# Hidden Harbor Community Association

General Guidelines:

All residents must maintain and keep all improvements in good shape. This includes, but is not limited to, lawns, driveways, street gutters, screen enclosures, fences and pools.

Homeowners may not place or erect any structure, including but not limited to: fence, shed, pool, or screen enclosure of any type, without prior written approval from the Architectural Review Board (ARB).

Garbage cans, oil, and gas cans must not be left on driveways or front patios and may not be visible from any adjoining lot or the street. Pool pumps and heater tanks may not be visible from any adjoining lot or street. Garbage cans, pool pumps, and heater tanks, however may be placed behind a lattice or resin fence with written approval of the ARB or placed behind landscaping so they are not visible from the street or any adjoining lot.

Garbage or other trash may not be discarded in the common areas.

Exterior seasonal decorations and lighting shall be removed within 30 days of said holiday.

For Sale or For Rent signs may not exceed the following dimensions: 1) two square feet in surface and 2) no more than one square foot to indicate the name of the agent or resident.

No owner may place a structure or interfere with the flow of water to or from the ponds, sewers or storm drains without the written consent of the ARB and/or South Florida Water Management.

Lawn Maintenance:

In accordance with the by-laws homeowners are required to maintain their landscape and lot in a clean and well maintained manner. In order to adhere to this by-law homeowners are required to:

* Mow their grass on a weekly basis during the growing season (April through October) and as needed during the winter months to reduce weed growth and maintain an even overall growth/appearance.
* Trim all grass along the foundation, fence line, sheds, trees, shrub and flower beds and all other intrusions in grass areas.
* Edge along all walkways, driveway, flower and shrub beds and patios.
* Keep yard debris out of street and road gutters
* Keep their lot weeded and free of debris.
* Remove and replace any dead or dying trees, shrubs, bedding plants and grass.
* Maintain trees so that they are free of dead or dangerous branches. Keep trees trimmed so that branches do not hang out over the road and impede traffic or pose a risk of falling upon pedestrians or vehicles.
* Maintain and trim/shear all shrubs on a regular basis.
* Fertilize and irrigate their landscape on a regular basis to encourage a healthy and attractive lawn better able to inhibit weed growth and resist pest and disease damage.
* Utilize pest management and weed controls as needed to reduce the presence of pests (insects, rodents, snakes, etc.) and weed growth.
* All owners will be responsible to prohibit invasive growth of their plant materials or turf unto the adjoining lot of a neighbor

Shrub and Hedges:

Shrub and hedge plantings are to be maintained in a manner which is appropriate in scale and relationship to the size and architecture of the home, as well as other landscape plantings. Non sheared hedges and plantings are to be pruned as appropriate for the species and growth habit of the plant, while providing a consistent neat and well maintained appearance. In particular, hedges along a lake/pond or along a conservation buffer area should not exceed four feet in height so as to not detract from the view of adjacent properties.

Paint:

The exterior painting of one's home, in accordance with the by-laws, must be approved in writing by the ARB. If you are repainting using the existing color that is currently on your home no ARB approval is required. The only colors that may be used are those colors which were originally approved for this community. However, a homeowner may change the original color of one's home to another approved color.

Pools:

Homeowners who reside on lakefront lots who install a pool on said lots shall have said pool screened in with the appropriate security locks in accordance with Florida Standard Building Code 305. FSBC 305 – Pool security is for all residential pools not just for those on “Lakefront Lots.”

Fences:

 Prior to installation a request shall be submitted to the ARB for approval. The ARB shall include a plot plan with proposed fence location and type of fence to be installed. The ARB will review the request based on height, material, color and location. The owner is responsible for obtaining any building permits through the City of Kissimmee.

As of (July 2014) all fences which are then on property will be grandfathered if previously approved by the ARB. When a wooden fence can no longer be maintained or repaired, the fence must be replaced with a metal residential black picket fence or removed. When a wooden fence needs painting it must be reviewed by the ARB.

