

<b>CHILDREN</b>	Owners and residents are solely responsible for the behavior, welfare and safety of their children and the children of their guests while on Maidstone property.
<b>PETS AND ANIMALS</b>	There is a limit of three (3) domestic animals per household. This restriction on the number of pets per household. Dog runs or doghouses outside the home are not permitted. Pets shall be on a leash or within an electronic fence. Pet droppings are to be removed immediately and disposed of in a proper manner by the animal's attendant.
<b>GARAGE DOORS</b>	Shall remain closed except for ingress and egress. Garage door screens are not permitted.
<b>REFUSE</b>	Refuse shall be placed in an appropriate trash container with a securely closed lid and shall be placed at the curb in front of home no earlier than the night before pick-up. Vegetation should be placed into trash cans and placed at the curb no earlier than the day before pick-up. Garbage and Recyclables are picked up on Tuesdays. Garbage is picked up on Fridays. Containers must be stored out of sight otherwise
<b>GENERAL PROPERTY MAINTENANCE</b>	Owners are required to maintain the exterior of homes; See specific guidelines regarding: Exterior maintenance; roof/home/driveway cleaning; house painting/ color changes; garage doors; air conditioners; mailboxes; chains and barricades; outdoor lighting; seasonal lighting; hurricane shutters; renewable energy systems; pods or temporary storage systems
<b>LAKES – PONDS – CANALS</b>	No swimming; boating or fishing is allowed.
<b>ARC-ARCHITECTURAL REVIEW COMMITTEE</b>	Owners shall follow established architectural standards when making changes to the exterior of their property. All changes to the exterior of the property shall be reviewed and approved by the Architectural Review Committee (ARC)
<b>OUTSIDE CONTRACTOR ENTRY</b>	No outside contractors, vendors or workers are permitted in PGA Village before 7:00 AM or after 6:00 PM on weekdays and before 7:00 AM or after 5:00 PM on Saturday.
<b>ACCESSORY STRUCTURES</b>	Accessory structures are not permitted on any yard, driveway, or walkway without written approval of the Maidstone ARC.
<b>BASKETBALL BACKBOARDS</b>	Basketball backboards are not allowed in Maidstone.
<b>RECREATIONAL AND FUNCTIONAL ACCESSORIES</b>	Recreational and functional accessories such as swing sets, jungle jims, basketball backboards and hoops, skateboard ramps, trampolines, and other large play equipment are not allowed in Maidstone. Skateboarding is not allowed anywhere in Maidstone
<b>CLOTHESLINES AND ANTENNAS</b>	In an effort to encourage energy conservation, clotheslines will be permitted provided they are not visible from the streets. No Antennas may be erected which could interfere with TV, phones or computer signals.
<b>YARD OR GARAGE SALES</b>	No yard or garage sales are permitted on any Parcel/Lot in Maidstone.
<b>VIOLATIONS OF POA DOCUMENTS AND/OR RULES AND REGULATIONS</b>	All violations noted will receive a "notice of violation" issued by the Property Manager and are subject to review by the Dispute Committee. Non compliance may result in fees and loss of privileges.

# WELCOME

## MAIDSTONE Maidstone Property Owners At PGA Village

### Overview of Rules and Regulations



This brochure has been prepared for you by the Board of Directors of your community **Maidstone POA Inc.**

It is intended to familiarize you with some of the rules of your community and to provide you some helpful information about living in Maidstone. Its purpose is to help you understand and maintain the high standards that make living in Maidstone at PGA Village such a wonderful experience.

<b>Your Board of Directors</b>	
<b>Mr. Eugene Antuna</b>	<b>President/</b>
<b>Mr. Chuck Gazarek</b>	<b>Vice President</b>
<b>Ms. Karen Shelledy</b>	<b>Treasurer/Secretary</b>
<b>Ms. Carolyn Luxion</b>	<b>Director</b>
<b>Mr. Harold McDougall</b>	<b>Director</b>
	<u>Property Manager</u>
<b>Sheryl Dodd</b>	<b>Property Manager 772.489.9501</b>

