

**NORTHGLEN HOMEOWNERS  
ASSOCIATION, INC.**

**September 01, 2011**

To All Northglen Residents,

Enclosed is an updated set of Rules and Regulations for our community.  
Please retain these for your information and compliance.

Thank you,

Northglen Board of Directors

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**RULES AND REGULATIONS  
NORTHGLEN OWNERS ASSOCIATION**

**SECTION A – GENERAL RULES**

Rule 1) The purpose of these Rules and Regulations is for residents and board members to build common goals, to preserve the community's overall appearance and to maintain property values.

In order to secure compliance with these Rules and Regulations, violators will be informed by the Board of Directors or it's designate, of any violations and then asked to stop. This will be confirmed in writing. Failure to comply will result in the enforcement that is permitted under Florida Law.

Rule 2) Residents who desire to file a complaint regarding a violation, should do so to the Board of Directors, in writing. Such complaints will be kept confidential, if possible.

Rule 3) While these rules are subdivided for convenience, they must be observed wherever they relate to an improper act.

Rule 4) These rules apply equally to a renter, a guest or a homeowner. Thus wherever in these rules the word "owner" or "unit owner" appear, they apply, when applicable, to renters or guests as well.

Rule 5) **All unit owners must keep the Association informed of their current address and telephone number.**

Rule 6) All the restrictions, limitations and obligations of members as provided in the Declaration of Ownership, remain in effect, unless specifically amended by these rules and regulations.



**SECTION B - USE OF ALL HOME AND LOTS**

- Rule 1) All homes shall be used only for residential purposes.
- Rule 2) **Individual homes shall not be used for any purpose other than a single family residence, occupied by members of one family. A single family shall mean a married couple and children of either of them, or a single person with children. The Board may, at its' discretion, approve additional occupants. Homes must be maintained in a clean and sanitary manner.**
- Rule 3) Individual homes must not be used for any business or commercial use whatsoever. This does not prohibit an individual from doing work within the limits of the home, so long as this work does not require business traffic from the outside sources, nor does it prevent the meeting of non-commercial groups within the unit.
- Rule 4) No structural changes or alterations may be made in any home, except upon approval of the Board of Directors. (Click link for required form).
- Rule 5) Homeowners shall not use, or permit the use of, their premises in any manner which would be disturbing or be a nuisance to other unit owners, or in such a way as to be injurious to the reputation of the property.
- Rule 6) No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or designed for profit, altruism, exploration or otherwise, shall be conducted, maintained or permitted on any part of the Northglen property or in any home.
- Rule 7) There must not be kept in any unit, any inflammable, combustible or explosive fluid, material, chemical or substance, except for those intended for normal household use.
- Rule 8) The use of all homes must be consistent with existing laws and restrictions.
- Rule 9) **In order to have information needed in medical emergencies and for other administration needs, an emergency contact form is requested for all owners, renters and leasers to fill out.**

**SECTION C – PARKING AND TRAFFIC**

Rule 1) Cars shall not overreach the sidewalks and parking is not permitted in non-designated areas. No signs or marking of a commercial nature shall appear on such vehicles unless approved by the association.

Rule 2) Vehicles which the Board of Directors find to be unsightly, disabled or without a current registration, **may not** be left parked on association property in excess of seven (7) days in any 12-month period.

Rule 3) Only minor repairs, such as changing tires or jump starting a battery, may be made to vehicles on association property. The changing of the oil, spark plugs, etc., is not permitted.

Rule 4) **The speed limit within Northglen subdivision is fifteen (15) miles per hour.**

**SECTION D – DOGS, CATS AND EXOTIC PETS**

Rule 1) Exotic pets, or any “tamed” wild animals are not allowed on the Northglen property either permanently or temporarily. Aggressive pets, such as Pitt Bulls and Dobermans have to be registered with the Board of Directors and the management company. (Call for a form.)

Rule 2) **Pets must be walked on a leash and all pet owners are required to pick up properly and dispose of pet waste.**

Rule 3) Except for birds, there may not be more than three (3) pets in any home.

Rule 4) Habitual noise making, e.g., barking for more than 30 minutes, is prohibited. **Municipal Code 406. applies.**

Rule 5) **Pets must not be staked or placed on a line!**



**SECTION E – BEAUTIFICATION AND HOUSEKEEPING**

Rule 1) No sign, awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof, except with the prior approval of the Board of Directors.

Rule 2) No Laundry or clothing will be displayed on the frontal portion of any home or hanging in the front of the house or garage. These items are to be only appearing in the rear of each home.

Rule 3) Frontal areas of the home and garage are not to be used to store, bar-b-ques, mops, brooms, unsightly items, recycle trash bins, bicycles, basketball goals or trash cans.

Rule 4) Trash cans, garbage cans, recycle bins must be placed outside for pick-up no earlier than 8:00pm the night before and 8:30am on the days of pick-up ONLY.

Rule 5) The Owners, Residents, Renters ALL have the responsibility of keeping the front of the homes in a clean and respectful manner consistent with good housekeeping practices.

**When a visitor visits Northglen, what he says when he leaves, is what your home value is!**

If it looks like trash, that is how you will be judged and if it looks “spiffy”, clean and neat, you’ll be seen better than those communities around you. “Clean and Neat” is how you get the bigger dollar.

## SECTION F - RENTING OR LEASING

Homeowners who desire to rent or lease their homes will be governed as follows:

Rule 1) A homeowner may not lease or rent his home, without filing an **Emergency Contact Form**, of the new Tenants with the Board or the management company. This has proved to be an invaluable tool for the safety of those individuals and the community, as well.

Rule 2) The Association, or the management company, must have a copy of the **Rental or Lease Agreement**, as well.

Rule 3) It is the **Owner's responsibility** to furnish the Renter or Leaser, with **a full copy of the Northglen Documents**. (These are on the web-sight at no charge.)

Rule 4) **The Association has the right to evict any habitual offender of the Documents and to terminate any rental/lease agreement. (The Law rules.)**



SECTION G - SALES of HOMES

IMPORTANT  
AND  
ENFORCEABLE

Rule 1) A complete set of the Northglen Documents are to be furnished to the Buyers, by the Sellers, at least seven (7) days prior to "Closing". (State Law.)

Rule 2) This is a "Deed Restricted" community. NO PROPERTY shall change hands without notifying the Association or the Management Company.

An Estoppels Letter must be generated.