

**THIS LEASE APPLICATION PACKET FOR  
STOCKTON VILLAGE HOA, INC. CONTAINS:**

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# **Stockton Village HOA Association, Inc.**

## **Guidelines for Review of Proposed Tenants and Occupants**

Pursuant to Section 13 of the Declaration for Stockton Village HOA Association, Inc. ("**Declaration**"), no owner ("**Owner**") of a home in Stockton Village HOA may transfer possession of a home by lease, license or occupancy agreement without prior written approval of the Stockton Village HOA Association, Inc. (the "**Association**"). Per the authority given to it in the Declaration, The Association Board of Directors has established these guidelines to implement the procedures to be followed and criteria to be used in reviewing lease, license and occupancy agreement applications. The Association will consider an application for approval of a lease, license or occupancy agreement on the basis of conformity with the Declaration and these guidelines. All proposed tenants or occupants are required to go through the approval process. No lease, license or occupancy agreement will be approved unless the Owner is current in payment of all assessments due to the Association. Applications are only processed upon receipt of a **fully completed** application and the \$125.00 application fee (The "**Application Fee**").

An Owner who is intending to enter into a lease, license or occupancy agreement of his/her/its home must provide the Association, no later than fourteen (14) days prior to the proposed start of the lease term, the following documents and information:

- 1) An executed application for lease, license or occupancy agreement;
- 2) An executed copy of the proposed lease, license or occupancy agreement which indicates that it is subject to the Association's approval;
- 3) The application fee(s);
- 4) A copy of the Authorization to conduct Credit Check and Criminal Background Check attached to these Guidelines signed by both the owner and the proposed tenant(s) or occupant(s); and
- 5) Additional information requested by the Association regarding the intended lessee, licensee or occupant.

Upon receipt of all of the documents and information listed above and after reviewing the background information received upon authorization from the owner and proposed tenant(s) or occupant(s), the Association will schedule an interview with at least one Board Member and all proposed tenant(s) or occupant(s) over the age of 18. The purpose of this interview is to discuss the completed application and to review the Association's documents, policies and procedures.

The Association's decision to approve or disapprove a proposed lease, license or occupancy agreement will be based on criteria relating to (a) the protection, preservation, use and enjoyment of other owners and occupants of Stockton Village HOA, and (b) the proper operations of Stockton Village HOA. The decision to approve or disapprove a proposed lease, license or occupancy agreement will be based on objective criteria relating to factors including a criminal background check and credit rating of the proposed tenant(s) or occupant(s) as well as factors of public health and safety and the ability of the proposed tenant(s) or occupant(s) to timely pay rent or occupancy fees.

The omission from these Guidelines of any criteria or factors does not mean that additional criteria and factors will not be considered in reviewing applications for leases, licenses and occupancy agreements. All applications, however, will be considered uniformly, based on objective criteria, in a non-discriminatory manner, and in accordance with applicable law.

These Guidelines are meant to supplement the Declaration and to implement the procedure to be followed by the Association in reviewing applications relating to leases, licenses and occupancy agreements and do not replace any provisions in the Declaration. In the event of any conflict between these Guidelines and the Declaration, the Declaration shall control.

By submitting an application and proposed lease, license or occupancy agreement for approval, the proposed tenant or occupant authorizes the Association to verify all information provided and to make credit, employment, rental history and reference inquiries deemed necessary by the Association. The proposed tenant or occupant understands, acknowledges and agrees that the Association will conduct a credit check and criminal background check on the proposed tenant or occupant, and the proposed tenant or occupant authorizes the release of information contained within any application package or sought by any inquiries made by the Association including, but not limited to, a credit check and criminal background check.

Each owner and proposed tenant or occupant understands that the Association is not responsible for obtaining and disclosing any information contained in the Florida Sex Offender Registry. Each owner and proposed tenant or occupant agrees that no course of action may be brought against the Association for failure to obtain or disclose any information contained in the Florida Sex Offender Registry. Each owner and proposed tenant or occupant agrees that they each have the sole responsibility to obtain such information.

