

## MISCELLANEOUS

1. Complaints regarding the management of the Savanna Club Homeowners' Association (SCHOA), herein referred to as the "Association", common properties, or the actions of residents, lessees or their guests must be made in writing to the Association and signed by the complainant. Verbal complaints will not be accepted.
2. Any damage to Association common property or equipment caused by any resident, lessee, or guest, shall be repaired or replaced at the expense of the resident or lessee. Such damage may also result in the Association suspending the rights of that resident, lessee, or guest to use common areas and facilities for a period of time as determined by the Board.
3. There shall be no littering or dumping of any material on Association common property.
4. No storage of any kind shall be permitted under any home.
5. No resident, lessee or guest shall give any directions or orders to any employee of the Association or to any Association contractors or subcontractors.
6. A fee will be charged for Non-Sufficient Funds (NSF) checks.
7. Residents wishing to borrow medical equipment or cribs, bicycles, etc., must first complete a "Hold Harmless Agreement." The agreement can be obtained from the Association office Monday through Friday, 8:00 a.m. to 5:00 p.m. Once completed and notarized, a copy of the agreement will be forwarded to the person(s) in charge of the requested items.
8. Garbage, Trash, Yard, and Hazardous Waste
  - a. **Garbage** is waste that comes out of your kitchen and bathroom. This mostly comprises food items and leftovers. All garbage from the home shall be placed in plastic trash bags. These bags will be stored in a covered garbage container. On the morning of the scheduled trash day, the covered garbage container, will be placed at the curb for pick-up.
  - **Trash** is waste that includes everything except garbage. Large items such as furniture, televisions and appliances, large boxes, etc. will be placed at the curb on the morning of the schedule trash pick-up.

- b. **Yard waste** is not to be deposited at the curb until the evening prior to the scheduled pick-up. Yard waste will not be placed on the common area circle within the various cul-de-sacs.
    - i. Loose yard waste, i.e., grass clippings, leaves and small twigs must be containerized.
    - ii. Neatly stack limbs, branches, palm fronds, etc. at the curb.
    - iii. If you have more than a few branches and limbs to be collected, stack neatly, taking care not to create a tangled pile. Stacked neatly: means a person can reach around the pile and pick it up.
    - iv. Limbs must not exceed four (4) feet.
    - v. Separate stumps from other yard waste. No single piece of a tree can exceed 50 lbs.
    - vi. If your yard waste stack exceeds five (5) feet in length and three (3) feet in height and width and/or contains cut tree trunks, you should contact Waste Pro at (772) 595-9390 to arrange for a special pick-up.
  - c. **Hazardous waste** must be brought to the St. Lucie Co. Baling and Recycling Facility for disposal. The following items are considered hazardous waste:
    - i. Automotive Fluids
    - ii. Lead Acid Batteries
    - iii. Household Chemicals
    - iv. Household Cleaners
    - v. Oil Based Paints
    - vi. Herbicides and Pesticides
  - d. Co-mingling of household and yard waste is not permitted.
9. Fishing. Fishing by residents is permitted in the Association lakes. However, fishing is only permitted from those common areas with direct access to the lake. Fishing is not permitted from those areas of the lake which adjoin a resident's home or from the golf course.
10. SIGNS. In addition to the normal street and traffic signs and Association compliance signs, the following signs are permitted:

## a. For Sale or For Rent/Lease and Open House Signs

- 1) For Sale/Lease/Rent Signs. A maximum of two (2) signs will be permitted; one (1) sign in the front yard and one (1) sign in the back yard. Signs must relate only to the sale or rent/lease of that property on which it is located and must be at least five (5) feet back from roadway, lake, or golf course and at least fifteen (15) feet from any side yard property
- 2) Two (2) types of signs are permitted. (a) Signs mounted on a 5' high, 4" x 4" wood, aluminum, or vinyl post with a 36" arm or (b) Metal framed yard signs. Coroplast® or corrugated plastic signs are not permitted.
- 3) The sign shall be a maximum of twenty-four (24) inches wide by eighteen (18) inches high and limited to two (2) riders, four (4) inches in height and twenty-four (24) inches in length. The sign must read "For Sale", "Open House" or "For Rent or Lease" and only have the telephone number of either the Owner or the listing broker.
- 4) All signs must be removed from the property within forty-eight (48) hours of the sale or lease closing.
- 5) A maximum of two (2) Open House signs may be placed on the common areas only while open house is taking place. Open House signs may be placed on common areas just prior to the open house and must be removed immediately following the open house. No open house signs on common areas may remain for a period of time longer than 8 hours and cannot remain overnight.

## b. Savanna Club Board Elections.

- 1) Candidate signs for Board of Director elections are permitted on resident golf carts only during the month in which the election is to be held and must be removed immediately following the election.
- 2) No candidate signs are permitted on individual lots or common property.

## c. Security Signs

Residents may install on their lot a maximum of two (2) signs disclosing that it is protected by a security system. These signs will be placed in the front and rear of the home and at least five (5) feet back from roadway, lake, or golf course and at least fifteen (15) feet from any side yard property lines

11. Homeowners are responsible for maintaining their lawns so that the grass does not exceed three (3) inches in height at any time.
12. A maximum of three (3) reflectors are allowed in front of homes. These will be no more than two (2) feet in height and place one (1) foot back from roadway.
13. No Homeowner shall take or permit any action which is detrimental to the common area landscaping, which includes a shoreline perimeter or any body of water and other natural areas of Savanna Club.
14. Mailboxes will be changed/replaced by Association maintenance personnel only. However, residents are responsible for the general cleanliness of their mailbox.
15. Residents are prohibited from conducting private yard or garage sales within Savanna Club.
16. Harassment
  - a. Harassment is defined as the unwanted, unwelcome, or uninvited behavior that demeans, threatens, or offends the victim and results in a hostile environment for the victim. Harassing behavior may include, but is not limited to, epithets, derogatory comments or slurs and lewd propositions, assault, impeding or blocking movement, offensive touching or any physical interference with normal work or movement, and visual insults, such as derogatory posters or cartoons.
  - b. Residents, occupants, guests, and tenants shall not engage in any harassment, intimidation, or aggression either verbal or physical, directed at other residents, occupants, guests, or tenants or at association employees, agents, or vendors.