



Community Guidelines

It is very important that residents are respectful of their neighbors when living in a condominium community. The guidelines listed below represent some, but not all of the Occupancy and Use Restrictions. For additional details, please refer to the Pottsburg Crossing official documents located on our website at: www.pottsburgcrossingcondos.com

Parking: Due to the extremely limited community parking, residents and guests must always park at the unit first before using a community parking space. Residents may not store personal property in a garage and then park personal vehicles or guest vehicles in the unassigned community parking spaces. Residents' vehicles must be registered with the Association and display a resident parking decal in the rear window of the vehicle. Residents parking in the unassigned community parking spaces without having a valid decal in the rear window will be in violation. Any vehicle belonging to a guest of a Pottsburg Crossing resident must display a guest parking pass on the dashboard in clear view. This parking pass is available on the community website – www.pottsburgcrossingcondos.com. **At no time is parking allowed on the sidewalk or grass. Violations will result in towing without warning. Vehicles PROPERLY parked in the unit driveway that extend onto the sidewalk are not subject to being towed. As a courtesy, temporary parking on the street is allowed for no more than 15 minutes during daylight hours (sunrise to sunset). Vehicles that are parked on the street during daylight hours for more than 15 minutes are subject to being towed without warning. Vehicles parked on the street after sunset are subject to immediate towing without warning.** Please refer to the Pottsburg Crossing Community Parking Rules for all rules regarding parking.

Animals: Animals must be on a leash when outside of the unit. No pet shall be tied or left outside of a unit. Pet owners shall immediately pick up and remove any solid waste deposited by his/her pet. Only two (2) domestic pets are permitted per unit. **The following breeds are prohibited: Pit Bulls (American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier), Rottweiler, Mastiff, Presa Canario or any crossbreeds of the aforementioned breeds. No exotic pets (snakes and reptiles) are allowed.**

Garbage: All garbage must be placed in closed plastic bags or in closed containers for curbside pickup. Garbage is picked up once a week on Friday morning. Garbage placed in closed containers cannot be placed curbside any earlier than the day before scheduled pick up and containers must be removed no later than the evening of pick up. **Garbage placed in closed plastic bags cannot be placed curbside until the morning of pickup, between the hours of 6am & 8am.** All containers must be stored inside the garage and kept in a clean condition with no offensive odors.

Nuisance: Residents will not do or allow anything to be done which will increase the insurance rates on a home, the common elements, or any portion of Pottsburg Crossing, obstruct or interfere with the rights of other residents or the Association, or annoy other residents by unreasonable noises or otherwise. A resident shall not commit or permit any nuisance, immoral or illegal act in his or her home, on the common elements or any portion of Pottsburg Crossing.

BB Guns, Air or Gas-operated Guns, or Electric Weapons or Devices: Use for any purpose whatsoever of BB guns, air or gas-operated guns, or electric weapons or devices is prohibited on the condominium property.

Lawn or Grass Areas: The lawn and grass areas located around all of the buildings within Pottsburg Crossing are the common areas and are maintained by the Association. If there is damage to the lawn caused by your vehicle or that of your guests, you will be responsible for the costs and will receive a repair bill.

Landscape Maintenance: A contracted landscape company maintains the grass and plant areas within Pottsburg Crossing. They are responsible for mowing, weeding, fertilizing, trimming, mulching, and irrigation. Repair and replacement of broken sprinkler heads and irrigation lines is the financial responsibility of the Association unless the damage is due to vehicles. Please be aware of the location of the irrigation heads around your unit and avoid running over them. If there is damage to the sprinklers caused by your vehicle or that of your guests, you will be responsible for the costs and will receive a repair bill.

Leased Units: A home may not be leased for a period of less than 7 months and no more than 1 time per calendar year. Subleasing or assignment of leases is prohibited unless approved by the Association. **All leases must be in writing and a copy must be provided to The CAM Team upon execution. The Landlord/Tenant Certification form must be submitted with the lease.**

Tenants: It is the responsibility of the Homeowner or Rental Company of the unit that you are renting, to provide you with a full set of documents providing the Rules and Regulations of the Pottsburg Crossing community.

Signs: No signs, advertisements or notices of any type are allowed on the common elements, on the unit, in the windows or on vehicles.

Decorations and Miscellaneous Items: No personal decorations are permitted in the common areas/landscaped areas (i.e.: shepherd rods with hanging plants, sculptures, yard art, flags, security signs, etc.). Any area outside of your living unit (with the exception of your patio and entry which are limited common elements) is considered common area. Do not hang towels at front entries or patios. All shoes must be taken inside dwelling units and not left at front entries or patios. Garage doors must be kept closed when not in use.

Pool Party Policy: No more than 20 people to a party (residents + guests). Resident must notify The CAM Team by phone or email 48 hours in advance if total people in party is 10 to 20. Parking is not allowed on the street, sidewalks or grass. Residents must make arrangements for guest parking if there are no community parking spaces available. Food is only allowed in the cabana area.

Holiday Celebration Activities – Fireworks: The use of illegal fireworks is strictly prohibited on the Condominium property. As defined by Florida Statute - any combustible or explosive composition or substance or combination of substances or, any article prepared for the purpose of producing a visible or audible effect by combustion, explosion, deflagration, or detonation. The term includes blank cartridges and toy cannons in which explosives are used, the type of balloons which require fire underneath to propel them, firecrackers, torpedoes, skyrockets, roman candles, dago bombs, and any fireworks containing any explosives or flammable compound or any tablets or other device containing any explosive substance. **Legal fireworks may be used on July 4th and December 31st ONLY.** The use of legal fireworks must be confined to the street in front of the residence and cannot be used in the grass, near the buildings or near parked cars. Anyone using allowed legal fireworks must clean up any debris.

Satellite Dishes: Homeowners must submit for Architectural Review Board (ARB) approval to install a satellite dish. No installs are allowed on any part of the building. You will receive a violation notice and fine if you install a satellite dish without first obtaining Association approval.

Structural Modifications: No structural modifications can be made to a unit without prior written consent from the Architectural Review Board (ARB) and the Association.

Unsupervised Children: Your children and the actions of your children are your responsibility and not the responsibility of the Association or Management Company. If your child or children should damage community property, you will be financially responsible for all damages.

Window Treatments: All blinds must be white or off-white. If drapes are installed, the backing must be white or off-white.

If you have questions, comments, or suggestions, please contact The CAM Team at 278-2338 or you may email pottsburgcrossing@thecamteam.com.