Stockton Village Homeowner's Association, Inc.  
11270 SW TownPark Avenue  
Port St. Lucie, FL 34987 (772-345-2901)  
townparkclub1@gmail.com

## APPLICATION FOR APPROVAL OF LEASE/RENTAL

Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

**Please Note:** Fully Completed Applications Must Be Submitted 14 Days Prior To The Lease Start Date.  
If You Wish To Have This Application Expedited, There Is An Additional Non-Refundable Fee Of \$150.00.

### OWNER INFORMATION:

UNIT OWNER NAME(S): \_\_\_\_\_

UNIT ADDRESS: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

HOME #: \_\_\_\_\_ CELL#: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

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### PROPOSED TENANT(S) INFORMATION:

NAME(S): \_\_\_\_\_

HOME #: \_\_\_\_\_ CELL#: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

Are you a service member? "Service member" is defined to include any person serving as a member of the United States Armed Forces on active duty or state active duty and all members of the Florida National Guard and United States Reserve Forces. YES \_\_\_\_\_ NO \_\_\_\_\_

LEASE DATES: \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_

**IF NECESSARY, USE ADDITIONAL SHEETS  
ON ANY SECTION OF THIS APPLICATION**

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### FOR BOARD USE ONLY:

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

APPROVAL SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

INTERVIEW COMPLETED BY \_\_\_\_\_ DATE \_\_\_\_\_

PLEASE PRINT OR TYPE

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**ALL OTHER PERSONS WHO WILL OCCUPY UNIT WITH YOU:**

***Please Be Advised:* ANY OCCUPANT(S) 18 YEARS OR OLDER OTHER THAN A SPOUSE IS/ARE REQUIRED TO PAY A SEPARATE APPLICATION FEE OF \$125.00.**

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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**Emergency Contact Information**

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_

**LEASE RENEWALS**

Thirty (30) days prior to a lease ending the owner/tenant must inform the management company that they wish to extend the lease for an additional \_\_\_\_\_.

**No lease shall be for a period of less than six (6) months.**

At that time the tenant must pay a \$100.00 (per tenant/occupant over 18 years of age) non-refundable lease renewal fee and must submit to a new background check.

If there are any changes to the original application, a new application must be completed.

Also, there will be an interview between at least one Board Member and all tenants/occupants over the age of 18.

**I understand the requirements of the association to renew an expiring lease.**

**OWNER(S) SIGNATURE:** \_\_\_\_\_

**TENANT(S) SIGNATURE:** \_\_\_\_\_

# Vehicle Information

Date: \_\_\_\_\_ Property Address: \_\_\_\_\_

Name: \_\_\_\_\_  
(applicant, spouse, occupant)

## Vehicle #1

## Vehicle #2

Make: \_\_\_\_\_

Make: \_\_\_\_\_

Model: \_\_\_\_\_

Model: \_\_\_\_\_

Year: \_\_\_\_\_

Year: \_\_\_\_\_

Color: \_\_\_\_\_

Color: \_\_\_\_\_

Tag#: \_\_\_\_\_

Tag#: \_\_\_\_\_

State: \_\_\_\_\_

State: \_\_\_\_\_

Vehicle registered to: \_\_\_\_\_

Vehicle registered to: \_\_\_\_\_

\*Please be sure to list **all** vehicles at the property. Additional copies of this Form are available upon request.

**Please note: All information on this Form must be completed. A picture must be provided if the vehicle is a truck.**

Any changes in use or appearance of the above described vehicle(s) must be submitted to the Association on another vehicle information sheet.

**It is clearly understood that all vehicles must be parked in the driveways and/or garages. Parking in the streets, on the grass, or on sidewalks is not permitted.**

No commercial vehicles and/or equipment, campers, mobile homes, motor homes, boats, house trailers, boat trailers, or trailers of every other description, golf carts shall be permitted to be parked or to be stored at any place on any lot, except that they may be stored within enclosed garages.

