

HALIFAX PLANTATION PHASES II & III HOMEOWNERS' ASSOCIATION, Inc
 3500 Merritt Drive * Ormond Beach, FL 32174

JURISDICTIONAL RESPONSIBILITIES of the DESIGN REVIEW COMMITTEE (DRC)

If you are not sure whether the Design Review Committee has jurisdiction on a matter, call (386) 386-275-1087 or email HalifaxHOA@gmail.com for assistance.

Emergency CALL 911

Volusia County Sheriff's Office Non-Emergency 386-239-8276 or VolusiaSheriff.org to report online.

Volusia County Animal Control 386 248-1790

<p>Accessories</p> <p>*DRC approval required for all new or replacement Accessories</p>	<p>All Accessories MUST be landscaped with bushes / shrubs to block the accessory view from the street, golf course or immediate neighbors..</p> <p>The DRC will review and may provide variances on a case-by-case basis. No accessory to be visible from the street, golf course or another home UNLESS approved under specific circumstances.</p> <p>Satellite antennas not specifically controlled by federal laws are prohibited. Antenna height and location is subject to review by the DRC.</p> <p>Accessories, Not limited to:</p> <ul style="list-style-type: none"> • Air Conditioners • Propane tanks • well-heads • generators • pool pumps, filters housings, or heaters • fire pits • Solar panels • Antennas • A/C window units
<p>Animals</p> <p>*DRC approval required for all new or replacement fences.</p>	<p>https://www.volusia.org/services/public-protection/animal-control/requirements-of-pet-ownership.stml</p> <ul style="list-style-type: none"> • "Invisible fences" are allowed. • Small "in-training" signs are allowed for a maximum of 1 month. • HOA and Volusia County "pooper-scooper" laws apply. • Dogs should not be left on front lawns unattended for long periods of time. • It is the owner's responsibility to maintain control of your dog or cat. There is a VC control law for dogs, meaning the animal must be under physical restraint OR verbal command when outside • 3 pets (dog or cat) maximum per household • If your pets create a nuisance (CONSTANT BARKING AT ALL HOURS OF DAY OR NIGHT OR CAUSES DESTRUCTION TO OTHER HOMEOWNERS' PROPERTY OR INJURY TO ANOTHER MEMBERS PET). The DRC will take appropriate action.

	<ul style="list-style-type: none"> Volusia County Animal Control must be called if a pet injury another Members pet. Call the Volusia County Animal Control @ (386) 248-1790.
Animal Feeding	<p>ANIMAL FEEDING IS PROHIBITED.</p> <p>Feeding deer encourages their migration to populated areas where they will eat the ornamental shrubs.</p> <p>Animal feeding E.G. Wild hogs, deer, bear risks damage to property. Feeding of feral cats is not permitted.</p>
Appearance of Home exterior or Landscape *DRC approval required for all new or replacement	<p>Any change to the exterior of the house including.</p> <ul style="list-style-type: none"> House paint, trim, front door Landscaping Addition of Rock or Tile New, replacement OR TYPE of driveway DRC can require a repaint if exterior paint on a house is faded or unrepresentable.
Burning Refuse (Fires)	<p>Burning of refuse is PROHIBITED.</p> <p>No outside burning of wood, leaves, trash, garbage, or household refuse is permitted within Halifax Properties.</p>
Business in Home *DRC approval required.	<p>Halifax Plantation is zoned and is a residential community. The HOA understands that some homeowners have offices in your home for personal use. However it is PROHIBITED to have an in-home business that customers or clients visit regularly.</p> <ul style="list-style-type: none"> Federal, State, and County business laws apply. Homeowner Parking rules apply. Homeowner Sign rules apply. In home business must be registered at the HOA and the DRC administrative office, please use form "DRC-Home Occupation Form". If business is registered approved homeowner / property owner / business owner is responsible for nonresident conduct as per the HOA governing rules.
Business Equipment Cleaning and Maintenance on Residential, HOA or Golf property.	<p>Exterior storage of Business Equipment is PROHIBITED inside Halifax</p> <p>Cleaning of business equipment of any type is PROHIBITED inside Halifax residential, HOA, or Golf course property.</p>
Fences *DRC approval required for all new or	<p>Fences are strictly controlled by the HOA. Fences are ONLY PERMITTED IN CERTAIN SECTIONS DUE TO WILDLIFE INTRUSION.</p> <ul style="list-style-type: none"> Shrub planting which extends along the perimeter of the property

