THE TRAILS SOUTH FORTY

HOMEOWNERS ASSOCIATION, INC.

A Covenant Controlled Community

75 South Forty Trail, Ormond Beach, FL 32174-5990

Email: southfortyhoa1@gmail.com Website:southfortyormondbeach.com

The Trails South Forty is guided by Covenants & Restrictions/Rules/Policies and managed by an elected volunteer Homeowners Board of Directors. The full Covenants/Restrictions for South Forty HOA can be found on our **website: southfortyormondbeach.com**. The following South Forty HOA Rules and Policies offer a quick guide to homeowners everyday living.

South Forty HOA Rules, Policies, Info. (Quick Guide) Page Index:

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Reference Language throughout document:

South Forty = SF Covenants & Restrictions = C&R

Homeowners Association = HOA

Board of Directors = SFHOA-BOD

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OWNER INFORMATION POLICY

HOA's are established to ensure that rules and policies are adhered to in order to maintain the quality and value of the properties involved. HOA rules and by-laws are essential to maintaining a certain standard of living and property value in our community. Therefore, it is important for all homeowners to read and follow them. Orientation meetings are scheduled once the owner is moved in.

OWNER INFORMATION:

It is imperative for the safety of all residents that we know who lives in all homes in the Trails South Forty. Therefore, it is Trails South Forty (SF) Policy to have an "Owner Information Form" completed, with pet & vehicle information. No information shall be shared beyond the BOD.

RENTAL POLICY AND INFORMATION:

Homeowners are also required to inform the HOA if they are plan on renting their unit and required to wait a one year period (from closing date) before renting or leasing to others. Prior to each lease/rental, a copy of the prospective lease is required for review by the SF HOA Board of Directors(BOD). This prospective lease language may be modified but must include the SF HOA Policies. The homeowner will receive back an approval lease with recommended changes from the SF HOA BOD along with a PDF copy of the South Forty HOA Policies. Homeowners who rent their unit are required to rent/lease for a minimum of a 12 month period to same tenant/s. Homeowners are required to provide the HOA with an updated insurance policy reflecting the property is a "rental" and complete a Rental Information Form. It is recommended that homeowner's complete a background check of each paying renter/s indicated on the lease as a best practice. The owner must provide all names of renters/ contact info. who will occupy the unit. All renter's/lease must comply with the Trails South Forty HOA Policies. If the unit is re-rented upon lease-end or the following year, every renewal lease is required for review and approval by the SF BOD. If a renter does not follow the rules, it is the homeowner's responsibility to address any issues. No Subleases are permitted on Lease by homeowners or renters.

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Trails South Forty OWNER INFORMATION FORM (Please Print Legibly)

Please read HOA our documents, policies & rules to answer questions you may have. They are included with this & can be found on our website: southfortyormondbeach.com. If you have any questions or would like to meet with the HOA Board please email the office at southfortyhoa1@gmail.com.

New Owner/s:_____

SF Address: _____

Cell Phone/s: _____ Alternate Phone: _____

Email Address/es: _____

(**Phone numbers & email address may be utilized by the SF HOA Board & kept confidential. The Board emails monthly SF HOA meeting minutes/notifications)**

Do you plan to occupy the unit: full time _____ seasonally _____(approx. months)_____

Other address if South Forty is not your full time resident:_____

If you have others/children in the home, list names and ages (in event of an emergency):

_____

Is there anyone in your unit that might need assistance in case of emergency evacuation? _____

Person's name: _____

Emergency Contact/s:_____Phone/s _____

Email/s: _____

Do you have animals? If yes, how many of each: dog/s _____ cat/s _____ other _____

(There is a limit of no more than 2 animals per home address.)

Vehicle/s, Type/s, Color/s & Plate/s, State &Tag/s Digits:_____

_____

PLEASE ATTACH A COPY OF YOUR HOMEOWNERS INSURANCE & send to: southfortyhoa1@gmail.com

Owner Signature/s: _____ Date: _____

Please complete/update & mail or return to the HOA office. There is a mail slot in the door for your convenience.

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INSURANCE REQUIREMENTS

In our continuing effort to keep South Forty safe for all, the HOA office requires updated insurance information. Please forward copies of your current policies OR if you have not already done so, PLEASE take the time to call your Insurance Agents and ask to add:

Trails South Forty HOA Inc as **ADDITIONAL INTEREST**

Or

Just sign below and we will take care of it for you

There should be no charge, and it will save you and HOA volunteers time in sending/requesting a new copy each year.