**I agree to abide by the Association's Covenants, Rules, and Regulations relating to vehicles in the community.**

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Co-Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

**Proposed Tenant(s) and Unit/Lot Owner (s) hereby understand and agree:**

1. That all information given in this application is true and correct.
2. Should any information be false, the Association may reject this application, terminate the right of occupancy and be entitled to keep all deposits and prepaid monies.
3. To deposit the sum of \$125.00 for the first applicant or married couple and \$125.00 for each additional applicant as a non-refundable application fee.
4. This application is subject to the terms, conditions and restrictions of the Association. The Association shall have the right to terminate the lease upon default by tenant in observing any of the provisions of the Association Declaration or other applicable provisions of any agreement, document or instrument governing the community including, but not limited to, pet and vehicle restrictions.
5. Lots may only be rented to one family at a time.
6. The lease is to be for a minimum of six (6) months.
7. Subleases are prohibited.
8. Any dwelling that is leased shall be leased only in its entirety; separate rooms, floors or other areas within a dwelling may not be separately leased.
9. The residence may not be leased more than once in any six (6) month period.
10. The proposed tenants shall consist of not more than two (2) persons per bedroom.
11. The unit/lot owner(s) must be current with all of the assessments for the Association and the Master Association.
12. During the term of the lease, all Association and Master Association assessments will continue to be paid directly by the unit/lot owner(s).
13. The unit/lot owner(s) will place in escrow with the Association the sum of \$500.00, which will serve as a security deposit, which may be used by the Association to repair any damage to the Common Properties or other portions of the Property resulting from acts or omission of tenants as determined in the sole discretion of the Association. The security deposit held by the Association shall be governed by Chapter 83 of the Florida Statutes. Any balance in the escrow

account less an administrative charge of \$50.00 shall be returned to the owner within thirty (30) days after the Association has been advised in writing by the owner that the tenant and all subsequent tenants have permanently vacated the lot.

14. Immediate notice must be given to the Association when any information given on the original application changes, including but not limited to, occupant(s), vehicle(s), vehicle tags, and pets. Should any update to the original application necessitate a new consumer report(s), there shall be an additional \$125.00 non-refundable fee.

15. The Association will conduct an interview between at least one Board Member and all proposed tenant(s) or occupant(s) over the age of 18 after receipt of a completed application, fees, and any other information requested by the Association.

“I hereby authorize Association to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, rental history, employment/salary details, vehicle records, licensing records and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension or collection with respect to or in connection with the rental or lease of a residence for which this application was made. I hereby expressly release Association and any procurer or furnisher of information from any liability whatsoever in the use, procurement or furnishing of such information and understand that my application information may be provided to various local, state and/or federal government agencies, various law enforcement agencies without limitation”.

**A \$125.00 per applicant non-refundable fee is due upon completion of this application.**

\_\_\_\_\_  
Proposed Tenant’s Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Proposed Tenant’s Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unit/Lot Owner’s Signature

\_\_\_\_\_  
Date



## CHECKLIST

### FOR ALL PARTIES:

1. If any question is left blank, this application may not be approved. This application is subject to approval.
2. Attached is non-refundable application fee of \$125.00 per applicant (**any occupant over the age of 18 years of age will require an additional \$125.00 application fee**) payable to **STOCKTON VILLAGE HOMEOWNER'S ASSOCIATION, INC.**
3. Please enclose a copy of the Lease Contract with this application.
4. **Photo Copies of All Occupants Current Drivers License.**

### **ACKNOWLEDGEMENT OF COVENANTS AND RESTRICTIONS**

I/we have received from the Property Owner (Landlord) a copy of all the Association Covenants, Restrictions and Regulations as currently in effect. I/we understand that I/we are moving into a deed restricted community. I/we agree to abide by the deeded Documents, Rules, and Regulations as amended, or may be promulgated hereafter by the Board of Directors of Stockton Village HOA, Inc.

Owner(s) Signature(s): \_\_\_\_\_

Print Name(s): \_\_\_\_\_ Date: \_\_\_\_\_

Applicant/Tenant Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Applicant/Tenant Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**OR**

If Property Owner (Landlord) does not have a set of Documents to give to the tenant, **the Property Owner will obtain a copy from the Association's Property Manager** at a cost of \$50.00.

