

**RULES AND REGULATIONS FOR  
UNIT OCCUPANCY RENTAL/LEASE & SALE**

**OCCUPANCY**

1. The Palamar Oaks Village (POV) is restricted to a single family residence for each unit and no unit shall be occupied by more than two (2) people per bedroom.
2. The number of bedrooms is defined as that stated in the Osceola County Property Appraiser's Records. Owners/Landlord(s).

**RENTAL/LEASE**

1. Owners/Landlord(s) shall submit a copy of the **Lease Agreement and Tenant Information Sheet** within five (5) days of renting/leasing their unit.
2. Owners/Landlord(s) shall submit a signed **Tenant Confirmation** of receiving a copy of the Governing Documents and Rules and Regulations.
3. Owners/Landlord(s) shall submit a **Background Check, Verification of Rental History, Credit Check & Employment Verification** of each tenant.
4. The lease must contain a clause that the tenant(s) have received a copy of the **Governing Documents and Rules and Regulations**.
5. Tenant(s) and their Guest(s) of a rented/ leased unit are entitled to use the recreational facilities only if the Owners/Landlord(s) relinquish the right to use the facilities for the duration of the lease.
6. Owners/Landlord(s) are responsible for any and all damages to the recreational or other common area facilities by their Tenant(s) and their Guest(s).
7. Owners/Landlord(s) may not rent/lease less than an entire unit.
8. Leases may not be assigned and no units may be subleased.
9. Owners/Landlord(s) may not rent/lease for a term of less than six (6) months and (1) one day.
10. Owners/Landlord(s) are responsible for all infractions by Tenant(s) and their Guest(s).
11. All Tenant(s) and their Guest(s) are subject to association regulations. It is the responsibility of the Owners/Landlord(s) to ensure all Tenant(s) and their Guest(s) comply with governing regulations.

12. Owners/Landlord(s) shall provide Tenant(s) with a POV Homeowner's Kit containing the association's governing documents. The Association/Manager will provide a copy, upon request, at a cost determined by the Association/Manager.

13. Homeowner is responsible for conforming with Association governing documents along with all local, state and federal laws.

### Unit Sale

1. A prospective unit owner in POV must be presented a **Disclosure Summary** before executing the contract for sale. This **Disclosure Summary** is mandated by the Florida Statutes.

2. A POV Homeowner's Kit containing the association's governing documents shall be provided by the unit's Owner. The Association/Manager will provide a copy, upon request, at a cost determined by the Association/Manager.

3. An Estoppel Letter shall be obtained from the Association/Manager prior to sale closing. The letter will stipulate all charges for administrative, pool gate key with conditions, Homeowner's Kit with conditions, maintenance assessment status, etc. payable to the Association and those payable to the Manager.

*updated + approved  
by: BOD 2018  
Palamar Oaks Village HOA, INC.*

PALAMAR OAKS VILLAGE  
HOMEOWNERS ASSOC., INC.  
4150 JEFFERSON DRIVE  
ST. CLOUD, FLORIDA 34769

**PALAMAR OAKS VILLAGE HOMEOWNER'S ASSOCIATION, INC.  
(TENANT INFORMATION)**

**Address / Unit #:**

\_\_\_\_\_

**Owner / Landlord(s):**

\_\_\_\_\_  
\_\_\_\_\_

**Name of Tenant(s) Occupying Properties: (List Relationships - Note Single Family Restrictions and the maximum number of tenants permitted per bedroom)**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

**Pet(s) / Size/Breed / Insurance Approved: (Note Pot Restrictions - Dangerous Dogs Prohibited)**

1. \_\_\_\_\_
2. \_\_\_\_\_

**Authorized Tenant Vehicles on Property: (List Make, Model, License # - Note Prohibited Types)**

1. \_\_\_\_\_
2. \_\_\_\_\_

**Move in / Move Out Dates:**

Move In: \_\_\_\_\_  
Move Out: \_\_\_\_\_

**TO WHOM IT MAY CONCERN**

I/We, as Owners of the Property located at \_\_\_\_\_ have completed the following requirements in placing a Tenant into our property: Criminal Background check, verification of rental history, credit check, & employment verification and find it to be satisfactory. Tenants have received a copy of the governing documents of Palamar Oaks Village Homeowner's Association, Inc., and the Rules and Regulations.

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

\_\_\_\_\_  
OWNER/LANDLORD

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

\_\_\_\_\_  
OWNER/LANDLORD

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

\_\_\_\_\_  
OWNER/LANDLORD

**TENANT CONFIRMATION**

I/We, as Tenants of the property located  
at \_\_\_\_\_ have received a  
copy of the Covenants and Restrictions, as well as the Rules and  
Regulations that govern Palamar Oaks Village Homeowners' Association,  
Inc., and hereby agree to comply with these conditions at all times.

