

**SAINT LUCIE WEST COUNTRY CLUB ESTATES HOMEOWNERS  
ASSOCIATION, INC.  
QUICK REFERENCE GUIDE  
RESTRICTIONS, RULES & REGULATIONS**

**Revised and Adopted by Board of Directors and Effective  
February 21, 2006**

The philosophy of the developers of St. Lucie West is a commitment to excellence . . . to create a superior living environment for generations to come. This planned community concept was developed with careful attention to details, assuring the protection of the community lifestyle environment and individual property values through the establishment and the maintaining of the high standards for architectural design and landscaping.

For the maintenance, preservation, use and enjoyment of these properties, in accordance with the Community Development Code and Land Use Standards (CDC-LUS), the Board of Directors has put in place an Architectural Review Committee (referred to in the Declaration of Covenants, Conditions, and Restrictions, Article XI, Sec. 2. as "Modifications Committee"). The Architectural Review Committee (ARC) administers the modifications, additions, or alterations to existing Units and the open space, consistent with the CDC-LUS, and what Covenants as may be applicable, by working with the homeowner.

As an owner you have assumed the responsibility of maintaining your Unit (the residence and/or the lot), and other improvements comprising the Unit, in a manner consistent with the community-wide standard and all applicable Covenants.

This guide is meant to be a handy reference for the homeowner to aid in maintaining the aesthetic, harmonious concept for the community's enjoyment and pride. It does not include the complete Declaration of Covenants, Conditions, and Restrictions, which is a part of the "Blue Book," and you are encouraged to familiarize yourself with the complete set of documents. (Please note that exceptions, in some cases, are provided contractors during the construction of Units.)

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***Any of the following shown in Italics print represents submissions  
from the Architectural Review Committee (ARC) who reserves the right to add, delete, or  
modify any such rules within their jurisdiction***

**SIGNAGE**

*The only approved signs for Units are: (a) One (1) wooden last name sign, which may include house number, painted to match house color, 12" x 18", installed at an overall height not to exceed 18" from the ground, and placed only in the front garden area; (b) One (1) Security sign in front garden area; (c) One (1) "Open House" sign may be placed on a property for sale between the working hours of 9:00 a.m. 5:00 p.m., and only when someone is present in the home; (d) Undeveloped lots for sale may have a small sign (matching the colors of neighborhood mailbox) 6" high x 24" wide, overall 18" height, to be positioned adjacent to the Lot No. sign, with 2" x 2" lettering stating: "Available" with area code and telephone number; and, (e) No other signs of any kind shall be displayed on the Common Grounds or the Units, or in residents' windows, or in or on parked vehicles.*

*Only one (1) American flag (standard size of 3" x 5") affixed by a single bracket on garage or front entrance per property is permitted. Contact ARC for specifications for permanently installed flag poles. No banners, windsocks or windmills, etc. are allowed on the exterior of Unit.*

### **PARKING & GARAGES**

All resident vehicles must be parked in garage or driveway. No parking is permitted on vacant properties at any time. Vehicles used for commercial purposes, as well as all watercraft, recreational type vehicles campers and trailers of any type must be parked in the garage.

**Visiting recreational vehicles may be brought into the community for a two-hour (2) period of time.** Recreational vehicles owned by resident and registered to that property may be brought in for a six-hour (6) period for the express purpose of cleaning and loading/unloading. The vehicle must fit within the boundaries of the Unit and cannot restrict or impose on any other area, interfering with access by any resident, visitor or vendor. Copy of registration of resident's vehicle needs to be on file with the management company. **A \$100.00 per day fine will be imposed to the homeowner for non-compliance of both time limits.** Exceptions may be pre-approved, for the resident only, under special circumstances. **Visiting recreational vehicles must register at the Gate House. All recreational vehicles must enter and exit through the front gate only.**

Garages may not be altered so that the original number of vehicles provided for cannot be parked therein. Other than when working in or around the Unit, garage doors must be kept closed which not only deters the possibility of theft, but conforms to Article XII, Use Restrictions, Sec. 6 of the Declaration in protecting the community from unsightly conditions.

### **ANIMALS & PETS**

Common household pets, not to exceed a total of two (2) may be permitted. Any permitted to roam free, who endanger the health of others, or make objectionable noise, such as excessive barking, or constitute a nuisance or inconvenience to others, may be removed. NO pets shall be kept, bred or maintained for any commercial purpose. No dog runs or animal pens are permitted. Dogs, outside the Unit, shall always be confined on a leash. All solid animal waste must be removed by the owner. Courtesy and respect of others, including their property, is of prime consideration.

