



**Moss Park Landings  
Homeowners Association**

**Rules & Regulations  
Approved by the Board of Directors March 23, 2006**

**Moss Park Landing, Inc. Homeowners Association**, herein referred to as the MPL HOA, has established the following Rules and Regulations for all the owners and residents. These Rules and Regulations are established in accordance and in addition to the Covenants and Restrictions as well as the Architectural Designs standards of our community. These Rules and Regulations have been designed to protect the value of the properties, to promote security and welfare, and to assure a better understanding among all the residents within our community. The MPL HOA further reserves the right to update and amend these rules and regulations at any time without notice however a copy of the updates and or amends will be sent, distributed or posted within a reasonable amount of time to the owners/tenants.

**Any expense incurred by the owner or tenant of a residence is fully the burden and responsibility of the said owner or tenant of the subject residence respective to a violation of the Moss Park Landing HOA Rules and Regulations and/or any legal action thereof. The Association reserves the right to exercise the option to levy fines under the guidelines established in the Declaration of Covenants, Conditions and Restrictions of Moss Park Landings and Florida Statute 720.305.**

**Any questions regarding this addendum should be presented in writing and be directed to our Association Manager:**

Leland Management, Attention: Stacey Peach, 8009 South Orange Avenue, Orlando, FL 32809-6711.  
Phone: 407-781-1172, Fax: 407-781-1289. Email: [speach@lelandmanagement.com](mailto:speach@lelandmanagement.com)

## **ARCHITECTURAL CONTROL**

1. The ARC shall have full authority to regulate the use and appearance of the Property and all improvements constructed thereon to assure harmony of external design and location in relation to surrounding improvements and topography and to protect and preserve the value and desirability of the Property as a residential community.
2. No building, fence, hedge, wall, walk, dock, pool, planting, sign, or enclosure, or addition to any improvement located upon a Lot shall be constructed, erected, removed, planted or maintained nor shall any addition to, or any change or alteration thereof, be made until the plans and specifications showing the nature, kind, shape, height, materials, color scheme, and location of same shall have been submitted to, and approved in writing by, the ARC. No dwelling unit or portion thereof shall be painted, except in the same color as selected by the Developer (Greater Homes), unless a different color is approved by the Board.
3. The ARC shall have the right to refuse approval of plans, specifications, or locations upon any grounds, including purely aesthetical considerations, which the ARC, in its sole and absolute discretion, deems appropriate.
4. The application must include a site plan, the type of improvement and a copy of the County permits.
5. The ARC, pursuant to the provisions of this article, shall give no approval, unless the ARC determines that such approval shall assure harmony of external design, shall protect the value of the property, and shall be in the best interests of the Association.

## **GENERAL**

1. **RESIDENTIAL USE** – Each Lot shall be used for single-family residential purposes only, and no trade or business of any kind may be carried on therein. Lease or rental of a residence shall not constitute a violation of this covenant however they must comply with term restrictions contained within the NOTICE OF COVENANTS, CONDITIONS, AND RESTRICTIONS that EVERY homeowner signed when purchasing a residence within Moss Park Landings as legally recorded by the County Clerk of Courts.
2. **PROHIBITION OF DAMAGE & CERTAIN ACTIVITIES** – Nothing shall be done or kept in any lot or in the common area or any part thereof to increase the rate of insurance on the property or any part thereof, over that which the MPL HOA, but for such activity, would pay, without the prior consent of the MPL HOA. Nothing shall be done or kept in any lot or in the common area, which would be in violation of any statute, rule, regulation, permit or other validly imposed requirement of any governmental body. Nothing shall be done or kept in any lot or in the common area, which would be in violation of any statute, rule, regulation, permit or other validly imposed requirement of any governmental body. In respect of this, you cannot operate any visible business from any unit or common area.

