Jockey Club Bylaw Committee

# Meeting Minutes

# July 6, 2017

## Opening

The regular meeting of the Jockey Club Bylaw Committee was called to order at 6:00pm on July 6, 2017 in Jockey Club Clubhouse by Jenny Iiams

## Present

Jenny Iiams, Chair, Kevin McNeil, Barb Wolf, Secretary, David Casarsa, Board Liaison

## New Business

Continuing the review of the Declaration of Covenants as follows:

**ARTICLE IX**

**Section 2. Building and Fence Setback Requirements.** Changed to:

On all lots in all Blocks, no principal building and/or enclosed swimming pool shall be erected on any of said lots nearer than twenty-five (25) feet to the front lot line, which is the line abutting the street; nor nearer than six (6) feet to the side lot lines; nor nearer than twenty-five (25) feet to the rear lot line and no swimming pool may be erected nearer than fifteen (15) feet to the rear lot line. Provided, however, that the Board of Directors of the Association or the ECC, with consent of the Board of Directors, upon written application thereto as provided in Article VI may, with the approval of the City of North Port and/or Sarasota County Building and Zoning Board, approve individual variances from the requirements of this Article IX, Section 2. .Fences shall run perpendicular to the rear lot line and are not to extend beyond the front of the residence or the front of a residence sharing a common property line. The rear lot line is perpendicular to the street of residence. Those homes situated on a corner lot in such a manner that the front of the house is not set perpendicular to a rear lot line shall not place a fence in such a manner that the fence would extend beyond the front of any residence sharing a common property line.

**Section 3. Minimum Square Footage Defined** – no change

**Section 4. Vehicles** – changed to

A maximum of four motorized (self-propelled) vehicles and large trailers can be parked on a residential lot, exclusive of the garage.  Parking is limited to the driveway and one vehicle width on the garage side of the home extending from the sidewalk to a line extending from the back of the home, running parallel to the road.  Vehicles are defined as follows:

a.    Automobiles;

b.    Light trucks less than or equal to one ton;

c.    Motor/mobile homes/RVs not exceeding ten (10) feet in height and thirty-two (32) feet in length;

d.    Motorcycles;

e.    Trailers used for business purposes ie tool/equipment storage; workshops; and

f.     Trailers greater than six (6) feet in height, not exceeding ten (10) feet in height and thirty-two (32) feet in length;

**(a)  Recreational Trailers.**  A maximum of two (2) recreational trailers such as travel trailers, tent trailers, ATV, boats or water craft, not exceeding six (6) feet in height and thirty-two (32) feet in length may be stored on the premises in the rear on the garage

side of the residence.

**Section 5. Parking**. - Changed to

Parking of vehicles specified in Section 4 to this Article shall be parked on the garage side of the home only. Visitors may park at the front of the house, over the swale with the vehicle facing the direction of the travelled lane.

 (a) All vehicles must bear a current state registration or inspection tag. Proof of current state registration or inspection tag must be provided on request if the tag is not visible from the street. Vehicles without current documentation can be ordered to be removed.

 (b) All vehicles must be in operable condition

 (c) All vehicles must be parked in such a manner so as not to block access to the sidewalk

 (d) Pickup trucks greater than a one-ton model, box trucks, and straight trucks (flat beds) may not be parked overnight in areas zoned residential unless the truck is employed in construction/renovation of the residence on a temporary basis, during the period of time that such construction or services are being performed on the Lot.

 (e) Parking in the front yard is prohibited at all times,

 (f) Existing driveways may be enlarged up to one vehicle width on the garage side and up to three feet on the residence side.

(g) No major repair work, rebuilding or restoring of vehicles is allowed except wholly within the garage of the residence.

 (h) Vehicles parked in accordance with this article shall be parked on hardscape. See Art IX, Section 10.

**Section 6. Signs** – changed to

No sign of any kind shall be displayed to the public view on any lot, except (a) two signs of not more than four square feet (2ft x 2ft) advertising the property for sale or rent;(b) signs used by a builder to advertise the property during a construction/renovation period ; or (c) yard sale signs for the duration of the sale only;(d) special event signs for one day only; and (e) political signs from thirty (30) days prior to election and for one (1) day following the election.. This excludes Yard of the Month and Security Signage.

**Section 7. Animals and Pets**. – changed to

 No animals, reptiles, livestock, wildlife or poultry of any kind shall be raised, bred or kept on any portion of the Property. A total of four pets (dogs, cats and other usual and common household pets) may be permitted in a Unit. Household pets may not run free and may not make objectionable noise. If the pet is a nuisance to owners of other Units, the Board reserves the right to require that the pet be removed from the Unit. No pet shall be kept, bred, or maintained for any commercial purpose. Whenever a household pet is outside the dwelling and is not in a fenced area, the pet must be on a leash held by a responsible person. All owners of pets shall be held strictly responsible to immediately collect and properly dispose of the waste and litter of his or her pets. Pet facilities to include tethers and fences are restricted to the rear yard, consistent with the setback requirements. All pet facilities must be maintained and kept clean and free of offensive odors and debris.

**Section 8. Trash Storage** –no change at this time, but will revisit at the August 3, 2017 meeting for a discussion on storage pods.

