

## VILLAGE GREEN OF BRADENTON HOMEOWNERS ASSOCIATION

### Community Standards

1. All garbage, trash and recycle containers, outside clotheslines, oil tanks, gas tanks, and water softening equipment must be hidden from view by a wall, fence, or landscaping so that they are not visible from the street. Garbage receptacles must be replaced to their hidden location within 12 hours of garbage pick-up time.
2. The unimproved portion of each lot, including the unpaved portion of the adjacent road right-of-way, shall be sodded with grass or Florida-friendly landscaping in accordance with Florida Statutes.
3. Grass shall be mowed on a regular basis; weeds, underbrush, rubbish, trash, debris, and other unsightly materials or objects shall not be allowed to accumulate on a lot.
4. Yards shall be maintained, irrigated and/or designed in a method appropriate to level of care the owner is willing to put into maintaining said area. Example: Owner does not like to mow – plant succulents and use other landscaping products (i.e. rocks, boulders, sand) that are attractive but would not require mowing.
5. All yards should be clean and appropriately maintained for the type of landscaping that has been done.
6. Tree trimming and maintenance must be completed as needed. Do not allow plants and trees to become an eyesore or cause problems for neighbors.
7. Any plantings that drape over a neighbor's property may be trimmed back by said neighbor.
8. Utility sheds should be enclosed within backyard fence, well maintained, not allowed to become an eyesore and coordinate with the style and color of dwelling.
9. No burning of trash or garbage shall be permitted on any lot or any open fires.
10. Paint color of home can be any color but should not be inconsistent with the overall appearance of the community.
11. No above-ground swimming pools except temporary wading or toddler pools which can be stored within the dwelling.
12. The exteriors and roofs of dwellings must be cleaned as needed, recommended every 3-5 years. Example: If a white tile roof is covered with mold and mildew and looks mottled gray, it needs to be cleaned.
13. No clothing, sheets, blankets, towels, rugs, or other articles may be hung over fences, hedges, or bushes except as necessary to protect landscaping from freeze damage and roof cleaning.
14. No unlawful, improper or immoral use shall be made of any lot or dwelling. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the owners, residents or occupants of other homes. Examples of conduct which may be deemed a nuisance are loud music, barking dogs, vehicle repairs, and noisy vehicles.
15. The owners of each home shall be permitted to have two (2) garage sales each calendar year, excluding garage sales sponsored by the Association.
16. No animals, livestock, swine, or poultry of any kind (including dogs and cats) shall be bred, raised or kept for commercial purposes on any lot. Common household pets may be kept on any lot as long as they do not create a nuisance or unreasonable disturbance. Pet owners shall be

responsible for any damage or injury caused by their pets. Exposed excrement on lots, lawns or boulevards shall be considered a nuisance, and shall immediately be picked up and properly disposed. Pets must be kept either within an enclosed area or on a leash while outside enclosed area. No pets are to be chained up, unsupervised, outside for long periods of time.

17. Drainage channels (i.e. swales) in easements on any lot shall be kept free of debris and obstructions by the owner and no filling shall be allowed to encroach upon the slopes of said channel banks.
18. The parking of automobiles and other motor vehicles shall be limited to driveways and enclosed garages. All vehicles shall be parked or stored in an enclosed garage except automobiles, pick-up trucks designed to carry no more than 1½ tons of cargo, sports utility vehicles, vans, and other vehicles which are used exclusively for noncommercial purposes. Recreational vehicles, boats, or trailers shall not be parked in the front yard except for loading, unloading, and cleaning; provided, however, recreational vehicles or trailers may be parked in the driveway of a dwelling following a natural disaster which renders the dwelling uninhabitable. The recreational vehicle or trailer shall be promptly removed from the lot as soon as the dwelling is again habitable. Boats, trailers, campers, and motorized vehicles which are being restored shall be kept in the garage until the restoration is complete.
19. No long-term vehicle repairs are to be done outside of garage. Any long-term repairs should be completed at a commercial shop or inside the garage.
20. Vehicles shall not be parked directly across the street from any driveway in order to prevent an accident from backing into said vehicle.
21. Must conform to all City of Bradenton and Manatee County laws and ordinances.
22. Must obtain any required permits for home improvements.

## **RENTALS**

All occupants, including tenants, must conform to all regular Community Standards. Community Standards must be posted for short-term rentals and a copy provided to long-term rental occupants. In addition to the regular Community Standards, the following rules must be followed:

1. A rented dwelling must follow federal, state, county and city statutes, laws, rules and regulations for occupancy.
2. Although renters are most likely on vacation, they must be cognizant of the fact that Village Green is HOME to most residents here. Consequently, the following must be taken into consideration:
  - a. Music and/or parties – Be considerate of the neighbors. Many residents need to go to work or go to bed earlier than you.
  - b. Pick up after pets. Do not leave feces or other unsightly items for others to pick up.
  - c. Do not leave garbage and trash lying around to be blown into neighboring yards. Pick up after yourselves. Use the trash receptacles that are provided.
3. Park in Driveway. Limit street parking. Trailers with boats and other items are not to be parked on the street for extended periods of time and residents can/will call officers to have said offenders ticketed or towed.