Owner(s) Signature(s): \_\_\_\_\_

Print Name(s): \_\_\_\_\_ Date: \_\_\_\_\_

**(Only sign acknowledgement that identifies current possession status of Documents)**

# Stockton Village Homeowner's Association, Inc.

## ADDENDUM TO LEASE AGREEMENT

Unit Owner: \_\_\_\_\_

Unit Address: \_\_\_\_\_

Tenant (s): \_\_\_\_\_

This addendum is to a lease agreement between the above referenced lot owner and renter/tenant(s). It is acknowledged by the parties that a portion of the monthly or other periodic rent agreed upon by the parties and indicated in the lease agreement includes a sum which is owed to the referenced Association for periodic maintenance or special assessments. Lot Owner hereby agrees to pay the amounts owed the Association directly to the Association in a timely manner.

In the event that the sums claimed due by the Association are not paid within thirty days of the date due, the Association may send a notice to Tenant demanding payment of a portion of the rent owed to Lot Owner, and Tenant shall deduct the sum demanded from the next rent payment due, and pay the Association the amount claimed in its notice. No dispute that Lot Owner/Renter may have with the Association concerning the amount demanded in the Association's notice shall affect the Tenant's obligation to comply with the Association's notice. Tenant's compliance with the Association's demand shall not under any circumstances be deemed a breach of the Tenant's obligations under the lease.

The parties hereto acknowledge that the Tenant's failure to comply with the Association's notice as described above within thirty days of date of the notice shall entitle the Association to consider the Tenant in breach of the lease for non-payment of rent and the Association may begin eviction proceedings against the tenant. The Association shall be entitled to recover its reasonable attorney fees and costs in such a proceeding. The Association's exercise of its rights hereunder shall not affect its ability to otherwise exercise its collection rights as described in the governing documents.

### **Signatures:**

Owner: \_\_\_\_\_ Date \_\_\_\_\_

Tenant: \_\_\_\_\_ Date \_\_\_\_\_

Tenant: \_\_\_\_\_ Date \_\_\_\_\_

## Applicant Authorization for BACKGROUND CHECK

In connection with my/our application for rental I hereby authorize any consumer credit agency, current and previous employer, current and any former landlord, law enforcement agency, any check authorization agency, and state employment security agency to release all information any of them may have about me to Stockton Village Homeowners Association, Inc. I hereby release all of these parties from any liability in connection with release of such information.

A facsimile or other copy of this authorization shall be sufficient for release by the aforesaid parties.

I have submitted a non-refundable fee of \$125.00 to process my application for rental (any occupant over 18 years of age must submit an application fee as well). I understand that this sum is not a rental payment or deposit and will not be refunded even if my application is denied or cancelled by me after submission.

This authorization is for this transaction only and continues in effect for one (1) year unless limited by state law, in which case the authorization continues in effect for the maximum period, not to exceed one (1) year, allowed by law.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Co-Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Occupant Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Occupant Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

**Required Background Check Information**

• Tenant's Name: \_\_\_\_\_

○ DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_ SSN/ITIN: \_\_\_\_\_

○ Driver License#: \_\_\_\_\_ State: \_\_\_\_\_

United States BORN CITIZEN (YES) \_\_\_\_\_ \*\* (NO) \_\_\_\_\_ IF NO, MUST PROVIDE ALIEN/PERMANENT RESIDENT NUMBER

Alien # \_\_\_\_\_ Document Type: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

• Tenant's Spouse Name: \_\_\_\_\_

○ DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_ SSN/ITIN: \_\_\_\_\_

○ Driver License#: \_\_\_\_\_ State: \_\_\_\_\_

United States BORN CITIZEN (YES) \_\_\_\_\_ \*\* (NO) \_\_\_\_\_ IF NO, MUST PROVIDE ALIEN/PERMANENT RESIDENT NUMBER

Alien # \_\_\_\_\_ Document Type: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