### **NUISANCE**

The Unit, including landscaping, must not appear unclean or untidy. Odors, noise or other conditions that disturb occupants of surrounding property is prohibited. Golf carts, riding lawnmowers and any other motorized vehicles may not be driven by unlicensed minors on any street or sidewalk within the community. Dune buggies, go-karts, and all-terrain vehicles are not allowed. Solicitation is not allowed within the community (signs are posted at the front and rear entrances).

### **UNSIGHTLY & UNKEMPT**

It is each owner's responsibility to prevent any unclean, unhealthy, unsightly or unkempt conditions on their property. Owners of unimproved lots need to maintain a 10 foot clearance of vegetation around its perimeter. Empty lots are to be mowed by the second Saturday of every month.

### **PLAYGROUND EQUIPMENT**

*Playground equipment, trampolines, etc., and their location, must be approved by the ARC. Other types of sport or play equipment, such as soccer nets, basketball hoops and backboards must be stored entirely from view when not in use.*

### **GUNS**

Guns, including BB guns, pellet guns and all other firearms, regardless of size, must not be discharged within the community.

### **POOL EQUIPMENT, WATER SOFTENER & PROPANE (TANKS), GARBAGE CANS & RECYCLING BINS, & PERMANENT FREE-STANDING GENERATORS**

*These must all be shielded from view by landscaping or by concrete wall. Any gates (painted house color) affixed to concrete wall must be pre-approved by ARC.*

### **IRRIGATION**

Each Unit's sprinkler system is maintained by the property owner. Water for irrigation is provided by St. Lucie West Services District (SLWSD). Private irrigation wells are not permitted.

### **TENTS, TRAILERS, UTILITY SHEDS, SHACKS, OR OTHER OUTSIDE ADDED STRUCTURES**

None are allowed on any part of the property (except as the New Construction Committee/ARC permits during initial construction.)

### **LANDSCAPING**

*Must not be altered after original is approved without the permission of the ARC. Must be kept in a healthy and manicured condition. \*Any tree removal, whether dead or diseased, with exception of a fallen tree for safety reasons. Must have prior authorization from ARC, since replacements may or may not be necessary. All trees shall have a mulch bed 2-1/2 ft. from the center of the trunk; all other landscaping and flower beds need to be surrounded with mulch or lava rocks. Stones, shells or gravel may not be used as ground cover. For help with drainage problems, stones may be placed at the perimeter of the residence, up to 12", but must be hidden from view by shrubbery. Edging of plant beds with vinyl, bricks, or concrete need ARC pre-approval. No latticework is allowed on front of house. All hedges must be neatly trimmed with heights for a decorative landscaping hedge up to 4 ft. at the rear, and a maximum of 6 ft. on either side of the residence.*

### **AIR CONDITIONING UNITS**

Must be screened from view. Window or wall units are not allowed.

### **LIGHTING**

*Except for seasonal Christmas decorative lights, which may ONLY be displayed between December 1 through January 10, all other exterior lights must be pre-approved by the ARC.*

### **ARTIFICIAL VEGETATION, EXTERIOR SCULPTURE, AND SIMILAR ITEMS**

*Artificial vegetation is not allowed on the exterior of the home or grounds, other than such decorations within the outside entry and/or entry doors. Flower pots must coordinate with house color scheme and be placed on the front porch or in covered entry. No hanging plants, birdhouses or feeders in trees or on fascia in front or side of residence is permitted. Any ornaments, such as birdbaths, fountains, statues or sculptures, may not be placed in front or side yards and all need ARC approval.*

### **ENERGY EQUIPMENT**

*Placement of solar energy panels must be pre-approved by the ARC.*

### **LEASING**

*Units may be rented only in their entirety; no fraction or portion may be rented. There shall be no subleasing of the Units or assignments of leases unless prior written approval is obtained from the Board of Directors. No transient tenants may be accommodated in a Unit. All leases shall be in writing and for an initial term of no less than one year. Units may be leased ONCE per year. Except for unusual circumstances at which time the unit owner may present his case to the Board of Directors for review. Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board by the owner at least fourteen (14) days prior to the date of occupancy. The owner must make available to the lessee copies of the Declaration, By-Laws, and the rules and regulations. The Association shall issue a certificate of occupancy to the lessee, after receipt of all information required by the Board. The Association shall collect a fee of \$100.00 in connection with the review and processing of all leases.*

### **RESALES**

Owners/realtors must notify the management company at least 30 days prior to sale closing. New owners must be provided the complete "Blue Book." If, for any reason, the "Blue Book" has not been provided by Seller, a copy may be obtained, for \$50.00, from the management company. It is suggested that future sales escrow \$50.00 at closing from Seller's proceeds until such time that this is delivered or replaced. A Certificate of Occupancy, first page of the purchase agreement, vehicle information, auto tag numbers, and drivers license information, together with a signed acknowledgement that Buyer has received a copy of the "Blue Book" and has read it (thereby made aware that this purchased property is in a deed restricted community), are all to be included in Resale package. Gate actuators belong to the Unit, and must be transferred to Buyer at closing. Replacement of a lost or stolen actuator is \$175.00. Buyer must provide a vehicle registration for that address, for each actuator received.

