

Scotsdale Bluffs
RULES AND REGULATIONS
ADOPTED BY BOARD OF DIRECTORS January 18, 2024

GENERAL PROVISIONS

1. All oil tanks, bottle tanks, soft water tanks, pumps, condensers, wood piles or other ancillary equipment shall be placed and suitably landscaped so as not to be visible from the street and kept in a neat and orderly manner.
2. No window air-conditioning units shall be installed in any Residential Dwelling.
3. All clotheslines must be of the retractable or storable types unless they are completely hidden from the view of persons off the lots. All retractable or storable clotheslines shall be retracted or stored when not in use. No lot Owner shall air or hang clothes for drying for more than the time reasonably required to air or dry the clothes.
4. After original occupancy no signs are permitted in the Properties, except address and name identifications, signs meeting the approval of the Association and one reasonably sized sign advertising the Owner's lot for sale. Political signs may be displayed two weeks before and two weeks after any national or local elections. The Board of Directors may adopt additional rules and regulations governing the size, style and location, of signs.
5. Homeowners may display association approved flags of no more than 4 ½ by 6 feet on a portable removable pole or on a flagpole attached to the home in accordance with Florida statute 720. Flags approved be flown are all flags permitted in accordance with Florida Statute 720 (United States flag, official flag of the State of Florida, United States Army, Navy, Air Force, Marine Corps, Coast Guard, or POW-MIA). Additional association approved flags are officially sanctioned sports team flags and during the two weeks before and two weeks after an election, respectful political flags.
6. Landscaping flags or banners of a respectful nature are permitted.
7. No part of the Properties may be used for any purpose to disturb the neighborhood; nor to disturb occupants of adjoining property within the Properties; nor to constitute a nuisance; nor resulting in a violation of any public law, ordinance or regulation in any way applicable thereto.
8. No lot shall be used in any way directly or indirectly for any business, commercial, manufacturing, mercantile, store, vending or any other purpose incompatible with single-family residential use. This limitation is not meant to restrict a home office for a residence as long as that residence receives no regular or scheduled commercial deliveries, no regular or scheduled meetings or appointments, that there may be no employees who work from such an office.
9. Hurricane shutters may be attached to the home no more than 7 days before a named storm. Hurricane shutters must be removed 14 days after the storm has passed. If you should need to keep your shutters up for an extended period of time due to an absence, the board will need to be contacted for approval. An estimated start and end date will need to be included in this request.

PARKING

1. Except for vans and pick-up trucks, no mobile home, boat, truck, trailer or recreational vehicle of any kind shall be kept, stored, parked, maintained constructed or repaired on any property within the Properties in such a manner as to be visible from any neighboring property except on a temporary basis.
2. Except for two vehicles in the driveway, no motor vehicles, bicycles, etc. shall be parked on a continuing basis on any portion of an Owner's lot or the Common Areas.
3. No vehicle belonging to any Owner or to a member of the family of an Owner or guest, tenant or employee of an Owner shall be parked in such manner as to impede or prevent access to another owner's parking space.
4. Cars or motorcycles/mopeds should be covered with proper commercial covers. No blankets, garbage bags or any non-commercial cover.
5. No vehicle belonging to any resident or guest shall be parked in such manner as to impede or prevent access to another resident's parking space.
6. No vehicle, which cannot operate on its own power, shall remain within the community for more than twenty-four (24) hours, except in garages.
7. Only passenger type vehicles will be allowed in the drive except for the purpose of making deliveries or providing repairs. No commercial vehicles except in garages.

LOT MAINTENANCE

1. No weeds, rubbish, debris, objects or materials of any kind shall be placed or permitted to accumulate upon any lot within the Properties if it renders the property unsanitary, unsightly, offensive or detrimental to any other property in the vicinity.
2. Trash, garbage, rubbish and other waste shall be kept only in sanitary containers.
3. All sanitary containers and storage piles on any lot within the Properties shall be enclosed or fenced in such a manner that the yards areas, containers and piles will not be visible from any neighboring property or street.
4. Sanitary containers and bundles or trash may be set out for a reasonable period of time before and after scheduled trash pick-up times.
5. No trailers, shed, tent, temporary buildings or storage structures shall be erected, maintained or used on any property within the Properties, unless approved by the appropriate Architectural Standards Committee.
6. All buildings and other structures within the Properties and each portion thereof shall at all times be well and properly maintained in good condition and repair by the Owner thereof.

7. No windows shall be covered with aluminum foil or other materials not designed for such purpose.
8. All landscaping of every kind and character, including shrubs, trees, grass and other plantings, within the respective lots shall be neatly trimmed, properly cultivated and maintained continuously by the Owner thereof in a neat and orderly condition and in a manner to enhance its appearance.

SALES AND LEASING

1. No lot shall be leased for a period of less than ninety (90) days by any lot owner.
2. All leases shall require any lessees to comply with all rules and regulations of the association.
3. Any lot Owner leasing a lot shall be required to provide the lessee with a copy of the Rules and Regulations and the Declaration of Covenants, Conditions and Restrictions of Scotsdale Bluffs. These can be found on the association website scotsdalebluffs.net.

ARCHITECTURAL CONTROL

1. Additional improvements to a lot shall be undertaken only after receiving prior written approval from the appropriate Architectural Standards Committee. Requests for changes may be submitted at scotsdalebluffs.net.
2. Fences, hedges and Landscaping. All landscaping plans, including, but not limited to fences and hedges must receive prior written approval from the appropriate Architectural Standards Committee before implementation.
3. More detailed and additional information on the architectural changes may be found in the Declaration of Covenants, Conditions and Restrictions of Scotsdale Bluffs.

PETS

1. No animals, fowl, reptiles or poultry shall be kept on any lot within the Properties, except not more than three domestic dogs, or three cats or a reasonable number of birds may be kept as household pets, provided that they are not kept, bred or raised thereon for commercial purposes.
2. All animals permitted to be kept by this paragraph shall be kept on a leash or properly confined within the Properties when not within an enclosed area of a lot.