If you would like to provide us with your Insurance Agents Name & Contact information & you give them permission to add Trails South Forty as an "additional interest" to your homeowner's policy, please sign below & return this form to the SF office. We will take care of the rest for you. Please deliver to the office or email to: southfortyhoa1@gmail.com

INSURANCE AGENCY NAME & CONTACT INFO: _____

I give permission to my insurance agent to add "Trails South Forty HOA" as **Additional Interest** to my homeowner's policy so that they will receive a copy of my annual policy.

Homeowner Name on Policy/Policy #/Property address:

_____

_____

Homeowner Signature/s:_____

Date: _____

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Emergency Contact Information

For your convenience, here are local emergencies or issues outside HOA responsibilities. Please use the following contact information:

- **Ormond Beach Police (non-emergency):** 386-248-1777
  Suspicious activity, theft, disputes with neighbors, etc.
  OR ***911 for Emergency***
- **Ormond Beach Animal Control:** 386-676-3262
  Stray or sick animals
- **Florida Wildlife Commission:** 866-392-4286
  Alligators, snakes, or other wildlife concerns
- **City of Ormond Beach (Utilities):** 386-676-3209
  Household water issues
- **City of Ormond Beach Public Works:**
  - 386-676-3220 / 3230
    Trash, road, or stormwater drainage issues
- **Florida Power & Light (FPL):** 800-468-8243
  Report power outages or electrical issues
- **Internet or Phone Issues:** Contact your service provider

The South Forty HOA Office can be reached by emailing southfortyhoa1@gmail.com OR simply leave a note with you name/address/phone/issue in the office door slot. You will be assigned to a Board member to address.

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MAILBOX

Each of the 98 units in the SF complex has a specific mailbox in or near your unit. The previous owner should have provided a mailbox key/s for you. If not, it up to you to contact or go to the nearest USPO and purchase a key for you box. The current Post Office is located at 260 Williamson Blvd., Ormond Beach, FL 32174

QUARTERLY DUES: The HOA is funded by the homeowners dues to maintain the SF complex and amenities. The dues paid quarterly, are currently $600/Qtr. and records are maintained by the Trails SF HOA Treasurer. The dues are to be paid as follows: January 1, April 1, July 1, and October 1 of each year. Payment Slips available upon request. You will have up to 30 days each quarter to pay the dues. If not received within the 30 days, a late fee will be applied, along with the letter noting such sent to the homeowner. If still not paid within 30 days, the matter is turned over to the HOA attorney to handle along with their fees of which may be charged to the homeowner for collection. Checks are made out to: Trails South Forty HOA.

MEETINGS: Monthly meetings are held at 4pm at the Clubhouse the first Monday (unless a holiday occurs) of every month (except July & August). During the meetings, the HOA Board of Directors conducts the business of managing of HOA and SF complex. All Homeowners are welcome to attend. An agenda of the upcoming meeting is posted at the Office entrance along with minutes of the past meeting. Such items discussed relate to maintenance, new projects, reports of Board members, financial status, etc. There is a period during each meeting that allows homeowners to ask questions or bring concerns to the BOD. In January, there is an Annual Meeting held in following the regular January monthly meeting to review past year of activities, upcoming annual budget, changes, election of new BOD, etc. Homeowners are welcome to attend.

COMMUNICATION: For questions/concerns/clarification you may have, please email or put in writing to the HOA BOD. The reason for this is; the HOA is operated by volunteer homeowners with no set office hours. By sending your questions or concerns via email or other, the HOA BOD can assess & send your questions or concerns to BOD member that can best address and follow-up as needed. The email address: southfortyhoa1@gmail.com or you can drop a note in the office door slot or mail to address at top of this page.

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PET POLICY

We are a Covenant controlled Community and, as such, there are rules and regulations which all homeowners and/or their tenants must follow. Homeowners and/or tenants are required to obey these as per the following legally recorded document. **A household can only have a maximum of two pets at any one time, to include therapy animals.**

FENCES, FECES, CLEAN UP, LEASHED PETS, .