• Occupant's (18 years old +) Name: \_\_\_\_\_

○ DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_ SSN/ITIN: \_\_\_\_\_

○ Driver License#: \_\_\_\_\_ State: \_\_\_\_\_

United States BORN CITIZEN (YES) \_\_\_\_\_ \*\* (NO) \_\_\_\_\_ IF NO, MUST PROVIDE ALIEN/PERMANENT RESIDENT NUMBER

Alien # \_\_\_\_\_ Document Type: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

• Occupant's (18 years old +) Name: \_\_\_\_\_

○ DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_ SSN/ITIN: \_\_\_\_\_

○ Driver License#: \_\_\_\_\_ State: \_\_\_\_\_

United States BORN CITIZEN (YES) \_\_\_\_\_ \*\* (NO) \_\_\_\_\_ IF NO, MUST PROVIDE ALIEN/PERMANENT RESIDENT NUMBER

Alien # \_\_\_\_\_ Document Type: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

**This information sheet is to be shredded after Background check is done.**

## Application for Pet Approval

Applicants Name: \_\_\_\_\_

**Pet #1** – Type \_\_\_\_\_ Breed \_\_\_\_\_ Pet's Name \_\_\_\_\_

Weight \_\_\_\_\_ Height \_\_\_\_\_ Age \_\_\_\_\_

**Pet #2** – Type \_\_\_\_\_ Breed \_\_\_\_\_ Pet's Name \_\_\_\_\_

Weight \_\_\_\_\_ Height \_\_\_\_\_ Age \_\_\_\_\_

**Pet #3** – Type \_\_\_\_\_ Breed \_\_\_\_\_ Pet's Name \_\_\_\_\_

Weight \_\_\_\_\_ Height \_\_\_\_\_ Age \_\_\_\_\_

Applicant understands and agrees that the keeping of pets on the premises is a privilege and not a right and may be revoked by the Association upon written notice. Those pets which in the sole discretion of the Association endanger the health, make objectionable noise, are aggressive in nature, or constitute a nuisance or inconvenience to the Owners of other Units or the Owner of any property located adjacent to the properties may be expelled and removed from the properties by the Board. Dogs shall be confined to a leash whenever they are outside a Unit. No more than three (3) household pets (dogs, cats) may be kept. It shall be the pet owners obligation to remove the pet's waste material from all property maintained by the Association. Yards must be kept free of animal waste.

**A photograph of all pets described above must be provided.** All domestic pets must be licensed and have a current rabies vaccination per Port Saint Lucie Code. If applicant is a current PSL resident they **must** provide written proof to the Association that the pet has a license. Non PSL residents have thirty (30) days of occupying the premises to provide written proof of a PSL license. **All** applicants must provide written proof of a current rabies vaccination before pet can occupy residence.

**I agree to abide by the Association's covenants regarding pets and the Port Saint Lucie Code regarding animals (see attached).**

**Applicant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Co-Applicant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Picture(s) attached? Yes** \_\_\_\_ **No** \_\_\_\_

# Port Saint Lucie Animal Control Violations & Citations

## Information about Animal Control Citations—92.27(a) and 92.99

Animal Control Officers may issue citations to citizens who violate city Animal Control ordinances. The citations are issued for civil, not criminal, infractions. Currently, the citation amounts are as follows:

First offense \$50

Second Offense \$100

Third offense \$200 plus mandatory court appearance

## Animals at Large—92.03 (A) (1)

All domestic pets must be properly restrained at all times while outside the confines of the owner's home. Restraint is defined as being on a leash, within an enclosed area or otherwise secured within the property limits of its owner or keeper. Verbal command is not deemed to be proper restraint. Animals captured running loose are transported to the Animal Control holding facility for the owner to pick up. An impound fee of \$25 is charged for each animal picked up, and \$10 for each night the animal remains at the animal control compound. If the owner fails to pick up the animal, it is transported to the Humane Society of St. Lucie County (772) 461-0687. Noisy Animals Prohibited—92.09

## Noisy Animals Prohibited—92.09

It shall be unlawful for any person to keep, harbor, own, or maintain any animal which causes a noise disturbance by barking, yelping, howling, screeching, squawking, chirping, cawing, crowing or whistling between the hours of 11 p.m. and 6 a.m. Additionally, the animal may not bark, yelp, howl, screech, squawk, chirp, caw, crow, or whistle for continuous periods of five minutes or more at any other time of the day.