replacement.	<p>and create a “fenced area” are discouraged.</p> <ul style="list-style-type: none"> • Please refer to the HOA/DRC fence policy which is found on the HOA website https://halifaxplantationphase2HOA.com.
Fishing	FISHING in common grounds lakes and ponds IS PROHIBITED
Flags / Flagpoles *DRC approval required for all new or replacement.	<p>The American Flag allowed by Federal or State Law are allowed.</p> <p>Submit a DRC form for approval of the location of all flag poles.</p> <p>Seasonal OR political flags including team flags are not allowed.</p>
Garbage Cans Landscape Refuge	<p>Garbage Cans must be Concealed from the street view.</p> <ul style="list-style-type: none"> • Trash or Landscape debris should be placed at curb the night before pickup. • Cans will be removed and stored after pickup by that evening. • Do not place ANY Landscape or other debris on or near storm drains.
Garage Doors *DRC approval required for all new or replacement.	<p>All Garage doors shall remain closed when not actively being used for your SAFETY.</p> <ul style="list-style-type: none"> • Replacement of garage doors must be the same style in sub-HOA’s and submit DRC form. • All other residents outside of sub-HOA must submit the DRC Form.
Garage Rooms	Modification of a garage to enclose a room or otherwise reduce the garage space as originally approved by the Volusia County and DRC is prohibited by the covenants.
Golf Course	The golf course is private property. Using the paths or the fairways for path riding, jogging, or walking animals is PROHIBITED and can be extremely dangerous.
Ground Crew	<p>Ground Crews who are subcontractors of the HOA, builders or the golf course must NOT be engaged or solicited while they are working for personal subcontract work.</p> <p>ANY concerns with golf course employees or Golf Course subcontractors should be reported to the General Manager at Halifax Golf Course.</p>

<p>HOA Irrigation System, Valve, Timer or Fountain Controls</p>	<p>No one is permitted to tamper with common area irrigation valves or fountain timers.</p> <ul style="list-style-type: none"> • Report any irrigation concerns to the HOA office or your sub-association immediately. Contact the Master HOA @ 386-275-1087. • Severe damage to pumps can occur. <p>Anyone reported having tampered with HOA Irrigation System, Valve or Timer or Fountain Controls, and Circuit Breaker boxes will incur significant fine, and referred to the Enforcement Committee. Individual's will be responsible for any and all damage and repair costs that is incurred due to tampering.</p>
<p>Home Generators Operation and Maintenance</p> <p>*DRC approval required for all new or replacement</p>	<p>Permanently installed or stationary generators are subject to the County noise ordinance:</p> <ul style="list-style-type: none"> • Generator's operation noise cannot exceed 55 decibels this includes during power outages. • Maintenance tests should not disturb neighbors and should occur during normal business hours M thru F between 8 am - 5 pm. • Portable generators are not controlled by the ordinance nor are air conditioning units.
<p>Hunting / Boating</p>	<p>Hunting or Boating is Prohibited in ALL Halifax property and common grounds, lakes and or properties.</p>
<p>Hurricane Shutters</p> <p>*DRC approval required for all new or replacement</p>	<p>Hurricane protective equipment including Shutters or Accordion type for windows and doors should be installed when the State of Florida or Volusia County issues a hurricane warning.</p> <p>Please remove protective equipment within 5 days after storm UNLESS a dangerous situation prevents the removal.</p>
<p>Iron Bars, Burglar bars, Metal additions or sheds</p>	<p>Iron or Burglar Bars, Metal additions and Metal Sheds are PROHIBITED.</p> <ul style="list-style-type: none"> • No fixtures such as "burglar bars or wrought iron bars" shall be installed on any exterior door or window. • If the iron bar is part of an exterior door design or decorating appointment, the property owner must submit for DRC approval.
<p>Lawn/Landscape</p>	<p>Landscape of your lawn is to be maintained to a standard set by the Board.</p> <ul style="list-style-type: none"> • Grass and Bushes should be kept trimmed, cut, and edged and have a neat appearance. • Weeds are to be kept under control. • Failure to maintain resident property will result in DRC action, including hiring a lawn service that will be billed to the homeowner.

