

# The Gables of Jacksonville Rules & Regulations

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## **PURPOSE STATEMENT**

The fundamental purpose of the Association Rules and Regulations is to provide a basis for protecting members' equity in the development, maximize enjoyment, assure the continued aesthetic beauty of the community, and to provide the framework within which people can live in harmony.

## **RESPONSIBILITY**

Homeowners are responsible for the actions of their family members and guests as well as their tenants, family members and guests and are responsible for providing a copy of the Rules and Regulations to their tenants. Homeowners are responsible for payment of all fines levied and costs incurred related to damages resulting from violations of these Rules and Regulations.

### **I. Motor Vehicles, Speed Limits and Parking:**

- a) The maximum speed limit while driving through The Gables is 5 mph at all times.
- b) Double parking is prohibited in designated parking areas.
- c) Placing objects in parking spaces blocking access to these spaces is prohibited.
- d) Numbering of spots by individual homeowners is prohibited.
- e) No vehicles, other than those commonly used for private transportation of residents (e.g. cars, motorcycles, minivans, SUV's) are allowed in designated parking areas or on HOA property. No boats or recreational vehicles of any kind (including jets skis) campers, or commercial vehicles of any kind, are allowed in parking areas or on the property except for vehicles/containers used for the purpose of and are necessary in conducting a move/relocation, but are not to remain on the property for a period exceeding one week.
- f) Motorcycles are prohibited from parking on the walkways/sidewalks.

### **II. Appearance/Cleanliness:**

- a) Dumping of trash or large items outside of the trash dumpster is prohibited. All trash will need to be placed inside the trash dumpster. If trash dumpsters are blocked by large items or trash, the waste management company will not

- pickup/empty the dumpsters, causing significant overflow of trash, attracting pests, and creating a nuisance and health risk for all residents.
- b) Debris and trash stored or remaining on a property is prohibited. Trash cannot be stored on a property in any container other than in an association approved container in the back of the property.
  - c) Flower beds are to be maintained by individual homeowners and shall remain well kempt with no unattractive growth, accumulation of trash, or debris allowed.
  - d) Homeowners are responsible for the upkeep of weeds around the outside of the property's air conditioning units.
  - e) On lawn maintenance days all items that will obstruct a property's grassy area will be required to be removed or moved. If such items are to remain on the property lawn maintenance on said property may be left undone for that maintenance period.
  - f) Homeowners are responsible for the upkeep of weeds around the outside of the properties air conditioning units.

### **III. Pets:**

- a) Homeowners shall be solely and absolutely liable for the act of any pet kept on their lot. All homeowners are responsible to pick up, remove all solid wastes and to dispose of the solid wastes in a dumpster or an association approved trash receptacle. Pet waste shall not be left in any of The Gables of Jacksonville Owners Association common areas, as they produce a foul odor and pose a health risk to others by attracting pests and transmitting disease.
- b) Any household pet shall be attended and on a leash at all times if not within a fenced in area.

### **IV. Quiet Enjoyment:**

- a) Resident shall not engage in activity resulting in disturbances that adversely affect other residents, guests of residents, or surrounding neighbors. This policy relates to the use of stereos, televisions, loud talk, motor vehicles, or anything, which hinders another person's quiet enjoyment of their residence. Quiet hours begin at 10 p.m. until sunrise Sunday through Friday and 12 a.m. until sunrise on Saturdays.