

Indigo Unit #8 Owners Association Rules and Regulations

Declaration of Covenants Section 3.7

The Association shall have the right to adopt reasonable Rules and Regulations for the conduct within the subdivision so long as their rules and regulations do not conflict with Governing Documents.

Revised 7/31/2024

The following rules and regulations have been condensed from the Association's governing documents to act as a guide to identify the process required to address these issues. All residents must comply in order to protect the integrity of this HOA. Penalties and fines may be imposed.

Florida State Statute 720	(FS):
City of Daytona Beach City Code	(CC)
Declarations of Covenants Indigo #8	(DOC)
Articles of Incorporation Indigo #8	(AOI)
By-Laws Indigo #8	(BL)
Board Minutes Indigo #8	(BM)

DOC Article 2, Section 2 and Section 3

1. No lot shall be used for any purpose except residential. Commercial use of professional office use of any portion of any plot or dwelling is prohibited. DOC Section 2.1
2. All buildings or additions or modifications of exterior of a dwelling unit, including siding material, color, trim, window or roofs, or construction of any type, including construction or modification of any fence, wall, screen enclosure, patio, deck, shed, dwelling unit, pool, spa, bath, pet house, driveway, walkway, or material modification to landscaping and trees must have all appropriate city permits and approval of the Architectural Review Committee via ARC review application. DOC Section 2.2, 2.3, 3.6
3. a) No boat, boat trailer, or trailer alone shall be parked for any period of time to exceed 5 hours in a 24-hour period, or permitted to remain on any lot or street except in an attached garage. DOC Section 2.6

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b) Street parking for cars and trucks per City Code:

94-39(b) Vehicle must be parked in the same direction as traffic. The right-side tires to be within 12 inches of the curb.

94-40(a) No parking with tires between curb and the sidewalk. (Not on the grass.)

94-44 Leave 8 feet of width for free movement of a vehicular traffic lane between cars on opposite sides of the street.

c) All motor vehicles shall carry a current year license tag and be maintained in proper operating condition, so that they do not constitute a nuisance because of noise or unsightly appearance. Section 2.5

4. No livestock, poultry or animals of any kind or size shall be raised, bred or kept on a lot. Exception: Dogs, cats, fish, or small birds may be raised if not bred for commercial use and not allowed to run free. No more than 2 animals, dogs or cats in any combination are allowed in any dwelling unit. Dogs must be walked on a leash and animal waste picked up. DOC Section 2.7
5. Signs must be approved by the Association. DOC Section 2.8

Approved Signs:

Real Estate

Protection or security signs

Political signs allowed one week before an election. Must be taken down next day after.

Name of occupant sign

6. No stationary lawn ornaments shall be permitted on any lot. Small removable lawn ornaments may be permitted in planting beds near the home but number, size and kind must be approved by ARC application DOC Section 2.24
7. No lot shall be used for dumping or discharge of rubbish, trash or garbage and all lots shall be kept free of unsightly weeds, underbrush and yard waste. Unsightly appearance of driveways and sidewalks must be free of mildew. All trash bins and

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recycle bins set out for pickup on trash collection days must be brought back to the dwelling unit and stored out of sight within 24 hours of trash collection day. Grills must be stored out of sight from the street .DOC Section 2.9 Section 2.10

8. No above ground storage tanks. DOC Section 2.13
9. No unit may be leased for less than 6 months. Leases must be to only one person and his immediate family. All leases must be approved by the Board. An owner intending to lease must give the Board the name of the proposed lessee, address to be leased and copy of lease before the property can be leased. All lessees must be given a copy of the Rules and Regulations and agree in writing to comply. DOC Section 2.23
10. Clothes lines must be approved by the ARC. F.S. and DOC section 2.26
11. Small TV and radio antenna or dishes are permitted to be attached to the side or back of a dwelling unit. No free-standing towers are permitted. (U.S. Supreme Court.).

David Foutch DAVID FOUTCH

Vice President

8/2/2024

Notary Acknowledgment

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,

this 2 day of August, 2024

by David Foutch, as _____, as _____
(name of person) (type of authority,...e.g. officer, trustee, attorney in fact)

for _____
(name of party on behalf of whom instrument was executed)

Personally Known _____ or Produced Identification Type of Identification Produced FLDL

Who () did () did not take an oath.



ANGEL ROSKOWSKI
Commission # HH 439189
Expires September 1, 2027

[Handwritten Signature]
(Signature of Notary)

Angel Roskowski
(Name of Notary Type, Printed, or Stamped)
(Title or Rank)
(Serial Number, if any)

(For individual acting in his/her own right)