## VEHICLES & PARKING

1. All vehicles of any owner/tenant must be parked in the driveway and/or garage of the owner/tenant Lot. Vehicles shall not be parked on any lawn or grassy area, nor shall any vehicle be parked overnight on any street or common area of the property. The MPL HOA does recognize that owners/tenants may *infrequently* have guests that will be required to park on the street due to a social gathering, party, etc. however both owners and tenants **MUST** comply with not only county parking ordinances but also within these MPL HOA rules and regulations. Owners/tenants may also have a personal need due to lawn maintenance and or moving to/from a residence that would require *infrequent* parking in the street/roadways. These aforementioned *infrequent* street/roadway parking must **NOT** block any other owner/tenants driveway in accordance with state and county ordinances (Florida State Law F.S. § 316.008(1) (a); stopping and standing generally, F.S. § 316.1945 et seq. Article III Sections 35-51 Orange county parking ordinances). **ANY** parking violation issued deemed to be frequent or habitual will result in a warning letter being sent to the owner of the subject property. Continued or additional violations will result in a fee fine scheduled as noted in fines section of this document. The MPL HOA reserves the right to determine when an issue becomes frequent, bothersome or a nuisance either after board review during a formal HOA meeting with photo documentation or in the physical presence of at least two board members at said residence/property address.
2. Parking of any commercial vehicles, trailers, boats, trucks, RV's, is **not** permitted on any lot or common areas of the property. Qualified exceptions would be when any actual work is done inside or outside of your home whether by a commercial vendor or private party vendor however this does not constitute automatic approval for any commercial vendor or private party entity to leave said vehicle/equipment parked overnight on or in front of the subject owners lot/property or any adjacent or nonadjacent lot and/or common area. Re-construction, remodeling or roofing equipment that would be cost prohibitive to relocate during said work on a property would need prior MPL HOA approval with a begin and end date for said subject issue in addition to approval and agreement of location for said equipment prior to commencement. Any owner/tenant who drives a vehicle issued by the state, county or other governmental entity considered to be an emergency vehicle as per Florida Statute noted in section #1 shall not be deemed a commercial vehicle and may be parked in the garage or driveway of the property. No vehicle, no matter the type or original designed used, shall be used as a domicile or residence either temporarily or permanently within the community or property.
3. There will be **NO** inoperative cars, trucks, trailers or other types of vehicles shall be allowed to remain on the Property. There shall be no maintenance, repair, or restoration performed on any motor vehicle on or adjacent to any lot in the property. All vehicles shall have current license plates. Moreover, no stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles, or portions thereof, shall be parked, stored, or located upon any lot at any time. They will be reported to the County Zoning/Code enforcement for action per regulations.
4. Parking of a vehicle with any type of sign, e.g. "For Sale" is **not** permitted on any lot, street, or common area of the property.
5. No parking on the sidewalk or across your driveway. Parking on the street is only allowed for guests when driveway is not sufficient (i.e., such as during a party). Vehicles must not block intersections, fire hydrants, or other homeowner's driveways per state and county statues as outlined in section #1.
6. Urgent parking issues should be referred to the Orange County Sheriff's parking enforcement division in addition to the MPL HOA. Orange County Parking Enforcement 407-836-0800 or 407-317-7640.

## **PETS**

1. NO animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot or the common area with the exception of dogs, cats, and other customary household pets, which may be kept on lots subject to the rules and regulations adopted by the Association and provided that they are not bred, kept, or maintained for any commercial purposes. You are not permitted any more than three (3) Household pets in a Unit. All Orange county animal zoning codes/restrictions apply as well.
2. Each Owner shall be responsible at all times for the prompt collection and proper removal and disposal of all droppings from their pets. All pets are to be on a leash when outside of the home and are not permitted to roam the neighborhood unattended. The person walking the pet or the Owner shall clean up all matter created by the pet. Habitual offenders will be reported to the county for investigation, any county required expense incurred due to a pet issue is fully burdened by the owner/tenant of the residence.
3. Leaving pet food outside the residences within the property is prohibited.

## **RESIDENTIAL - GENERAL**

1. **NUISANCES** – NO noxious, destructive or offensive activity shall be permitted on any lot or in the common area, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other owner/tenant or to any other person at any time lawfully residing on the property. This includes, but is not limited to, as follows: loud music, revving of motorcycle/automobile engines, riding any type of motorized recreation vehicles such as an ATV or any other such type of motorized vehicle within the community or on any of the common areas (County statutes prohibit same). No flammable, combustible or explosive fluid or chemical substances shall be kept in or upon any lot except such as required for normal household use and the same shall be kept within the dwelling unit.
2. **SIGNS PROHIBITED** – NO signs of any kind shall be displayed to the public view on any lot or the common area, except for an Alarm company sign and political signs during voting periods as noted by Orange County statutes. Holiday celebration signs in conjunction with holiday ornaments, displays etc. will be permitted unless deemed inappropriate by the MPL HOA board.