### **LAKES & WATER BODIES**

All lakes and ponds within the community are owned by St. Lucie West Services District for irrigation water management. They are aesthetic amenities only. No fishing, seining, swimming, snorkeling, diving, boating, playing, or use of personal flotation devices, is permitted at any time. Please keep your families and pets away from the lakes. Florida Game & Wildlife may be contacted at (561) 625-5122.

### **FENCES**

*No fencing of any type (permanent, invisible electric, or portable) is permitted on any Unit. Pool fencing must comply with city and state safety codes and must be approved by the ARC.*

### **BUSINESS USE**

No "Business" or "Trade" may be conducted in or from any Unit, except for business not apparent or detectable by sight, sound or smell from outside of the Unit. The Board of Directors has sole discretion in this matter (Article XII, Sec. 26 of the Declaration.)

### **PAINTING EXTERIOR OF RESIDENCE & DRIVEWAY**

*\* Prior approval by the ARC is required before repainting of any kind (even if repainting the existing color) including driveways and roof. NO names, initials or artwork is allowed. Color sample must be submitted for permanent file.*

### **SCREEN ENCLOSURES**

*All designs must have ARC pre-approval before they are erected. Materials must be white or bronze. No artwork, kick plates, vinyl, or Florida-glass may be included on the windows or walls. Only doors may have kick plates. No aluminum or metal roofs. Specifications must be met*

### **SHUTTERS**

*Decorative window shutters are only allowed with ARC pre-approval. Awnings (canopies) are not allowed.*

### **HURRICANE SHUTTERS**

*Any type of hurricane shutters/storm panels must be pre-approved by the ARC. They may only be put in place when a hurricane watch for our area has been announced. Pending an amendment to our documents, residents may leave hurricane shutters in place for up to fifteen (15) days after the hurricane passes the area. Upon written request by a resident, the fifteen (15) days may be extended at the discretion of the Board of Directors.*

*Hurricane shutters/storm panels must remain completely out of view at all other times. Hurricane shutter devices are not to be used for security purposes. Any hardware permanently attached to the house must be painted to match the house.*

### **MAILBOXES**

*Contact the ARC or management company regarding mailbox requirements for your neighborhood. Those mailboxes with lanterns, substituting as street lights are to be equipped with a clear or white bulb, 75-100 W recommended, either incandescent or compact fluorescent.*

*The mailbox must be maintained as originally provided, with no modifications such as exposed electrical wiring (even if encased in conduit), newspaper holders, hooks, flowerpots, or any other appendages. To eliminate damage to the post from grass cutting equipment, or a 12" radius of the post may be filled with mulch, or a low (12" in height) groundcover plant is acceptable.*

### **SATELLITE DISHES**

*Satellite dishes are permitted per FCC regulations, but must be submitted to ARC for approval or size and location, and must be concealed from view as much as possible.*

### **TRASH**

Curbside removal of garbage, recyclables and yard waste is provided by Waste Management of Ft. Pierce (772) 464-3100, for a quarterly fee. At this time, the present schedule for these pickups are: Mondays - yard waste (not to be placed curbside before 2 p.m. the previous day -- yard waste in plastic bags will not be picked up). Everyone in Country Club Estates has regular trash pick up on Wednesdays and Saturdays (not to be placed curbside before 6 p.m. on the previous day). Wednesdays are for recyclables pickup for Fairway Isle and the Sanctuary. Saturdays are recyclables for all the rest of Country Club Estates. Check your local newspaper for holiday pickup dates. Do not leave any trash on vacant lots, or in street. Requests may be made for special pickups, such as for large household items or large amounts of yard waste. Garbage cans and recycling bins must be completely hidden from view except on trash collection days.

### **CABLE USE/MAINTENANCE FEES (ASSESSMENTS)**

Must be paid quarterly (January, April, July, October). No exceptions will be made! Refer to Blue Book, Article X, Section 1, OR Book 573, Pgs. 1967 & 1968, amended 9-23-1997, File No. 1618850, OR Book 1132, Pages 2557 and 2558. Non-payment will result in cable service being disconnected /reconnected at owner's expense.

**THIS DOCUMENT SUPERCEDES ALL PREVIOUS REVISIONS**