



**THE TRAILS SOUTH FORTY
HOMEOWNERS ASSOCIATION, INC.**

*A covenant controlled Community
75 South Forty Trail
Ormond Beach, FL 32174-5990*

South Forty HOA Policies

Page Index:

Owner Information PolicyPage 1
 Owner Information Form.....Page 1A
 Renter Information Form.....Page 1B

Pet Policy.....Page 2

Homeowner Maintenance/Uniformity of Colors Policy.....Pages 3 & 4

Swimming Pool – Tennis Court Policy.....Page 5

Community Building Policy.....Page 6

Visitor Parking Policy.....Page 7

Acquiring Records from HOA Files Policy.....Page 8



**THE TRAILS SOUTH FORTY
HOMEOWNERS ASSOCIATION, INC.**

A covenant controlled Community

75 South Forty Trail

Ormond Beach, FL 32174-5990

Phone: 386-677-1381

OWNER INFORMATION POLICY

HOAs are established to ensure that they 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 follow them.

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 Policy to have our “Resident Information Form” filled out for every home in our community.

RENTAL POLICY AND INFORMATION: HOA rules also make provision for homeowners that rent out their property. Rental guidelines basically stipulate that renters must adhere to established community rules like everyone else. Homeowners are also required to inform the HOA when a new renter moves in. If a renter does not follow the rules, it is the homeowner’s responsibility.

With that being said, if an owner is renting their unit to others, they must comply with The Trails South Forty Rental Policy and fill out a Renter Information form with each and every new and renewal lease along with a copy of the lease.

All new homeowners are required to wait a one year period (from closing date) before they can rent/lease to others. Homeowners who rent their unit are required to rent/lease for a minimum of a 12 month period. Homeowners are required to provide the HOA with an updated insurance policy reflecting a rental.



**THE TRAILS SOUTH FORTY
HOMEOWNERS ASSOCIATION, INC.**

*A covenant controlled Community
75 South Forty Trail
Ormond Beach, FL 32174-5990*

OWNER INFORMATION FORM

New Owner Name(s): _____

Address: _____

If you have children in the home, list names and ages (this is in case of an emergency): _____

Do you plan to occupy the unit: full time _____ seasonally _____ rent unit to others _____

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

Home Phone: _____ Cell Phone: _____

(Phone numbers and email address will be kept confidential and will not be given out.)

Email Address: _____

(We email weekly HOA meeting minutes so you know what's going on in your community.)

Person to Notify in Case of Emergency: _____

Person's Phone Number: _____

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

Person's name: _____

Do you own a pet? If yes, how many of each: dog _____ cat _____ other _____

(There is a limit of no more than 2 pets.)

We encourage you to please read our documents, policies and rules. They can be found on our website: southfortyormondbeach.com. If you have any questions or would like to meet with the HOA Board please call or email the office and we will set up an appointment.

HOA office phone number: **386-677-1381**

You can email the HOA Board at: southfortyhoal@gmail.com

Owner Signature: _____ Date: _____

Please mail or drop this form at the HOA office. There is a mail slot in the door for your convenience. HOA-1A. (6/21)



**THE TRAILS SOUTH FORTY
HOMEOWNERS ASSOCIATION, INC.**

*A covenant controlled Community
75 South Forty Trail
Ormond Beach, FL 32174-5990*

RENTER INFORMATION FORM

New Renter Name(s): _____

Children's Names: _____

Address: _____

Home Phone: _____ Cell Phone: _____

Email Address: _____

(Phone numbers and email address will be kept confidential.)

Person to Notify in Case of Emergency: _____

Person's Phone Number: _____

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

Person's name: _____

Do you own a pet? If yes, how many of each: dog _____ cat _____ other _____

(There is a limit of no more than 2 pets.)

Please read our documents, policies and rules which can be found on our website:

southfortyormondbeach.com. Renters are to abide by the HOA documents, policies and rules. If you have any questions or would like to meet with someone from the HOA Board please call the office and leave a message and we will call to set up an appointment.

HOA office phone number: 386-677-1381

You can email the HOA Board at: southfortyhoal@gmail.com

Renter Name (please print): _____

Renter Signature: _____ Date: _____

Please return this form to the HOA office. There is a mail slot in the door for your convenience.



**THE TRAILS SOUTH FORTY
HOMEOWNERS ASSOCIATION, INC.**

*A covenant controlled Community
75 South Forty Trail
Ormond Beach, FL 32174-5990*

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.

BY-LAWS OF THE TRAILS SOUTH FORTY HOMEOWNERS ASSOCIATION, INC.

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.

Homeowners can only have a maximum of two pets at any one time.

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 future 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.