The only allowable fences are residential metal black with pickets from three to four feet high. A fence cannot be constructed less than ten feet back from the front of the house and must be enclosed on all sides. All fences on perimeter lots may not exceed the height of any wall constructed by the developer. Homeowners residing on conservation lots must submit a copy of their permit with their ARB since the City of Kissimmee will only permit fences on certain conservation areas .

Lakefront lot fences may not exceed four feet in height; however the four feet height restriction shall apply from the rear corners of the house and continue to the lakefront easement. The fences which are currently over four feet in height and have been grandfathered in when replaced must follow the four feet height restriction.

Recreational Equipment:

All game and play structures including children’s play sets or trampolines, shall be located or screened so they cannot be seen from the street . All permanent or temporary roll-out basketball hoops or backboards shall be located, when not in use, so they cannot be seen from the street. Canopies and gazebos are permitted in a fenced yard only when approved by the ARB committee and when necessary permits from the City of Kissimmee are obtained.

Vehicles:

No commercial vehicle except police or other government issued vehicle may be parked or stored on any portion of your property unless it is covered or shielded from view from the street.

A "commercial vehicle" shall mean and refer to (i) any vehicle registered as a commercial vehicle; (ii) any vehicle registered for a commercial purpose; (iii) any vehicle designed or primarily used for any commercial purpose or for transporting people, goods, or things for profit; (iv) any vehicle with one or more tool, ladder or work racks affixed to it in any way or visible work-related equipment, supplies or debris affixed or stored on or in the vehicle; (v) any vehicle with a rated payload capacity of over one (1) ton; or (vi) any vehicle displaying any commercial lettering or signage (blank magnetic covers (the same color of the vehicle) may be used to cover said advertising when the vehicle is in one's driveway). Pickup trucks with payload capacities of one **(1)** ton or less with covers or one low-profile cargo boxes used primarily for personal transportation and not otherwise meeting the definition of a commercial vehicle are not commercial vehicles.

No mobile home, trailer, motor home, camper or recreational vehicle may be parked or stored on any portion of a Homeowners property except in the garage or shielded from view of all adjoining lots and the street. Any vehicle in violation for more than a 24 hour consecutive period or 48 nonconsecutive hours in any seven day period may be towed at the discretion of the board at the owner's expense.

Residents may not maintain or repair their vehicles except in an emergency situation. This does not include the washing of vehicles. However, any emergency repair must be done within 12 hours. Therefore, you may not replace an engine or transmission. No vehicle may be stored without a current registration on any portion of your property except in your garage or shielded from view of all adjoining lots and the street. Any vehicle in violation for more than a 24 hour consecutive period or 48 nonconsecutive hours in any seven day period may be towed at the discretion of the board at the owner's expense. It is also a violation of Florida Law to have an unregistered vehicle in view on one's property.

Unsightly (i.e.rusted, dented, on blocks or without wheels, containing any structural damage) cannot be parked in clear view. The vehicle must be either (1) parked in a garage and out of sight or (2) covered.

Residents may not park vehicles on their lawns. Also, parking on the street is prohibited except for these circumstances: (1) service vendor vehicles such as lawn maintenance and delivery vehicles may park on street, but only so long as work is being performed and cannot remain overnight. (2) Special events, such as parties: vehicles are allowed to park on the side of the street but cannot remain overnight.

Pets:

All pet excretions must be picked up by the pet owner in all common areas. This includes, but is

not limited to, the nature trail, sidewalks, street and your fellow homeowners' yards.

All pets must be on a leash if they are outside of the owner’s lot.

Homeowners may not place a dog run or animal pen on their property without prior written

approval from the ARB.

How to Obtain Forms and Contact Information:

You can receive forms by request on our website: [www.hiddenharborcommunity.com](http://www.hiddenharborcommunity.com)

Additionally, there are convenient email links for contacting the Board or the Management Company.