Lawn Ornaments	<p>Architectural highlights like benches, fountains, rocks, etc. <u>may be</u> approved as determined by the DRC.</p> <ul style="list-style-type: none"> • Lawn Ornaments affected by high winds must be stored indoors upon the issuance of a “hurricane warning” to prevent property damage. • Lawn ornaments are generally not approved or as directed by sub-HOA.
<p>New Construction / Remodeling</p> <p>DRC approval required for all new or replacement.</p> <p>DRC approval MUST BE COMPLETED in writing prior to commencement of work.</p>	<p>ALL New Construction and Remolding requests must be submitted to DRC for approval and must include:</p> <p>DRC FORM COVER SHEET (all applicable sections completely filled out with enough detail to understand your request) with description of work.</p> <ul style="list-style-type: none"> • Contractor Information and business license, contact information. • Design Drawings and site pictures • Engineering design and supporting documents if required by county permit office. • Surveys showing location of accessory or addition or remodeling project with property and all setback dimensions included. • Exterior house roof, paint and trim colors must be submitted with samples • Homeowners are responsible to ensure their employed contractors operate responsibly to prevent damage (including but not limited to concrete dust, lawn, sprinkler systems, house etc.) to adjacent homes and property. If damage occurs it is the homeowners who contracted responsibility to complete repairs to adjacent homeowners’ property.
Noise Concerns or Complaints	<p>All noise complaints will be referred to the Enforcement Committee.</p> <ul style="list-style-type: none"> • Most concerns can be handled by communicating in a friendly manner to your neighbor. • If noise is a concern please direct any communication to the Enforcement Committee thru the HOA office.
Parking	<p>Garages are primary for parking vehicles.</p> <ul style="list-style-type: none"> • Autos may be parked in driveway. • No driveway will be used as an automotive storage location. • Vehicles shall be parked only in the garage or driveway serving the home or unit. • Commercial and recreational vehicles shall be parked only in enclosed garages. • Overnight parking on County Roads is subject to county codes and generally not permitted. • Driveway parking is PROHIBITED for all boats, trailers, or commercial vehicle overnight. • Driveway parking is PROHIBITED for ALL vehicles with business

	<p>advertising overnight.</p> <ul style="list-style-type: none"> • RV parking is permitted for a 24-hour period prior to or return trip. • Please notify your neighbor in advance when RV or street parking • The board of Directors may authorize on-street parking for visitors inside Halifax and guests for a specific period of time. Please email or call the HOA office.
<p>Playground</p> <p>*DRC approval required for all new or replacement.</p>	<p>Playgrounds:</p> <p>Swing sets etc. must not be visible to the street, or to neighbors AND from the golf course.</p> <p>Approval may vary depending on the visibility of the equipment.</p>
<p>Pools and Screen Enclosures</p> <p>*DRC approval required for all new or replacement.</p>	<p>All pool and screen enclosure designs must be submitted to the DRC.</p> <ul style="list-style-type: none"> • Above ground swimming pools are NOT PERMITTED. • Screened pools if visible from the street or golf course, must be well maintained and kept neat in appearance. <p>*Please see New Construction / Remodeling Requirements Section above</p>
<p>Renters</p>	<p>The homeowner is responsible to ensure that renters obtain and observe all HOA governance documents.</p> <p>This ensures all renters in the community respect and enjoy the rights of homeowners and those obligations.</p>
<p>Retention Ponds / Wetlands</p>	<p>Houses abutting lakes, ponds, wetlands, or dry retention must maintain lawn to the water's edge or the bank of those areas. The Master or sub-association maintains the interior of those areas where applicable. Residents are responsible to prevent fertilizer runoff into ponds by keeping lawn service treatments at least 15' from the water edge.</p> <p>Spillage or accidental release of Hazardous waste must be reported to the Florida Department Environmental Protection (FDEP) OR Volusia County Division @ 386-257-6021</p>
<p>Sidewalks</p>	<p>Sidewalk along main property roads are maintained by the HOA, please call the HOA office if you have any concerns or questions as to ownership. All other sidewalks are the property homeowner's responsibility. Sidewalk damage by a property owner, or contracted sub-contractor is the property owner's responsibility. Please see the sidewalk policy for more information or call the HOA office. Pressure washing the sidewalks is the owner's responsibility.</p>