## Animal Licensing—92.40

All domestic pets over the age of 6 months old must have a City of Port St. Lucie animal license displayed on their collar. The cost for a license is \$5 for an altered animal (spay or neutered), or \$15 for an unaltered animal. Proof of current rabies vaccination from a licensed veterinarian is required, and licenses may be obtained from most Port St Lucie veterinarians, and at the Animal Control Department 1133 S.W. Macedo Blvd., or by mail.

## Removal of Animal Defecation—92.16

It is unlawful for any person to allow an animal to defecate upon private property not owned by the person or upon public property, including but not limited to sidewalks and swales, without removing the defecation. This shall not apply to physically challenged persons or if the owner has the consent of the property owner in question.

Applicant Initials \_\_\_\_\_

Co-Applicant Initials \_\_\_\_\_

## **STOCKTON VILLAGE HOMEOWNER'S ASSOCIATION, INC. QUICK REFERENCE GUIDE FOR RULES AND REGULATIONS**

A community is guided and governed by certain principles that each owner and resident, by choosing to own property or reside in the community, agrees to uphold. Those principles are set forth in the community's governing documents, which serve as a tie that binds the community together, give it structure, and provide guidance to all who participate in its growth and evolution.

The following is only an abridged guideline. Please refer to your Governing Documents for full explanations and details. They can be found on-line at [www.mytownpark.com](http://www.mytownpark.com). This guide does not include all of the restrictions and may be updated as needed.

**All violations are subject to fines and/or loss of privileges.**

### **Animals and Pets:**

- Limit of 3 household pets (dogs, cats) only.
- All animals shall be contained at the Dwelling Unit and shall not be permitted to roam free, or to otherwise disturb the peace of other Owners.
- No animal breeding or sales as a business is allowed.
- No pet shall be permitted outside a Dwelling Unit except on a leash or in an enclosed rear yard. Yards must be kept free of animal waste.
- No pets shall be allowed to constitute a nuisance; this includes barking dogs.
- Each Owner shall promptly remove and properly dispose of any solid waste matter deposited by his pet.
- No aggressive breeds allowed.
- Dogs must be on a leash at all times when outdoors and owner must pick up solid waste.
- Pets shall be registered, licensed and inoculated as required by law.
- Within 30 days of moving into the Community, all Residents must provide a dog/cat license from PSL & proof of current rabies vaccination from a licensed veterinarian. (This is also a requirement of the Port St. Lucie Animal Code)
- All Port Saint Lucie Animal Control Ordinances will be enforced. **Please see separate Port Saint Lucie Animal Control Violations & Citations.**

### **Appearance Of Homes and Lawns:**

- All homes and yards must be maintained in appearance at all times.
- All landscape beds must be mulched, free of weeds and dead plantings.
- All roofs must be free of mold and mildew and pressure cleaned as needed.
- All homes exterior paint must be maintained and painted as needed.
- All damaged house trim and decorative shutters must be repaired or replaced.

- All damaged garage door panels must be repaired or replaced.
- Driveways must be kept clean and free of oil stains and debris.
- During the rainy and wet season, rising temperatures means rapid vegetation growth:
  - Driveway pavers, sidewalk and curbing/gutter area may sprout weeds. Treating them with weed killer is a simple and easy solution. Give a quick check on Tuesday and Friday while putting out or retrieving garbage containers.
  - Lawns need to be cut more frequently and watched for clover and/or insects. Hedges, shrubs and trees need more frequent trimming. Lawns should be fertilized each quarter or season.
  - Driveways and sidewalks should be cleaned when dirty.
  - Weeds in landscaping beds should be addressed. The proper way is to remove the weeds or kill them first, and then put down fresh mulch.
  - Property owners using landscape/lawn services should ask the company to make them aware of any problems with lawn, landscaping or weeds. Issues can then be addressed in an appropriate and timely manner.