<b>COMPLIANCE WITH RULES AND REGULATIONS</b>	Each Owner and resident is responsible for compliance with Maidstone Rules and Regulations by all family members, guests, visitors, and lessees.
<b>NUISANCE/NOXIOUS ODORS</b>	Owners, residents, and their guests may not cause or allow an annoyance or nuisance to other residents. The use of any materials or activity that produce odors which become an annoyance or nuisance to others is prohibited.
<b>NO DOOR-TO-DOOR SOLICITING</b>	This includes the distribution of flyers or correspondence of any kind placed anywhere on an owner's property or in an owner's mailbox, unless delivered by the U.S. Postal Service.
<b>FLAGS (PER FL STATUTE (720.00))</b>	Owners may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner. A flagpole in accordance with the Florida Statute is allowed.
<b>SIGNS/LIGHTING/ARTIFICIAL VEGETATION</b>	No signs other than an alarm company sign. All outside light bulbs must be clear or white in color No artificial vegetation, grass or plants shall be placed on the front yard or sides of any lot.
<b>STORM SHUTTERS</b>	Storm shutters are allowed to be installed after a named storm by the National Weather Service is announced until 5 days after storm passes. Accordion shutters shall be white, beige or ivory.
<b>ASSESSMENT PAYMENTS</b>	Payments are due quarterly starting January 1st and each first day of subsequent quarters. Late fees will be assessed if payments are not received on time.
<b>BURNING/FENCES/DOG HOUSES</b>	Burning other than on barbecue grills is not allowed. Dog houses or shelters are not permitted. Only fences around the pool are allowed.
<b>PARKING</b>	No vehicle of any kind shall be parked overnight on any street between 2:00 A.M. and 7:00 A.M., Commercial vehicles may not park on driveways overnight between 2:00 AM and 7:00 AM, Parking is not allowed on any grass areas or sidewalks.
<b>ABUSIVE AND/OR THREATENING LANGUAGE</b>	Abusive and/or threatening language or any inappropriate conduct directed towards individuals in the service of this community, Officers and volunteers is prohibited.
<b>HOLIDAY DECORATIONS</b>	Decorations can be put up 30 days prior to a named holiday and must be removed 15 days after. Audible decorations are not allowed. Decorations should be placed in a manner not to interfere with lawn maintenance.
<b>T-STICKERS OR HEADLIGHT STICKERS</b>	Owners may purchase PGA Village T-stickers or Headlight stickers which will be permanently affixed to the inside of the front windshield, or the headlight of your personal automobiles.
<b>REPAINTING/ROOFS</b>	Requests for repainting must be processed thru the ARC committee. The forms required and the allowed painting pallets for home exteriors and doors are available at the Property Manager's office. Homeowners are responsible for maintaining their roofs clean.
<b>RENTING/LEASING PROPERTY</b>	An Owner wishing to rent or lease his property shall complete the required forms and deposits. No subleasing is allowed. Other rules apply. Consult the governing documents.
<b>BROCHURE NOTES</b>	This brochure and any statements in it are provided as a quick guideline/reference to a new homeowner in Maidstone. They constitute suggested guidelines. The homeowner shall make sure he understands that compliance with the governing documents is a requirement that supersedes any statements made herein.

## Useful Information

### Phone Numbers

Cable TV-Comcast Cable	772-419-6051
Florida Power and Light	772-462-0555
Water- Reserve CDD	772-468-4604
Lang Mgmt.-Maidstone	772-489-9501
Castle Mgmt.- PGA Village	772-467-1503
Island Club Manager	772-466-9358

### NEIGHBORHOOD WATCH

Maidstone participates in a program sponsored by the Sheriff of St. Lucie County. Our main mission is to be vigilant and report any suspicious observations. The Sheriff will conduct several informative sessions during the year. If you see something of concern please report it to 911 first and then call the PGA Village guards, G4S, at 489-2583

### WEBSITES

Maidstone's website is available for all homeowners. It includes helpful information and copies of all the governing documents. To register, do so by going to [www.maidstonehoa.org](http://www.maidstonehoa.org). You will receive a password that will allow you access.

The Master PGA Village also has a business website and you can register at [www.pgavillagepoa.com](http://www.pgavillagepoa.com)

There is also a social website where you can optionally register to receive information regarding the events at the Island Club. To register contact the Island Club Manager at 466-9358.

You must sign the release form provided in order to be able to communicate with and through the Maidstone website.