

LANSING RIDGE 2 HOMEOWNERS ASSOCIATION RULES, REGULATIONS AND ARC GUIDELINES

These Rules and Regulations have been prepared and adopted by the Board of Directors of the Lansing Ridge II Homeowners Association. They apply to the common areas and the homeowners lot.

The purpose of these Rules and restrictions is to control maintenance, conservation and use of properties for the health, comfort, safety, and welfare of all homeowners.

For residential houses that are rented the homeowner is ultimately responsible for meeting these guidelines.

ARC GUIDELINES

The Architectural Review Committee (ARC) will consist of 3 members of the homeowners association. In the event that there are no volunteers to fill these positions the Board will act as the Architectural Review committee. The committee will have 30 days to review applications for improvements to properties.

The ARC (Architectural Review Committee) guidelines will be used as a basis for approval or denial of Applications for Architectural Review submitted by home owners for improvements of their properties.

ALL exterior improvements whether covered in this document or not must be submitted for review along with proper documentation.

Please plan on the ARC using 30 days to review application before the start of the project.

LANDSCAPING

All Landscaping must conform to all codes and requirements of the City of Melbourne.
All Landscaping changes will need ARC approval.

LAWNS: All lawns will be properly maintained. Grass will be cut on a regular basis no bare spots or excessive leaves in the yards.

TREES: Tree trimming and tree removal are the responsibility of the homeowner. Removal of any tree will include removing the stump.

The following trees are on the St John's Water Management "DO NOT PLANT" list and are not to be planted. Brazilian pepper, China Berry, Australian pine, Kudzu, Seaside mahoe, Melaleuca and Fig

ROOF

All roofs must conform to all codes and requirements of the City of Melbourne.

The BOARD/ARC must approve the type, color, and style of shingle and/or metal roofs. The BOARD/ARC may reject a roof that is not within character and keeping with the standard of the subdivision.

PAIN

All painting must conform to all codes and requirements of the City of Melbourne.

Paint color must be submitted for approval prior to being applied to any residence.

Do not touch up your house with leftover paint. It may not match the existing color and could require the repainting of the entire building.

There shall be no artificial brick, stone, stucco, aluminum, wood, vinyl, or other siding used on the exterior without first receiving approval of the BOARD/ARC as to the type, color and texture of material.

The paint on the exterior body of any residence shall be subdued in its tone color and should be selected to harmonize with the natural environment of the subdivision.

Only one paint cover will be used on the body of each home. No more than two accent trim colors will be used on any home.

Failure to receive approval may result in repainting at the owner's expense. A written request must be submitted within 30 days prior to any exterior painting

GARAGE DOOR

All new and replace garage doors shall be a materials and construction standards approved by the city and/or County at the time of the installation. they shall be decorative in design and compliment the exterior elevation of each individual residence. garage doors may be painted the body color or the trim color of the home.

MAIL BOXES and HOUSE NUMBERS

HOUSE NUMBERS: All house numbers installed on the home are to be a contrasting color of the building.

MAIL BOXES: All mail boxes must conform to the U.S postal regulations. Each mailbox will be of standard size, black in color, mounted to a black 4x4 post. Contrasting colored numbers may be mounted to the mail box post.

FLAG POLES

All free-standing flag poles must be 25 ft in height or less not more than 3 in in diameter with suitable anchoring materials. Homeowners May display one official United States flag not larger than four and a half feet by 6 ft. Additional flags that may be displayed will be the state of Florida, United States Army, Navy, Air Force, Marines, Coast Guard, Space Force or a POW-MIA flag. Proper flag etiquette should be observed.

BACKUP GENERATORS

Installation of a whole house generator must comply with all city of Melbourne, county and state codes. An ARC application must be submitted before whole house generators are installed.

FENCES

All fences must be in compliance with all city codes and setback requirements. Fences will not extend beyond the front building line of any residence. Front yards will not be fenced. Acceptable fencing will be wood or polyvinyl chloride (PVC) style not to exceed 6 ft in height. Wire, chain link, cyclone, or agricultural style of fencing is prohibited.

REFUSE

NO trash, garbage, rubbish, debris or waste materials shall be allowed to accumulate or remain on the curb for pick up of any Lot for more than 48 hours prior to scheduled pickup. The exception being debris generated by a hurricane or other major weather event.

All trash and recycle bins should not block sidewalks or street right of ways and must be removed and stored after pick up. All trash and recycle bins should not be stored in the front of the home and should not be visible from any street. A small fence will be allowed on the side of the home to store such bins.

ANIMALS

Pet owners must comply with all City of Melbourne, Brevard county animal laws.

No livestock or poultry animals of any kind shall be raised, bred or kept on any lot. A reasonable number of dogs or cats or other household pets may be kept provided they are not bred or maintain for commercial purposes.

VEHICLES and PARKING

Vehicle owners must comply with all City of Melbourne, Brevard county and Florida state laws. Parking of tractor trailers semi-trailers and or commercial trailers at any time is prohibited. Except for loading or unloading purposes.

Motorhomes, Travel Trailers, Boats or similar recreational vehicle may park in the driveway for loading or unloading purposes for no more than 48 hours.

NUISANCES

No noxious or offensive trade or activity shall be permitted on any lot. No loud or excessive disturbing noise including music shall be permitted on any lot and sound levels must be in compliance with city codes and ordinances.

RESIDENTIAL PURPOSES

No lot shall be used in whole or in part for anything other than residential purposes. Other than conducting the sale of the residential dwelling no trade, traffic, or business of any kind whether professional, commercial, industrial manufacturing, or other non-residential use shall be engaged in or carried out upon the property. Nor shall anything be done there upon which may become an annoyance or nuisance to the adjacent properties.

No tent, shack, trailer, horse trailer, garage, or other outbuildings at any time be used on any lot as a temporary or permanent residence.

RENTALS

For residential houses that are rented the homeowner is ultimately responsible for the maintenance of the property.