**BBQ's:**

- May only be used in the backyard, on the back lanai or back patio. When not in use, grills must be stored on the back lanai or back patio.

**Bicycles:**

- Must be stored inside the garage when not in use.
- Bike riding should always be in the street when possible.
- Sidewalks are for pedestrian use.
- If children are riding a bike on the sidewalk, please yield to pedestrians.

**Exterior Changes To Home and Yards:**

- **ANY** improvements, changes or additions made on the exterior of your home (this includes the house structure itself, as well as the property) require approval from the TownPark Master ARC and Village Board.

**Fireworks:**

- The use and discharge of firecrackers and other fireworks is prohibited within Tradition.



**Fishing:**

A reminder to adhere to the Rules and Regulations for use of the Designated Tradition Lakes. The purpose of these rules is to allow limited use of the Designated Tradition Lakes. The two Designated Tradition Lakes for recreation are the "Main Lake" and the "North Lake". Please enjoy the "Main Lake" and "North Lake" for fishing and boating.

- The "Main Lake" is located at Tradition Parkway and Community Boulevard.
- The "North Lake" is located at Community Boulevard and Westcliffe Lane.
- Fishing is ONLY allowed within the "Main Lake" and "North Lake".
- Fishing is NOT allowed behind a residence or on private property.
- All fish which are caught must be released. Personal consumption of fish caught is prohibited, due to the use of fertilizers and pesticides.
- All boating is limited to the "Main Lake" and "North Lake".
- There is NO swimming allowed in any Designated Tradition Lake except by participants in special events undertaken in strict compliance with the special precautions set forth in the recreational use management plan. All submerged banks are steep and are therefore difficult to get in and out of the water. These lakes have alligators, snakes and other dangerous wildlife in them.

Simply stated, fishing, boating and swimming is not permitted in any lake within TownPark or within any other community in Tradition.

**Holiday Lights:**

- Homes may be decorated from Thanksgiving and then decorations removed from all houses no later than January 15th of each year.

**Hurricane Shutters:**

- Shutters may only be installed during a "hurricane watch" or a "hurricane warning" and must be removed after the storm.

**Leasing of Units:**

- There is a rental lease application and process specific to Stockton Village. Consult with Property Management.

**Noise and Nuisance:**

- Use or discharge of any radio, loudspeaker, horn, whistle, bell or other sound device so as to be audible to cause discomfort, annoyance or nuisance to

occupants of other Units, except alarm devices used exclusively for security purposes is prohibited. Barking dogs are included.

**Parking:**

- While our streets are private, we do maintain a traffic agreement with the City of Port St Lucie.
- This agreement gives the Port St. Lucie Police Department full authority to enforce all City of Port St Lucie traffic laws within our Community.
- Some important things for homeowners to remember are:
  - City of Port St. Lucie prohibits parking on the street at any time and vehicles may be ticketed at any time.
  - No street parking is permitted, except for commercial vehicles actively engaged in their work.

**SEE ATTACHED VEHICULAR PARKING RULES & REGULATIONS**

**Signs:**

- No signs of any kind shall be displayed to the public view except a **professional security system** sign.

**Trash pick-up:**

- Trash containers must be kept in sanitary condition and stored in the garage.
- They may be put out no earlier than 6:00 p.m. the evening prior to pick up.
- **Disposable garbage bags may only be put out the day of pick up.**
- Pick-ups are, Tuesday and Friday for garbage, Tuesday for recycling, and Saturday for yard debris.
- Yard debris may be put out on Friday for the Saturday pick-up. Home owners are responsible to clean up any debris left after pick up.

**Wildlife:**

- Feeding wildlife is prohibited.
- All wildlife is protected & cannot be harmed.
- If you see an animal in need of help, an animal that poses a threat or an animal that is problematic, call Port St Lucie Animal Control at 772-871-5042.

