashed, and all poop picked-up and properly disposed - (poop shovels and the plastic newspaper wrappings are recommended), Disposal in the ponds is strictly forbidden. E-leashes are not allowed and are not permissible under law by the State of Florida.
17. Cars are to be parked in a manner that does not obstruct the right of way or ingress/egress of a driveway nor obstruct the sidewalk in any way as per Indian River County Codes.
18. Roofs shall be a minimum 6/12 pitch on one story structures and a 4/12 pitch on two-story structures and composed of 58" sheathing with fiberglass, asbestos or asphalt dimensional shingle (as approved by the Architectural Control Committee, minimum 240# weight), wood shingle, tile, metal tile, clay tile or poured masonry. Flat, "Key West-style" metal roofs are not allowed. Flat or built up roofs will be permitted only over rear porches, patios, or Florida rooms within the area encompassed by a rearward extension of the sidelines of Living Unit. Fascia board shall be a minimum of 6" in width.
19. No walls or fences shall be constructed, erected or maintained on or around any portion of a Lot that is within the minimum front building setback line, or in any event, any closer to the front property line than a line paralleling the front minimum setback line where a house is set back from the front property line a greater distance than the required minimum setback. No fence or wall shall be erected on any Lot until the type, height, materials, design and location have been approved by the Architectural Control Committee. All fence lines paralleling streets shall be totally shrubbed. All fence materials shall be white vinyl (pvc). When a homeowner who currently has a wooden fence replaces the fence for any reason, it must be replaced with a white vinyl fence approved by the Architectural Control Committee.