

Point St Johns Community Association Standards

The Point St Johns Community Association CC&Rs, that all homeowners have agreed to as a condition of purchase state the following:

Article 10 section 2

Each Owner shall maintain his or her Unit and all structures, parking areas and other improvements comprising the Unit in a manner consistent with the Community-Wide Standard and all applicable covenants unless such maintenance responsibility is otherwise assumed by or assigned to the Association or a District Association pursuant to the Supplemental or District Declaration applicable to such Unit. Each Owner shall maintain all sprinkler pipes and sprinkler heads which are part of the irrigation system located on each Owner's Unit, if any. Each owner shall maintain the entire driveway which services his or her Unit, any grass strip between the sidewalk in front of the Unit and the Street, as well as the mailbox which serves the Unit.

If any Owner fails properly to perform his or her maintenance responsibility, the Association may perform it and assess all costs incurred by the Association against the Unit and the owner thereof as an Individual Assessment; provided, however, except when entry is required due to an emergency situation, the Association shall afford the owner reasonable notice and an opportunity to cure the problem prior to entry.

The attached community-wide standards were adopted in May 2017, and are the governing standards for the Point St Johns Community Association. Due to the effects of Covid-19, the standards have not been enforced to the full extent.

The Board of Directors has met and confirmed the readoption and reinforcement of these standards, with additional changes for clarification purposes.

Point St Johns Community Association Standards

Adopted 24 May 2017

The following will be binding upon members of Point St. Johns Community Association / PSJCA. (Also referred as Point St. Johns Homeowners Association / PSJHA).

The following standards do not represent the Point of Protective St. Johns Community Association's Declaration Covenants. The Association's Governing Documents will take precedence over the standards. The Bylaws can be amended as necessary by Association Member inclusion and with majority vote by the Board of Directors to update any antiquated statutes.

Point St. Johns Community Association is managed by the Board of Directors. The Board of Directors operates and manages the Association according to the Florida State Statutes. The Association has the statutory authority to enforce the Declarations of Covenants which includes applying warnings and fine violations.

If an Association member violates the Bylaws the corrective action(s) are as follows:

1. A written notification letter addressing the concern and corrective action(s) is required. Tile corrective action(s) must be completed within fifteen (15) to thirty (30) days.
2. If the concern has not been resolved within the allotted timeframe as indicated in the first notification, a second notification letter will be issued addressing fifteen (15) days to correct the violation.
3. If the second notification date is exceeded and there is a non-reply to address the violation, a notice of violation will be referred to legal counsel. All cost associated with the referral to counsel will be the sole responsibility of the homeowner and/or legal occupant in violation.
4. A homeowner's failure to pay assessments creates a lien against that homeowner's property and the Association is authorized to record a claim of lien against the property. If the lien is not paid, the Homeowner's Association then can bring an action in County or Circuit Court to foreclose that lien; that is, obtain a judgment that would authorize the Clerk of the Court to sell the property at public auction to raise sufficient money to pay the lien. The lien of the Homeowner's Association is subordinate to any mortgages that are on the property.

Exterior House Colors

1. Exterior house colors should be subdued and harmonious with the existing decor and keeping with the architectural integrity of the neighborhood. Any color changes to the original existing color of the property must be approved by the Board of Directors.

Exterior House Conditions

1. Repair deterioration, clean mildew from exterior walls or other conditions as determined by the Association. Deterioration is defined as but not limited to peeling paint, crumbling ~~masonry~~ paint, roofing, wood and vinyl siding and stucco.
2. Some repairs must be returned to its former state not to exceed 45 days, unless approved by the Association.

Home Additions

1. All attached additions must have prior approval of the Board of Directors and must conform to the architectural integrity of the subdivision and must have all required city permits and a copy of permits must be submitted to the Board of Directors.
2. Homeowners must submit plans to the Board of Directors prior to the start of construction.
3. Additions may include but not limited to room additions, Florida rooms, screened rooms, pool enclosures, driveways, and walkways. Second story additions do not conform to the integrity of the community and are not permitted.
4. Screened rooms may not be added to the front of the house.
5. Changes that significantly deviate from the architectural style of the house will not be permitted.

Lawn and Yard Maintenance

1. Lawns must be mowed, edged, fertilized, watered and free from weeds and insects.
2. Shrubbery should be trimmed and neat in appearance
3. Gardens must be neat in appearance and in compliance with the integrity of the neighborhood.
4. Trees adjacent to the community sidewalks and streets must be trimmed to allow safe access.
5. Lawn ornaments must not exceed four (4) feet in height. This is to include fountains. All decorative fountains and ground fountains must be properly maintained and functioning with water or must be completely clean and dry as to decrease mosquito infestation.
6. Lawns with areas that have been identified as unrepairable must be re-sodded with St. Augustine Grass or a Florida Friendly approved grass.