Article 11.2 Clarification of Restrictive Covenants, Paragraph h. No permanent or temporary runs or other fenced in areas or enclosures shall be permitted within the subdivision. Pet feces must be removed by the pet owner from all common property and/or property of other owners and disposed of immediately. Pet feces is unsightly and hazardous to neighbors and lawn maintenance personnel and can also create an antagonistic neighborhood condition. Clean up after your pets immediately and dispose of feces in your own closed receptacle. All pets when walked or defecating must be leashed at all times.

It is within the power of the Board of Directors of our Homeowners Association to assess fines to the property owner (up to $100.00) for failure to obey these regulations. Likewise, it is also the responsibility of the homeowner to include as part of any lease/rental agreement that our By-laws, Covenants and Rules and Regulations also apply to their tenants.

City of Ormond Beach Ordinance: Chapter 5, Sections 5.9, 5.10, 5.60, 5.66 and 5.69 also address these conditions.

All resident pet owners are hereby notified that complaints registered with our Homeowners Association regarding non-conformance with our Rules may result in a fine assessed against the property. Therefore, to avoid this possibility, it is imperative that pet owners carry and use a "pooper scooper" or some other means of removing their pet's feces. In addition, our Homeowners Association may be compelled to notify the City of Ormond Beach that could result in additional fines to the homeowner.

Pets are not allowed in the pool, fenced pool area, or tennis court fenced area.

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HOMEOWNER MAINTENANCE/UNIFORM COLORS/ROOF/LANDSCAPING /TRASH PICK-UP

The Trails SF HOA documents state in Article II, Restrictive Covenants, Section 2.4: In order to maintain uniformity of appearance, no owner of any dwelling shall change exterior materials or colors, either of the exterior walls or roof or said dwelling without specific written approval of the HOA BOD. The HOA shall have the right from time to time to adopt and enforce rules and regulations for the maintenance and appearance of the exteriors of dwellings and of other structures.

All exterior changes of any kind must be approved by the Association by filling out an **Architectural Modification Form** (on the website): southfortyormondbeach.com & included in these documents) and submitting it to the HOA Board of Directors for approval. **The Architectural Form must be completed, submitted & approved by the Committee prior to any work being performed.**

In order to maintain the value of our homes and uniformity of appearance, the HOA BOD has chosen three (3) main colors for the exterior of the South Forty units. No homeowner of any dwelling shall change the exterior colors of the exterior walls and porches. The colors are: TOGA, YEARLING & MAHOGANY. Homeowners may choose one of the three (3) colors approved by the association to paint their porches, entryways and doors. But; no color shall be different than the one of the three colors designated by the association. This rule does not apply to doors within a screened enclosure. The HOA will not approve the paint on any door painted any color other than one of the three (3) HOA designated colors.

The homeowners are responsible for maintaining, repairing and replacing roofs and its components to include, specific HOA approved shingles, underlayment, drip edge, fascia, eaves, soffits, ventilation, gutters/downspouts, chimneys/chimney crickets, windows, front enclosures, exterior doors, garage doors, driveways, sidewalks, patios, rooms and porches built on to the unit after the initial construction of the unit and keeping plants, bushes, grass, mulch 7-10 inches away from the foundation and walls in conjunction with our termite bond. Roof shingle

colors, painting driveway colors, and sidewalks or installing pavers also requires Architectural Committee approval. Colors can be found on the SF HOA website list on Page Index page.

LANDSCAPING/COMMON AREAS

The SF HOA maintains all common areas using contracted service vendors which includes lawns, bushes, and trees (outside of 5 feet. from dwellings). The contracted service vendors have assignments when they are on site performing work. **Please DO NOT approach the vendors for special project requests**. If you have any concerns about the service or needs, send an email to the HOA. Upon receipt of your email, the HOA will discuss and may include your request on list for the next visit.

The SF HOA Architectural Control Committee may prohibit/remove any structure or plantings from being erected and/or planted or maintained on common property. Such structures or plantings impede access, maintenance and the proper functioning of the sprinkler system. Individual unit owners shall be responsible for (a) all ground plantings and/or shrubs within 5 feet of their residence or attached garage (b) all foliage or other plantings (except grass) on either owner's property or planted by the owner on common property after original developer and/or contractor plantings, (c) remove all diseased trees from owner's property. As a general rule: 3-5 inches of the **foundation** should be visible below the finished wall and must be visible. Homeowners that do not maintain the exterior of their unit will be summoned before the Grievance Committee through notification from the HOA Board. The Grievance Committee will review the exterior maintenance issues (including pictures and/or sight evaluation of the unit) and the Grievance Committee has the authority to implement fines, which will be initiated or the appropriate amount of time until the exterior maintenance issues are corrected.