3. **GARBAGE OR TRASH** – NO trash, garbage, or other waste material shall be kept or permitted upon any lot or the common area, except inside the improvements on each lot or in sanitary containers concealed from view, and in accordance with the rules and regulations adopted by the Association as well as *Orange County Article III Litter Control Sec. 32.101 – 32.115, Orange County Article IV Collection and Disposal Sec. 32-151 – 32-163, Florida Litter Law, F.S. §403.413*. Any storage bins or containers may be subject to ARC review if not in accordance with County ordinances which mandate a collection receptacle of no more or less than 32 gallons that completely enclose all material contained within as to ensure to leakage or contents or orders thereof from escaping. Each 32-gallon container shall not exceed 60 pounds as require per Orange County. Please refer to the Orange county ordinances referred to previously in this section.

**Garbage pick-up:** MONDAY & THURSDAY\*

**Bulk:** THURSDAY\*

**Recycling:** WEDNESDAY\*

**Yard Waste:** WEDNESDAY\*

*\*Per Orange County Code trash receptacles should be placed outside the prior evening after 6:00 PM on the night prior to pick-up or by 6am day of pickup, not anytime sooner and removed from the street that night before 7:00 PM.*

4. **MAINTENANCE OF LANDSCAPED AREAS** – All landscaped areas, including, without limitation, lawns (to the paved public roadway), shall be maintained in live, healthy and growing condition, properly watered and trimmed. Any planting of grass, shrubs or trees which die or badly damaged, shall be replaced with similar, sound, healthy plant materials which shall also be subject to all landscape maintenance rules.
- a. Proper maintenance of the lawn and landscaping include, but is not limited to, mowing, edging, string trim, fertilizing, irrigation as well as treatments of herbicide and pesticide, removal of weeds as conditions necessitate.
  - b. Lawn equipment is to be stored within the dwelling.
  - c. Landscape ornaments - Statues, fountains, birdbaths, ponds, lawn sculptures, rock gardens, or similar types of accessories are permitted with the proper application and approval of the ARC before they are installed. The number, size, and location of each item will be limited and determined by the ARC.
  - d. Lighting. All lighting apparatuses; decorative or otherwise, must be maintained in working condition when installed on the front or side of the dwelling or lot that is visible from the roadway. You must have ARC approval before adding any lighting. Only clear lights are permitted in the fixtures. All Holiday decorations and/or lighting must be removed with seven (7) days after the commencement of the holiday. For Christmas, residents are allowed fourteen (14) days to remove decorations and/or lighting.
  - e. Mulch or Stones. Mulch and stones must be earth tone in color and approved by the ARC. Mulch or stones must be maintained; ensuring the bedded area to be covered has ample material.
  - f. Artificial Vegetation. No artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed upon the exterior portion of any Home or Lot, unless approved by the ARC.