Pet feces is unsightly, a hazard to our neighbors and lawn maintenance personnel and can also create an antagonistic neighborhood condition. Clean up after your pets immediately.

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



**THE TRAILS SOUTH FORTY
HOMEOWNERS ASSOCIATION, INC.**

*A covenant controlled Community
75 South Forty Trail
Ormond Beach, FL 32174-5990*

HOMEOWNER MAINTENANCE/UNIFORMITY OF COLORS POLICY

The Trails South Forty Homeowners Association 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 Association. The Association 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.

The homeowners are responsible for maintaining, repairing and replacing roofs, eaves/soffits, gutters, chimneys, windows, front enclosures, exterior doors, garage doors, driveways, sidewalks, rooms and porches built on to the unit after the initial construction of the unit and keeping plants, bushes, grass, mulch (*) away from the foundation and walls in conjunction with our termite bond. Painting driveways and sidewalks or installing pavers also requires Architectural Committee approval.

**(*) As a general rule 3 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 for the appropriate amount of time until the exterior maintenance issues are corrected.

All exterior changes of any kind must be approved by the Association by filling out an Architectural Form (which you can find on our website southfortyormondbeach.com) and submitting it to the HOA Board of Directors for approval.

In order to maintain the value of our homes and maintain uniformity of appearance, the HOA Board of Directors has written this policy of uniformity of unit colors.

The Homeowners Association has chosen three (3) main colors for the exterior of the South Forty units and in order to maintain uniformity of appearance, 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 Association will not maintain the paint on any door painted any color other than one of the three (3) HOA designated colors.

Screened-in areas do not exclude your outside wall from being exterior.

HOA-3 (10/21)

Page 4



**THE TRAILS SOUTH FORTY
HOMEOWNERS ASSOCIATION, INC.**

A covenant controlled Community

75 South Forty Trail

Ormond Beach, FL 32174-5990

SWIMMING POOL – TENNIS COURT

A key for the pool/tennis court may be purchased for \$25 at the clubhouse. The \$25 will be returned when you move from the community and/or turn in your key.

Swimming Pool:

1. Swim at your own risk. We do not have lifeguards.
2. Pool is reserved for residents and their guests only.
3. Children 16 years and younger **MUST** be accompanied by a person over 18 years old.
4. No smoking is allowed in or around the pool area.
5. The pool capacity is limited to 16 persons.
6. You must shower before entering the pool.
7. When using tanning lotion, use a towel on the chairs and shower before entering pool.
8. Diving, running, pushing or jumping into pool is not allowed.
9. Food and/or drink must be in plastic containers and consumed on pool deck or grass only.
10. Animals are not allowed in the pool or pool area.
11. Bicycles, skate boards and roller blades **CANNOT** be ridden in the pool area.
12. When leaving pool area, leave chairs facing the pool, umbrellas retracted, and pool gate is locked.
13. Pool keys are assigned to Homeowners and are not to be given out to anyone outside our community.
14. Swim diapers are required for children not toilet trained.
15. Residents are limited to **four (4)** guests in fenced-in swimming pool area. Guests **MUST** be accompanied by the resident of South Forty

Tennis Courts are for the use of tennis players only and proper tennis shoes must be worn at all times to prevent scuffing. Black soles are forbidden. There is also a pickle ball court, shuffle board area, and basketball court located in the fenced in tennis court area. Equipment is located in the locked cabinet at the end of the court. Your gate key will open the lock. Please put away equipment when you are finished. You will need to bring your own basketball. Pets are not allowed in the tennis court fenced area.

(HOA-4 8/21)



**THE TRAILS SOUTH FORTY
HOMEOWNERS ASSOCIATION, INC.**

*A covenant controlled Community
75 South Forty Trail
Ormond Beach, FL 32174-5990*

COMMUNITY BUILDING POLICY

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 South Forty community may contact the HOA Board and request use of the building, subject to Board review and approval.

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.

THE TRAILS SOUTH FORTY HOMEOWNERS ASSOCIATIONS, INC.

**A Covenant Controlled Community
75 South Forty Trail, Ormond Beach, FL 32174-5990
Phone: 386-677-1381
Email: southfortyhoa1@gmail.com**

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 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 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, you must contact the HOA Board of Directors, advising them of your situation and get permission to use visitor parking for a longer period of time.

THE TRAILS SOUTH FORTY HOMEOWNERS ASSOCIATIONS, INC.

**A Covenant Controlled Community
75 South Forty Trail,
Ormond Beach, FL 32174-5990
Phone: 386-677-1381**

ACQUIRING RECORDS FROM HOA FILES POLICY

In accordance with State of Florida 617.303 (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.