Signs	<p>"For Sale" and "For Rent" signs are permitted in single-family subdivisions.</p> <ul style="list-style-type: none"> • Multi-family Townhome sub associations set all their sign preference rules and subject to approval by the Master HOA. • Alarm signs that are 8x10 are acceptable and must be placed near the home, and NOT on the front lawn. • All other signs must get DRC permission and use approved Halifax Plantation format. • More information may be found at https://halifaxplantationphase2HOA.com website under Sign policy
Speed Limits	<p>Most roads are County owned. Therefore all County laws apply regarding the posted speed limits and stop signs.</p> <ul style="list-style-type: none"> • Any resident may report the tag number of speeders or traffic violation to the Sheriff's office. • If individual neighborhoods would like to have the Volusia Sheriff office set up a radar display sign or request an office / an actual radar patrol car, our association will be glad to assist in submitting that request.
Street Golf Carts	<p>Street legal golf carts must operate under state, county, and city traffic laws.</p> <p>"Illegal" carts or the inappropriate operation of "legal" carts should be reported to the office and to the Sheriff office.</p>
Streetlights Maintenance	<p>Streetlights are owned and maintained by FPL and the HOA.</p> <p>Please report all light pole problems to the HOA office. If the pole has an identification number on it provide that information to the HOA office @ 386-275-1087</p>
<p>Street Trees / Tree Removal or replacement</p> <p>*DRC approval required for all new or replacement or heavy trimming.</p>	<p>Trimming of the trees along the curb or sidewalk is each homeowner's responsibility (or Sub-Association if applicable). HOA does maintain and trim street trees on main roads.</p> <ul style="list-style-type: none"> • Some street trees are the homeowner's responsibility e.g. if the trees are planted on the homeowner's lot. • Please contact the DRC and submit for approval any trimming or removal requests. • No tree larger than 3 1/2 inches in diameter may be removed without written approval of the DRC. • Aggressive trimming needs DRC approval (ex: removal of large limbs, or tree topping). • In some cases, Volusia County may have jurisdiction on removals. Please contact the DRC PRIOR TO removal, (or this could get awfully expensive to correct).

<p>Sun Tunnels / Skylights / Attic Fans</p> <p>*DRC approval required for all new or replacement.</p>	<p>DRC approval is required as this will affect the exterior appearance of your home.</p> <p>All homeowners of a sub-HOA must receive approval sub-HOA approval prior to Master HOA / DRC approval.</p>
<p>Sport Netting, Basketball, Baseball, Lacrosse and Soccer Nets</p>	<p>Portable Sport Nets are allowed and may be used in driveways.</p> <p>When not in use they must be stored and not be visible from street view. Corner houses and those with short driveways must be extra conscious of streetviews.</p> <p>Please be mindful of your neighbors.</p>
<p>Wildlife Control: Armadillos, Gators, Snakes, Bear, Deer etc.</p>	<p>HOA is not responsible for wild animals on common or on your property. For your own SAFETY Do not approach wild animals. Feeding OF Wild Animals is strictly PROHIBITED.</p> <p>Call the Volusia County Sheriff, Volusia County Animal Control (386) 248-1790 or State Wildlife Control.</p>