**Section 9. Maintenance of Residential Structures and Lots** - Changed to clarify and place a time limit on tarped/ damaged roofs

Residential Structures including the primary home, garage, carport, shed, pool, pool cage, lanai or other structure either attached or detached shall be maintained to acceptable levels in accordance with any standards adopted by the Association, including but not limited to the following:

1. All Lots must be kept clear of all debris, litter, trash garbage, refuse, etc.
2. The roof and all walls, fascia, gutters, downspouts, soffit, eaves, sills and other areas of the home shall be cleaned periodically to remove mold, mildew, dirt, grime, and other debris and present a clean finish as necessary to maintain an appearance that complies with the Association’s standards.
3. Windows may be covered with sheets for privacy for the first 30 days of residency, after which blinds, shades or curtains must be installed and maintained.
4. Boarded up windows on occupied homes are not permitted except in the case of eminent threat of hurricane or other named storm. In which case plywood can be installed over windows for a period of 72 hours prior to land fall of the storm, and must be removed within 72 hours of the named storms passing. In the event of a broken window, plywood may be placed over the damaged area temporarily. Broken windows must be replaced within 72 hours of the damaging event.
5. Hurricane shutters: the Board and/or the ECC shall have the authority to adopt standards regarding approved materials and appearance of the installation and use of hurricane shutters in the community.
6. Paint: Peeling, faded, stained, mildewed or otherwise damaged paint on any building or structure, trim, or other surface, whether attached or unattached to the home is unacceptable. All homes, garages, carports, sheds, lanais, cages, trellis, or other structure including trim, gutters, downspouts, fascia, soffit, and siding, including roof shingles and tiles or other material must have fresh looking surface. Building exteriors shall be painted in a single color; Doors and trim may be a different but uniform color complementary to the color of the building exterior.
7. Roofs: Roofs of houses shall be constructed from the same material and be the same color throughout. All roofing types and material are permissible. The roofs of car ports and extensions do not have to be the constructed of the same material or color as the roof of the house. Damaged or leaking roofs may be covered by tarps to prevent further damage to the home as a temporary measure for a period not to exceed sixty (60) days. If repairs are delayed due to an insurance claim, repairs must commence no later then 30 (thirty) days from the date of settlement. The office must be kept informed of progress towards settlement. If the home is unoccupied, the Association has the right, but not the obligation, to have the tarp removed and the damage repaired at the owner's expense

**Section 10: Hardscapes** – changed to add number 4

Hardscapes are defined as any hard surface not part of the building structure and include driveways, sidewalks, patios, porches, lanais, pool deck, paver decks, retaining walls, fences, concrete or brick/stone edging and other hard surfaces whether structural or part of the landscape.

1. Hardscapes will be maintained in the same manner as the living unit or any other structure on the residential lot.
2. Hardscapes will be free of weeds and other vegetation, clean of oil, grease, mold, mildew or other stains, and maintained to be free of excessive cracks or other damage. In the case of parking areas constructed of shell, gravel or other porous material, the area shall be maintained so as to be free of grass, weeds or other vegetation.
3. All sidewalks and entryways will be free of weeds and other debris and edged to maintain a clean neat appearance free from any trip hazards. Cracks shall be sprayed with a chemical weed/grass controller and kept free of weeds, grass or other vegetation.
4. Vehicles parked adjacent to the driveway and the side of the home must be parked on a hardscape.

**Section 11: Landscape, lawns, trees and shrubbery** – changed to

Landscape is defined as all non-hardscaped areas of the residential lot including lawns, planting beds, gardens, treescapes, hedges and hedgerows, shrubbery, bushes, flower beds, and other areas of plant life.

1. All lawns will be kept neatly trimmed to a height not to exceed six (6) inches.
2. All lawns shall be trimmed around hardscape areas including the foundations of any structures including fences. Grass shall not grow up around any parked vehicles or other obstructions including fences in the landscape area.
3. All driveways, sidewalks, patios, decorative curbing and other landscape edging shall be edged exposing the vertical edges of the concrete to keep a neat appearance and provide the greatest surface area possible. Weeds, grass, etc, shall not be allowed to infringe on the hardscapes.
4. Trees over sidewalks and driveways shall be trimmed to a minimum clearance of 8-feet from the ground.
5. Dead or diseased trees, bushes, shrubs, ornamental plants and other plants shall be removed as soon as practical.
6. Stumps shall be removed, ground or cut flush with the surrounding grade. If removed, the remaining hole shall be filled in with dirt and covered with turf grass. If ground, the mulch shall be raked to grade and excess mulch removed so as not to create a compost heap. If cut flush to grade, the left over stump shall not present a trip hazard.
7. Planting beds, flower beds, gardens and other ornamental areas shall be kept free of weeds and mulched or covered with appropriate vegetative ground cover.
8. Trees: Because of the invasive nature of root systems of some tree species and the ecological damage to Florida natural habitats of other tree and plant species Category 1 plants on the Florida Exotic Pest Plant List and other species of tree on the State of Florida list of invasive plant species shall not be planted on any lot within the Jockey Club.
9. Shrubbery: Shrubs, bushes and specimen plantings including topiaries shall be maintained in manner so as not to allow overgrowth. Shrubs, whether planted by individually or in a hedgerow, shall be maintained so as not to infringe on any easement and shall not be allowed to grow higher than 6 feet.
10. Xeriscaping: The use of stone, rock, rubber mulch, natural mulch or other material either natural or manufactured to Xeriscape any portion of the lot may be regulated by the Association to the fullest extent allowed by law.

## Agenda for Next Meeting

Continuing discussion on the Declaration of Covenants beginning with Article IX Section 12 Fences

## Adjournment

Meeting was adjourned at 8:06 pm by Jenny Iiams. The next general meeting will be at 6:00pm on August 3, 2017, in the Jockey Club Clubhouse.

Minutes submitted by: Barb Wolf