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

\_\_\_\_\_  
TENANT

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

\_\_\_\_\_  
TENANT

## RULES AND REGULATIONS FOR GENERAL COMMON AREA USAGE

1. Owners and Tenants may request use of common area(s) for private/personal functions. The Owner/Tenant must be in attendance during the function.
2. All requests to use the common area(s) must be made on the **Palamar Oaks Village Common Area Usage** form for approval by the Board of Directors.
3. A rental and security fee is required for approval usages of the common area(s).
4. The Owner/Tenant will be responsible for leaving the utilized common area(s) in the same condition and order as found.
5. The Owner/Tenant shall be responsible for any and all damages of the common area(s) during usage.
6. The swimming pool may **NOT** be used at any time for private functions.
7. No commercial or special interest groups will be permitted usage of Common Areas.
8. Homeowner is responsible for conforming with Association governing documents along with all local, state and federal laws.

## **RULES AND REGULATIONS FOR EXTERIOR MAINTENANCE**

1. Deteriorated outside materials i.e. wood, brick, soffit, roof shingles, doors, etc. shall be replaced. Where the item is common to another unit that also has similar conditions, the owners should coordinate the replacement with the other. **If negative roof conditions are reported by the Association and disputed by a Homeowner, Homeowner shall be required to furnish a written, certified copy of an Inspection Report, by a licensed contractor, qualified to perform inspections of Roof shingles and existing life expectancy shall be provided to the Association. Life expectancy shall be no less than (2) years from date of inspection.**
2. All exterior surfaces, including the roof, shall be reasonably clean at all times and free of mold and mildew.
3. Exterior surfaces, other than roof shingles, should be thoroughly cleaned every one (1) to two (2) years. Roof shingles should be thoroughly cleaned every three (3) to five (5) years. Where the item is common to another unit that also has similar conditions, the owners should coordinate the replacement with the other.
4. Driveways, walkways, patio floors and other outside surfaces shall be reasonably free of cracking or other signs of deterioration.
5. Exterior painted surfaces shall be painted when significant discoloration or staining occurs and/or peeling, cracking, or other noted deterioration exists. Where these surfaces common to another unit that also has similar conditions, the owners should coordinate the replacement with the other.
6. Existing paint colors shall be utilized unless written approval by the Board of Directors has been obtained.
7. Fences shall be reasonably clean at all times and deteriorated items shall be replaced. Any change to color or material requires approval by the Board of Directors.
8. Roof and roof gutters shall be maintained free of debris.
9. Homeowner is responsible for conforming with Association governing documents along with all local, state and federal laws.


**updated & adopted by BOD 2019  
PALAMAR OAKS VILLAGE HOA, INC.  
4150 JEFFERSON DRIVE  
ST. CLOUD, FLORIDA 34769**

## RULES AND REGULATIONS FOR LANDSCAPING

1. A sketch or plan for changes or additions must be submitted to the Board of Directors for approval.
2. Changes or additions shall not require additional time for the lawn maintenance crew.
3. Changes to Common areas require approval from the Board of Directors.
4. The Owner(s) is/are responsible for the cost of repairing any damage to underground utilities, including the lawn sprinkler system, during changes or additions.
5. All hedges, bushes and shrubs adjacent to the front of a structure shall be trimmed by the association. Hedges, bushes and shrubs to the back of a structure shall be trimmed & maintained by the Homeowner. Hedges, bushes and shrubs shall be no more than 42 inches in height or below window sills and not touching buildings. They shall not extend into a sidewalk area.
6. Vines shall be limited to eight (8) feet maximum.
7. Flower Beds  
The Owner(s) is/are responsible for flower beds and other plants.  
Mulching material shall be natural in color.  
Edging materials around flowered beds require approval from the Board of Directors.  
The Owner(s) is/are responsible for trimming plants such as they do not block sprinkler heads.
8. Removal of tree(s) and/or palm(s) require approval from the Board of Directors.
9. Replacement of tree(s) and/or palm(s) require approval from the Board of Directors.
10. The trimming of tree(s) and/or palm(s) located in the Owner's property is the responsibility of the Owner(s).
11. Homeowner is responsible for conforming with Association governing documents along with all local, state and federal laws.
12. Landscaper will spray flower beds but not hand weeding.

updated & approved May 4, 2021  
PALAMAR OAKS VILLAGE HOA, INC.  
4150 JEFFERSON DRIVE  
ST. CLOUD, FLORIDA 34769