- g. **Borders.** No landscape border or wall will be installed without ARC approval. Border/landscaping material will consist of material that is sold for this specific purpose. Light colored landscape stone or cement will be allowed with ARC approval. No wire border material will be allowed.
5. **FENCES** – Prior to installing any kind of fence, you must have ARC approval. The use of fences and walls is discouraged except as visual enhancements to landscaping and should be limited to areas requiring privacy or safety, or landscape enhancements (ex. Swimming pools, garden courtyards) or for concealment of service areas (trash containers, mechanical equipment, etc.). No fence or wall taller than six feet (6') above finished grade shall be permitted. No fence may be placed from the front of the property line to five feet (5') past the front façade of the house. A fence may reside on the property line (refer to county code). Acceptable fence materials shall be brick, stucco, wrought iron, painted aluminum, stone, or PVC. Colors must be approved by the ARC. PVC fences shall be white. Wrought iron fences and aluminum fences shall be dark in color (ex. bronze or black).
6. **STORAGE** – NO storage is allowed on porches except appropriate seating furniture made for outdoor use, plants, and decorations. NO grills of any variety are allowed on the front porch. Grills must be stored inside, behind the house, or behind the backyard fence. NO storage is allowed on the side of the dwelling that is not concealed behind a fence except for the following; hose reels. No temporary structures are permitted such as sheds, tents, or barns, etc.
7. **WINDOW TREATMENTS.** Window treatments shall consist of drapery, blinds, decorative panels, or other window covering. No newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No security bars shall be placed on the windows of any home. No awnings, canopies or shutters shall be affixed to the exterior of a home without the prior written approval of the ARC. No reflective tinting or mirror finishes on windows shall be permitted, unless approved by the ARC. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones.
8. **CLOTHES DRYING AREA** – Drying or hanging area for laundry shall not be conducted on any portion of the lot that is visible to others.
9. **WINDOW AIR CONDITIONERS** – NO window air-conditioner unit shall be permitted.
10. **SECURITY (STEEL) BARS** – NO bars on window and doorways shall be permitted. Any additions of a screen door, etc., must have ARC approval first. No screening of the front entryways is permitted. Any screened room additions to the back yard must have ARC approval first.
11. **SKATEBOARD RAMP** – NO skateboard ramp shall be allowed on any lot or street.
12. **BASKETBALL HOOPS** – All basketball hoops shall be erected at the rear of the home when not in use. They are not to be kept in the driveways or lying along the side of the house.
13. **FLAGS** – No in-ground flagpoles shall be permitted, unless written approval of the ARC is obtained. Flags which are no larger than 24" X 36", on a pole attached to a Home and displayed for the purpose of a holiday and United States of America flags shall be permitted without ARC approval.
14. **ANTENNAS** – Must have ARC approval first before installing any antenna, satellite, etc. They cannot be affixed to the front of the house.

15. **DRIVEWAYS** – If all efforts to remove any oil or rust stain from the concrete fail, owners may paint your driveways only, with a very light gray color. You must have ARC approval first. You cannot paint the sidewalks at all per an Orange County Ordinance. Maintenance of the driveway and walkway of the subject residence remain the responsibility of the homeowner. Stains, cracks, or other damage to the driveway or walkways of the subject residence must be repaired.
16. **ABOVE GROUND POOLS** – NO above ground pools shall be permitted of any type whether portable or permanently installed regardless of the size. Children’s inflatable pools may be utilized but must be deflated and properly stored within the residence at dusk each day.
17. **MINOR’S USE OF FACILITIES** – Adults shall be responsible for all actions of their minor children at all times in and about Moss Park Landings. The Association shall not be responsible for any use of the facilities by anyone, including minors.
18. **PLAYGROUND AND PICNIC AREA** - The Playground and picnic area are for everyone’s use & enjoyment. Residents should use the area with care and pride. If you see anyone abusing the area or causing damage, please notify the police immediately as well as the management company. These areas are open from Dawn to Dusk. No person shall be in this area beyond these hours. Use of the areas after 8:00 p.m. must be orderly and with consideration of the homes nearby. NO bicycles are to be in the playground area or blocking the entrance. Please discard of trash in containers. Throwing sand, stones or other debris is not allowed as such may cause injury.
19. **PLAY SETS** - Play sets, including but not limited to swing sets, jungle gyms, play houses, and outdoor toddler furniture shall be restricted to the back yard of a unit. Any play set not concealed by a privacy fence must have advanced ARC approval. Play sets must be maintained in good order and appearance.
20. **STORM OR HURRICANE SHUTTERS** - In the event of a named tropical storm or hurricane, residents may elect to erect storm or hurricane shutters, plywood or other protective material. Such materials must be affixed to the subject residence and must be removed within five (5) days of the passing named tropical storm or hurricane.
21. **AWNINGS AND CANOPIES** – Awnings and canopies must be approved by the ARC prior to installation. In no circumstances may an awning be installed in the front of the house.
22. **RENTAL & LEASES** – Homeowners that choose to rent or lease a dwelling must ensure that tenants adhere to all stipulations covered by the rules and regulations of MPL along with the design standards manual. Although homeowners may choose to rent or lease, it remains the responsibility of the homeowners to maintain standards of the dwelling, premises and community.