TRASH PICKUP

City of Ormond Beach(OB) **Trash** pickup for SF HOA occurs on Tuesday AM & Friday AM weekly. Please place trash in a secured bags in a lidded bin. **Recycling** is on Tuesday AM (plastic bottles, cans) must be placed in the Blue Plastic Bins you have been provided by the City of OB. **Plant refuse** pickup is on Wednesday AM and **placed no sooner than 5pm the prior evening**.(you provide). **After pickup Cans/bins can be stored by resident no later than end of day**. If having home modifications done, talk with you hired contractor about removal of old items/appliances. OB acceptable trash items can be found on the OB website, www.ormondbeach.org : Look under Public Works Dept.

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ARCHITECTURAL REQUEST FOR MODIFICATION

Homeowner: _____ Lot #_____

Street Address: _____

Phone No: _____ Email address: _____

Requests must be submitted for approval prior to any work done and MUST conform to the covenants and restrictions of our association.

Request for modification: _____

Provide all information necessary to evaluate your request. Include details, plan, pictures (if applicable) and any other information as specifically required by guidelines of this community. **(List color & make of shingles for roof, colors for new roof gutters, color & samples for screens)**

_____

_____

Estimated Start date: _____ Finish date: _____

Work to be performed by: _____Self _____Contractor _____ Other

If Contractor, provide name, contact phone number and copy of license and current insurance:

_____

Adjacent homeowner notified by you: _____ Date: _____

I understand and agree that no work on this request shall commence until written approval from the Architectural Control Committee has been received by me. I request and warrant that the requested change shall strictly conform to the covenants and restrictions of our association. I also understand that I am solely responsible for complying with the city and county regulations relating to the requested modifications.

No Directors, Officers or Committees of The Trails South Forty Homeowners Association Inc. or their respective members, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of the architectural alteration by means of mistakes in judgement, negligence or non-feasance arising out of any action with respect to any submission. The Architectural Control Committee is directed toward review and approval of the planning, appearance and aesthetics. None of said Committee, Association Officers or Directors assumes any responsibility regarding design or construction, including without limitations, the structural integrity, mechanical or electrical design, method of construction, or technical stability of materials. I hereby release and covenant not to sue the Association, its Directors, Officers or Committees from/for any claims or damages regarding this request to the approval of denial thereof.

Owners Signature:_____ Date: _____

Architectural Control Committee recommendation: _____Approved _____Disapproved (reason on back)

Chairman Signature: _____
Date: _____

Secretary Signature: _____
Date: _____

REVISED HOA-06 (REV. 3, 8/2025)

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SWIMMING POOL – TENNIS COURT

One key for each household/unit for the pool/tennis court may be purchased for $50 from the SF HOA at the clubhouse. The $50 will be returned when you move from the community and/or turn in your key.

Swimming Pool:

- SWIM AT YOUR OWN RISK
- Pool is reserved for residents and their guests only.
- A resident/homeowner is limited to four (4) individuals (whether guests or in-home residents) in the fenced-in pool area and must be accompanied by the resident/homeowner of the Trails South Forty.
- NO SMOKING is allowed in or around the pool area.
- The pool CAPACITY if 16 PERSONS.
- SWIM DIAPERS ARE REQUIRED FOR CHILDREN NOT TOILET TRAINED.
- You must shower before entering the pool.
- When using tanning lotions/sprays, use a towel on the chairs/lounges and show before entering the pool.
- NO DIVING.
- NO RUNNING, pushing or jumping into the pool.
- ANIMALS ARE NOT ALLOWED in the pool or pool area.
- Food and/or drink must be in Plastic containers and consumed on the dry pool deck or grass.
- Bicycles, skateboards, roller blades, etc., CAN NOT be ridden in the pool area.
- When leaving, retract umbrellas, clean your area, leave furniture facing the pool, and ensure gate in locked.
- Pool keys are for homeowners and are no to be given to anyone outside South Forty.

Tennis Courts are for the use of tennis players only & proper tennis shoes must be worn at all times to prevent scuffing. (Black soles forbidden). There is a pickle ball court, shuffle board area, & basketball court located in the fenced in tennis court area. Your Pool key will open the lock.