Fences

1. Fences must be approved by the Board of Directors prior to assembly.
2. The fence shall be a maximum and minimum of six (6) feet.
3. Fences must be constructed of wood, vinyl composite or architectural metal. All other materials must be approved by the Board of Directors. Acceptable styles are board on board and shadowbox. All other designs must be approved by the Board of Directors.
4. Fences are not permitted in front yards. All constructions should end at the rear of the home.
5. Wood fences shall be neutral in natural wood color and should not be painted any color. Only natural stain preservatives are acceptable. Vinyl composite fences shall be white or light natural pine wood color only.

Sheds and Outbuilding

1. Permanent sheds and outbuildings (such as gazebos and prefabricated recreational Fortstyle swing sets) must not be visible from the front of the house and must be constructed and painted of the same materials and colors as the house or as close to similarity as possible. All other locations, materials and colors must be approved by the Board of Directors.
2. The roofline of each shed or outbuilding cannot exceed higher than three feet above the fence.
3. All permits must be obtained from the city prior to construction and must be recorded by the Board of Directors.

Recreational Vehicles, Boats, Trailers and Automobiles

1. Recreational Vehicles, Boats, Jet Skis, Trailers, Campers, Motorized Campers, All-Terrain Vehicles, Golf Carts, etcetera... shall not be parked on the homeowner's property in a location that is visible from the street for more than 3 days. Visiting Guest Campers are allowed to park in the Homeowner's Driveway only and must not exceed 2 weeks. Prior date notification to the Board of Directors must be given.
2. Automobiles may not be parked on the streets on a permanent basis. Guest may park on the streets for short term; not to exceed 2 weeks.
3. Homeowner's vehicles must be parked in the homeowner's driveway. No work vehicles above two axles are permitted to be parked in the homeowner's driveway or on the street. This is to include but not limited to Semi-Trucks, Tractor-Trailers, Dump Trucks, Box Panel Vans, or two axle Delivery Styled Vans or Trucks.
4. Any motorized vehicle is not allowed to park on any portion of the Homeowner's front or side lawn areas. No disabled vehicles are permitted to park on any street or occupy a Homeowner's driveway for more than 30 days.
5. Vehicles shall be restricted as not to exceed the Homeowner's Legal Limit-to-Household ratio.

Nuisances

1. No use or practice which is either an annoyance to owners or an interference with the peaceful possession and proper use of the Property by the Owners or which may become an annoyance or nuisance shall be allowed. No owner shall commit or permit any nuisance or any illegal activity in or about the Property. For greater clarification, no Owner shall knowingly or willfully make or create any unnecessary, excessive, or offensive noise or disturbance which destroys the peace, quiet and/or comfort of other owners or allow any such noise or disturbance to be made on his Unit.

Miscellaneous

1. Propane tanks (bottles) must not be visible from the streets.
2. Seasonal decorations are permitted 4 weeks prior to holiday and must be removed 3 weeks after the holiday.
3. Political yard signs must be non-obstructive, neat and must be removed after the election.
4. Garbage and Recyclable bins must not be visible from the streets and should be placed at the curb no earlier than 5:00 PM in the evening prior to the collection and removed from the curb before 7:00 PM after the collection. Any debris that remains after the collection must be removed at the time that all bins are returned to the Homeowner's property. This is to apply to all contained yard waste debris and Bulk items for disposal.
5. Pets (specifically dogs) should be maintained on a leash when walking in public street and common areas. Pet waste should be collected by the pet owner upon the pet's relief and disposed of properly.
6. The producing (breeding) for profit of any animals (domestic, farm or exotic) on Homeowner's property is strictly prohibited. No farm or exotic animals (goats, chickens, pigs, etc..) shall be kept in or on Homeowner's property.
7. Because of our proximity to Reddie Park Preserve, feeding or attempts to domesticate wild animals is strictly prohibited. Any dead animals or Roadkill should be reported to the City of Jacksonville Department of Public Works or Animal Control. Members should not attempt to police, remove, or dispose of wild animal carcasses for health and disease precautions.
8. Children at play and neighbors walking in the neighborhood should be given the courtesy of right-of-way by drivers by slowing down and reducing vehicular speeds to avoid the possibility of accidents and injury.
9. Noise compliances shall be adhered to between the hours of 10:00 PM and 7:00 AM (to include construction).
10. All public safety, emergency, suspicious and surreptitious activity should immediately be reported to the proper authorities. Confrontation is not warranted