

SHORT LIST RULES FOR SOUTHERN DUNES MASTER COMMUNITY ASSOCIATION, INC.

March 2024

THIS IS A DEED RESTRICTED COMMUNITY THAT ENFORCES ALL RULES AND REGULATIONS

VEHICLES WILL BE TOWED AT THE OWNERS EXPENSE

Towing company information can be found on the sign by the front entrance.

1. As a courtesy we ask that you park in the garage or driveway and not on the street or in front of other properties whenever possible. If you must park on the street, park with the traffic direction, **DO NOT** restrict traffic flow, block or impede proper access to get into or out of driveways, sidewalks, trash bins or mailboxes. **DO NOT** park on other property driveways without that homeowner's consent. Parking is not allowed on the grass at any time.
2. **NO PARKING ON SOUTHERN DUNES BLVD, HEMINGWAY AVE OR YELLOW LINE ZONES AT ANY TIME.** Abide by all state and city traffic regulations. Never park on fire hydrants or street corners.
3. **DO NOT** bring shopping carts into the community.
4. Recreational vehicles such as 4 wheelers, go carts, mini motorcycles etc. - **CANNOT** be driven on private community roads. They must be always stored within the enclosed garage. ***Reminder: There is a five (5) car max. for each property.***
5. Anyone younger than 18 years old must hold a valid learner's permit accompanied by a licensed driver or a valid driver's license to drive golf carts.
6. **Observe all speed limits and traffic signs; Haines City Police monitor the area and can issue tickets violations. Watch out for golfers, pedestrians, children, and pets while driving.** Be aware of your surroundings!
7. Motor homes, boats, trailers, commercial or recreational vehicles must be parked inside the garage. Parking on the street or driveway is not allowed.
8. All mechanical work must be done within the enclosed garage and not on the driveway or street. This includes but is not limited to equipment, vehicles, recreational vehicles etc.
9. Regular Trash and Recycling pickup is on **FRIDAY**. Bins must be taken out **Thursday after 6pm** and **pulled back by Friday 6pm**. Bins must be stored outside of street view, inside the garage or at the side. All trash items must fit inside the trash bins provided by Haines City. Loose trash bags are not allowed outside of the bin or on the lawn except for lawn or landscaping clippings. **DO NOT PUT PLACE INSIDE THE DRAINS.**
10. St. Augustine bins may not be stored in between the driveway strip areas. Bag leaves and bundle branches for pick up. Do not pile leaves on curbs, street gutter areas or drains. Contact Haines City Public Works Dept. at 863-421-3777 for bulk pick up, request additional bins or replacement of broken bins. **DO NOT** place household garbage inside H.O.A trash bins; placing garbage in other bins other than those belonging to your property is prohibited. All outside areas of the home must be litter free.
11. We adhere to the Haines City Noise Ordinance; **Quiet hours must be obeyed between the hours of 9pm to 7 am**; local police can ticket motorists making excessive noise including tire and motor revving and loud sound systems.
12. The clubhouse found at 1603 Forest Hills Lane is **open daily from 6am to 8pm** (gym and library) and requires a door code for access. You can request this code from your property manager you are renting from, contacting the H.O.A office or guard house. **Children under the age of 16 are not permitted in the gym without adult supervision.** Please keep the clubhouse clean. Food or beverages are not allowed in the clubhouse. Please use the left-hand side entrance towards the back for handicap and pool access.
13. Playing on the street, on private property or on the golf course is not allowed. Store basketball hoops and other play structures out of street view when not in use. They may **NEVER** be placed on the street.
14. Homes must adhere to the hotel & motel regulations. There are strict code enforcement rules on the number of persons per occupancy & bedrooms in the homes.
15. Food or beverages are **NOT** allowed in the pool areas, **children under 16 years old must be accompanied by an adult**, animals are allowed in the community pools, on the pool decks or under the covered cabana areas.
Swimming pool use:
 - a) Residents of The St. Augustine Townhomes and Villas must use the St. Augustine pool area only
 - b) Residents of The Hemingway / Paulette Sub-division must use the Paulette pool area only.
 - c) Residents of The Estates Sub-division must use The Estates pool area only
 - d) All other residents and guests may use the pool at the condominiums at the entrance of the community.
16. All pets must always be kept on a leash. Pet owners must clean up after their pets. **DO NOT PUT PET WASTE IN BINS OTHER THAN YOUR OWN.** There are several pet stations found throughout the community.
17. Do not cut through yards or lawns. All individual homes are privately owned and doing so is trespassing on private property.
18. **All social gatherings must adhere to line #1, #3 and #10 stated above. Owners are responsible for their tenants and guests.**

For emergencies call 9-1-1 for the Police or Fire Department. For all non-emergencies dial (863) 421-3636
Guard House dial (863) 422-2038 / Mayberry Security 888-296-2923 info@mayberrysecurity.com