# **Stockton Village Homeowners Association Vehicular Parking Rules and Regulations**

While our streets are private, we do maintain a traffic agreement with the City of Port St Lucie. This agreement gives the Port St. Lucie Police Department full authority to enforce all City of Port St Lucie traffic laws within our Community. Some important things for homeowners to remember are:

- ❖ City of Port St. Lucie prohibits parking on the street at any time and vehicles may be ticketed at any time.
- ❖ No street parking is permitted, except for commercial vehicles actively engaged in their work.
- ❖ Only a registered street legal vehicle may be driven on the roads.
- ❖ Golf carts may not be used on any roads.

**IMPORTANT NOTE:** The speed limit in Stockton is 30mph. Respect and follow all intersection stop signs. Remind your guests.

Any guest vehicle parked at a residence for more than 14 days, must be registered with Property Management. This includes license, vehicle registration and insurance.

Parking any vehicles on public or private streets or thoroughfares, or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats or other watercraft, trailers, stored vehicles or inoperable vehicles in places other than enclosed garages is prohibited within Tradition.

The seriousness and increase of vehicular operation (including golf carts), parking and traffic issues has elevated the level of concern for the safety of children, pedestrians and bicyclists, emergency vehicles not having direct and easy access to and/or from homes, as well as liability issues with insurance.

In order to establish a fair and consistent method for enforcing vehicular parking violations, the following Rules and Regulations has been adopted by the Board of Directors and will be followed:

- ❖ The Association cannot enforce City of Port St. Lucie traffic laws, but may report them.
- ❖ The Association can and will enforce rules relating to off street parking and vehicle storage:
  - Owner and, if applicable, tenant will receive an e-mail and/or letter for immediate remedy.

- Even if the violation has been remedied, owner and, if applicable, tenant will receive 14 day Compliance Hearing notice (when approved by the Board). This means appearance before the Compliance Committee, as well as a mandatory \$25 administration fee.
- Vehicles parked on Association common property areas may be towed. A one-time only warning notice may be placed on the vehicle stating that parking in this manner is in direct violation of the parking rules and regulations; next infraction will result in the vehicle being towed.
- ❖ Parking on any grass area is not permitted at any time.
- ❖ Parking blocking a driveway is not permitted at any time.
- ❖ Parking blocking a mailbox is not permitted at any time.
- ❖ Parking on a sidewalk is not permitted at any time.
- ❖ No vehicle may be operated or parked on landscaped areas.
- ❖ No vehicle may park so that any part of the vehicle obstructs or overhangs the sidewalk or street at any time.
- ❖ Only private vehicles, without commercial advertising, outside lettering/logo and/or work tools and/or equipment in sight, may be parked on the driveway.
- ❖ No vehicle shall be constructed, reconstructed or repaired within the Community.
- ❖ No vehicle shall be left within the Community for more than one business day if not capable of self-propulsion.
- ❖ No vehicle without current license plate tag and registration is permitted on a Lot or in the Community.
- ❖ No owner or person having the use of a Commercial Vehicle or Recreational Vehicle shall park that vehicle within the Community unless totally enclosed in a garage and not visible from the outside:
  - Commercial Vehicles – Any vehicle with commercial advertising, outside lettering/logo and/or work tools and/or equipment in sight or any other non-personal use. Box trailers and flatbed trailers are also included.
  - Recreational Vehicles – Any vehicle such as, but not limited to, a mobile home, travel trailer, camper, camper van, boat, boat trailer, paddle boat, canoe, kayak, golf cart, LSV's, ATV's, motorized scooter, box trailer, flatbed trailer, jet ski/wave runner, airboat or aircraft.

I/We agree to abide by the Stockton Village Homeowners Association Vehicular Parking Rules & Regulations, as stated above.

\_\_\_\_\_  
 Tenant(s)

Date \_\_\_\_\_

\_\_\_\_\_  
 Tenant(s)

Date \_\_\_\_\_