Equipment is located in the locked cabinet at the end of the court. Please put away equipment when you are finished. Basketballs not provided. No Pets in tennis court fenced area.

(HOA-6.1/26)

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GARAGE/ESTATE SALES

Garage/Estate sales are allowed in SF HOA complex. Please provide a minimum of 3-4 weeks notification to HOA via email of proposed dates/times. The HOA will check for other projects in the area which may have been previously scheduled & alert the HOA residents of additional traffic in the complex. Parking on grass is prohibited due to sprinklers heads. Visitor parking is available throughout complex.

The City of Ormond Beach requires you secure a permit and has regulations regarding garage sales which all residents must follow. The permit must be posted on outside of residence during the sale. Check out the website: cityoformondbeach.org> garagesale>R\regulations or call 386-676-3233.

COMMUNITY BUILDING POLICY (a.k.a. Clubhouse)

The use of the community building and definitions are as follows:

Board of Directors Meetings – a meeting of the member-elected Board of Directors to conduct business related to the operation of the Association.

General Member Meeting – A meeting of the Association Members annually scheduled by the Board of Directors to discuss, review, and/or vote on Association and Community subjects and to elect officers.

Community Entertainment – A party or gathering conducted for and/or by the entire Association Membership.

All other functions are solely at the discretion of the Board of Directors. Any resident of the Trails South Forty community may contact the HOA Board and request use of the building, subject to Board review & approval and fee of $100 for a up to four hour event. Any use of the Community building is solely restricted to the building itself and does not include the use of the

pool or tennis courts. If a resident would like to rent the facility, please send an email to: southfortyhoa1@gmail.com.

HOA-5: (11/21)

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VISITOR PARKING POLICY

ORMOND BEACH POLICE TRAFFIC CODE:

Sec. 20-9. Obstruction of traffic by parking. (a) No person shall park any vehicle upon a street, in such a manner or under such conditions as to leave available less than twelve (12) feet of the width of that traffic lane within which the vehicle is parked for free movement of vehicular traffic.

SOUTH FORTY HOA COVENANTS AND RESTRICTIONS:

Article 11.2,p. Passenger car/vehicle parking is restricted to driveways, garages and off street parking lots (visitor parking). No parking is permitted in any other portion of the subdivision. Article 11.2,d. No vehicle may be parked on the grass. Sprinkler heads for our irrigation system are adjacent to the driveways and/or streets and can easily be broken when violating this Covenant, and will be repaired at owner's expense.

VISITOR & OVERNIGHT PARKING:

Visitor parking areas are for visitors. On occasion if a homeowner is having work done on their home or driveway, they may need to use the visitor parking areas. If you need to use the visitor parking area for more than 24 hours up to 4 consecutive nights, you must contact the HOA Board of Directors, advising them of your situation and get an HOA Permit to be displayed in the vehicle dashboard during that period. If in violation of the Visitors Overnight Parking Policy, a warning may be issued and placed on your vehicle. If there is still non-compliance, your vehicle may be subject to being towed by the authorized Tow Company at your expense.

(HOA-6: 11/2021: Updated 6.1.26)

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ACQUIRING RECORDS FROM HOA FILES POLICY

In accordance with State of Florida 720.303 Subsections(4)+(5) and By-Laws Articles 3.7 and 5.0 of The Trails South Forty Homeowners Associations, Inc., which direct that official records must be open for inspection and available for photocopying by members or their authorized agents, the POLICY is enacted.

1. Any member of the Association and/or their authorized agent wishing to inspect and/or photocopy official records of the Association must submit a written request to the HOA's Secretary indicating which records of interest are required.

2. Following receipt of the member's request, the Secretary shall immediately contact said member and establish a mutually agreeable date (no later than ten (10) days following receipt of the request) at which time the required records are to be inspected.

3. Should said member, following review of the records, require a photocopy of same, the Secretary shall provide the member as per the following:

a. Copies of records consisting of ten (10) pages or less shall be provided to said member free of charge.

b. Copies of records exceeding ten (10) pages shall be charged to said member by the HOA at the rate the current commercial rate per page.

c. LIMITED ACCESS: The Board of Directors treats contract information as very confidential and are not permitted to publish a compilation of bids received nor the successful bidder's name. Therefore, and because of the competitive nature of records required for annual association contracts, copies of these records may be reviewed by said member, however, photocopies shall not be provided.

(HOA-7: 11/2021)