

# English Turn Covenants, Conditions and Restrictions (CC&R)

A condensed version for new homeowners & lessees

*The following is a list of the most common rules and regulations for the English Turn community. This list is not comprehensive. Please refer to the original CC&Rs for all articles and amendments. Copies of the CC&Rs are available in the POA Office, located in the Sales Center Mon-Sat 8:30-5:00 & Sun 12:00-5:00. Copies of the Architectural Standards Design Guidelines are also available for pick-up.*

- You cannot operate a business from the home
- No swimming, boating or fishing in the lagoons
- No ATV driving/riding allowed
- No boats, trailers, ATVs, or storage pods are allowed to be stored in driveways
- No overnight street parking for any vehicles
- Adhere to all posted speed limits within the community
- No trash cans out before 4:00 p.m. the evening before trash days (Wed. & Sat. pick-up)
- No signs posted in the yards or displayed in the windows
- All pets must be leashed at all times within the community and all pet waste must be picked up and disposed of
- Nuisance laws must be adhered to (no loud car noises, barking dogs, etc.)
- No satellite dishes visible from the street
- Any changes to the exterior of the property must have written approval from the Architectural Standards Committee (i.e. new home construction, changes to landscaping, painting, roofing, shutters, fences, light fixtures, renovations, addition of pool/patio, etc.)
- Property must be properly maintained (i.e. lawn cut, garden beds weed free, exterior of the house in a clean condition)
- Assessment fees are due in January and July of each year. Non-payment of assessment fees will result in your account being turned over to the collections lawyer and a lien will be placed on your property
- POA lot maintenance (grass cutting) fees **for lot owners** are invoiced annually for the previous year's work. A lot owner may choose to self-maintain but will be subject to violation notice if not properly maintained. If the lot owner wishes to self-maintain the lot, a written statement must be given to the POA stating that the owner is responsible for lot maintenance
- The POA Annual Meeting takes place every December (usually during the first week), notice will be given and your attendance is encouraged