  
\_\_\_\_\_  
President, Board of Directors

  
\_\_\_\_\_  
Vice President, Board of Directors

  
\_\_\_\_\_  
Secretary, Board of Directors

  
\_\_\_\_\_  
Treasurer, Board of Directors

  
\_\_\_\_\_  
Member, Board of Directors

  
\_\_\_\_\_  
Member, Board of Directors

  
\_\_\_\_\_  
Member, Board of Directors

  
\_\_\_\_\_  
Member, Board of Directors

\_\_\_\_\_  
Member, Board of Directors

## RULES AND REGULATIONS FOR PARKING

### Residence Parking

1. Ownership of each lot shall entitle each owner to the use of not more than two (2) parking spaces.
2. Boats, boat trailers, campers, travel trailers, utility trailers, trailer, motor coaches/buses, recreational vehicles, van limousines, motor homes and other specialty vehicles are prohibited without prior written approval from the Board of Directors. Approval shall be for no more than twenty four (24) hours.
3. All vehicles must be currently licensed and in good operating condition and must be parked only within spaces designated for parking.
4. Parking on the grass is prohibited.
5. Street parking is prohibited during the hours of 12AM. (midnight) and 6AM.
6. It is the Homeowner's responsibility to notify guests of parking rules and regulations.

### Clubhouse and Pool Parking Facilities

1. Clubhouse/pool parking facilities are for clubhouse/pool functions and activities.
2. Homeowner must submit, for written approval, the "Request for Temporary Parking at the Clubhouse/Pool" form for Homeowner(s) and his/her guests/visitors. When applying, Homeowner must provide the vehicle license number, Homeowner's unit address to the Clubhouse/Pool Chairperson or a member of the Board of Directors. Prior to parking in the facility, written approval by the Board of Directors must be received by the Homeowner.
3. The clubhouse/pool parking area shall not be utilized for the parking of Homeowner's and/or guest/visitors vehicles that exceed the Homeowner's designated residential parking spaces of two (2) vehicles and (1) vehicle in the garage. Each written request shall be reviewed and determined for acceptance, based on hardships and or extenuating circumstances that shall constitute a temporary need only.

Any violation of the above parking rules and regulations will subject the vehicle(s) to be towed without prior notice at the Owner's expense. The association is not liable for any damage arising as a result of towing.

The cost for the repair of damage to the lawn sprinkler system and restoration of the lawn, which are caused by the violation of the above rules and regulations, shall be added to the monthly assessment to which the Lot is subject to.

MODIFIED, UPDATED & APPROVED ON JAN. 5, 2021

*Deborah Stepp, President*  
DEBORAH STEPP, PRESIDENT

Palamar Oaks Village Homeowners' Association, Inc.

<i>Shirley H.</i> Member/BOD	<i>Heather Jackson</i> Member/BOD	<i>Heleen Harker</i> Member/BOD
<i>Melinda Dubois</i> Member/BOD	<i>Alta Ed</i> Member/BOD	<i>Rowby Richardson</i> Member/BOD
<i>Diana Newman</i> Member/BOD	<i>[Signature]</i> Member/BOD	



## **RULES AND REGULATIONS FOR PETS**

1. No animals, livestock or poultry of any kind (including but not limited to pot bellied pigs, goats, chickens, etc.) other than common traditional domesticated house pets shall be kept by an Owner or family members, guests or lessees.
2. There shall be no more than two (2) pets per unit.
3. The weight limit of any pet is forty (40) pounds.
4. No animal may be kept or maintained for commercial purposes.
5. No animal which becomes an unreasonable nuisance or annoyance shall be permitted to remain on any portion of the property.
6. Dogs shall be kept on a leash and attended to at all times when outside.
7. Pets may not be tied, chained or otherwise restrained to buildings, or fences, or posts, etc.
8. Owners of pets shall be responsible for the removal of pet waste from the common areas, POV Dog Walk and unit lots, including their own lot.
9. No animals, birds or reptiles of any kind will be raised, bred or kept in the common areas.
10. Any dog that has demonstrated a propensity for viciousness or ill-temper is not permitted on the premises. In particular, (including, but not limited to) the Pit Bull, Rottweiler, Chow Chow, Doberman Pinscher, German Shepherd, Siberian Huskey, Alaskan Malamute, Presa Canario, Akita, American Staffordshire Terrier, Boxer, Mastiff, Great Dane, Wolf Hybrid and any dog that has breed lineage to the above,
11. Any animal of any kind that has venom or poisonous defense or capture mechanisms or if let loose would be considered vermin are not allowed.
12. Homeowner is responsible for conforming with Association governing documents along with all local, state and federal laws.

Updated and approved by BOD 2018  
PALAMAR OAKS VILLAGE HOA., INC.  
4150 JEFFERSON DRIVE  
SAINT CLOUD, FLORIDA 34769