

Flagler Point Homeowners Association, Inc.
2024 Approved Rules and Regulation
November 13, 2024

Fireworks – Fireworks are prohibited in Flagler Point except on three designated holidays: New Year’s Eve, December 31; New Year’s Day, January 1; and Independence Day, July 4.

Waste & Recycling Receptacles - All trash, waste, debris, and recyclables shall be stored in covered containers, which shall be kept in the garage except when they are being made available for collection. All trash, waste, debris, and recyclables shall be placed for pickup not earlier than twenty-four (24) hours preceding the designated pickup time and shall be returned to the garage or other completely screened location not later than twenty-four (24) hours after the pickup time. Outside burning of trash, waste, debris, or recyclables is prohibited. No trash, waste, recyclables, or debris of any kind shall be placed or permitted to accumulate upon any portion of a Lot.

Mailbox Blockage – At no time should an owner leave their vehicle unattended in front of mailboxes.

Per USPS:

"Mailbox blockage by a vehicle may also prevent the delivery of mail. If the carrier continually experiences a problem in serving curb line or rural boxes where the customer is able to control on street parking, the postmaster may withdraw delivery service."

Parking

If you have to park on the street, please park LEGALLY. Please DO NOT PARK: 1) vehicles hanging off your driveway into the street 2) in front of your neighbors driveway 3) in front of the mailboxes 4) directly on the corner of any streets blocking the stop sign or impeding traffic 5) in front of the fire hydrants 6) on top or over storm drains.

According to Florida Statutes Chapter 316 #12, it is ILLEGAL to:

(b) "Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:

1. In front of a public or private driveway.
2. Within 15 feet of a fire hydrant.
3. Within 20 feet of a crosswalk at an intersection.
4. Within 30 feet upon the approach to any flashing signal, stop sign, or traffic control signal located at the side of the roadway.

Boats, Trailers and Recreational Vehicles

No Boats or recreational vehicles may be stored or parked within the property unless completely surrounded such that they cannot be seen.

Dog Poop – Pet owners must follow city ordinances stating that owners must remove animal feces and other wastes from any property it is left in. Owner must dispose pet feces or waste in their own trash cans.

City Ordinance Section 462.301:

(b) Whenever an animal defecates upon any property not owned, leased, rented, or otherwise in the care, custody, or control of the animal's owner, the animal's owner shall immediately remove and properly dispose of feces. The only exception is by permission of the property owner.

(c) An owner shall remove and properly dispose of feces and other animal wastes on owner's property so as to avoid noxious and nauseous odors that are irritating, annoying or offensive to a person of normal sensibilities; or that are injurious to human, plant or animal life; or that reasonably interfere with the use and enjoyment of property.

Failure to comply can result in a civil fine of no less than \$250 issued by the city.

Declaration of Easements, Covenants, Conditions and Restrictions for Flagler Point 12 (a) - Dogs must be kept on a leash at all times while on the Common Elements. Person walking the dog must clean up after their dogs. Pets may be walked along sidewalks but not allowed to go near other owners doors or buildings.

Stray Animals

Feeding birds, squirrels, or other animals from patios, balconies, or any common area on the property is prohibited.

Grills

Grills shall be stored on the back patio of every unit. Owners must operate the grills as far away from the unit as possible to prevent fire risk and heat damage.

Planting in the Flower Beds

Owners shall install plants in the landscape beds that match the aesthetic of the community but, changing the mulch is prohibited. Before making landscaping alterations owners must seek approval from the ARB. Removing any tree in the landscape beds is prohibited under 9.1(o).

Decorations

Drilling, nailing, or other penetration of the exterior walls of the buildings, including the porch and patio wall is prohibited. The exterior of the Units, including doors, porches, balconies and patios shall not be painted, enclosed or modified in any manner without prior written approval of the ARB.

Holiday Decorations

Respect Common Spaces: Decorations must not obstruct walkways, entryways, or common areas. Ensure that all decorations are confined to your designated exterior space.

Duration: Decorations may be displayed starting four weeks before the holiday and must be removed within two weeks after the holiday ends.

Safety First: All lighting and electrical decorations must be in good working condition and comply with safety standards. Use battery-operated lights where possible to minimize fire hazards.

Aesthetic Harmony: Decorations should complement the overall look of the community. Please avoid overly bright colors or themes that may disrupt the aesthetic uniformity.

No Permanent Fixtures: Please refrain from installing permanent fixtures or making alterations to the exterior of the unit. Decorations should be easily removable.

Noise Considerations: Keep noise levels to a minimum. If using music or other audio, ensure it does not disturb neighbors.

Respect for Others: Be considerate of neighboring unit-avoid decorations that may be seen as offensive or overly intrusive.