

CRYSTAL FALLS OF VERO COVENANT REQUIREMENT/VIOLATION REFERENCES

Note (1): Items unique to initial construction are not included

Note (2): Items with asterisks are the most common violations

Lot/Home Use

- Single family only – Article II (2) and (3)
- Business, Commercial or Industrial use prohibited without home
- Occupational License – Article II (2) & (3)

Garages

- May not be enclosed or converted – Article II (5)

Garage Doors

- Maintained in useful condition – Article II (5)
- * Closed when not in actual use – Article II (25)

Gazebos/Pavilions

- Only as approved by ACC – Article II (5)

AC Units

- No window or wall units – Article II (20)
- * Concealed/screened from view – 2007 amended Article II (6) and Article II (20)

Fences

- * Attractive and decorative – Article II (8)
- * Wood fences must be stained/painted or completely screened with mature plants – Article VII (11)
- Chain link or similar prohibited – Article II (8)
- Only in rear of lot and along side lot line – Article II (8)
- Not to extend beyond front of house – Article II (8)
- Must be approved by ACC – Article V, Sec (1)
- Install in horizontal line at top of fence VII (11)
- Fences on drainage easements must be undercut – Article VII (11)
- Lots 57, 61, 63, 65, 67, 70, 72 and 74 cannot place fences or hedges that block the view of the lake from lots 56, 62, 66, or 71 – Article II (8)

Satellite Dishes/Discs

- *Screened from view – Article II (9) and Article VII (13)
- Not in excess of 18 inches – Article II (9) and Article VI (13)

TV and Radio Antennas

- Prohibited – Article II (9)

Sheds and Similar Structures

- Prohibited – Article II (10)

Inoperative, Junk, Unlicensed, Abandoned Vehicles

- Cannot be stored or parked on lot – Article II (11) and Article VII (8)

Garbage, Refuse, Recycling

- Kept in covered container – Article II (11) and Article VII (8)

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- * Kept in enclosed structure or screened from view – Article II (11)
- Placed at curb for pickup not earlier than evening before scheduled pickup – Article II (11)
- No lumber or plant waste allowed to accumulate on lot – Article II (11)
- Lot cannot be used as open storage area – Article VII (8)

Outside Burning

- Prohibited – Article II (11) and article VII (8)

Pets

- Dogs (2), Cats (2), and pet birds – Article II (12)
- Restrained or leashed – Article II (12) and Article VII (6)
- No commercial breeding – Article II (12) and Article VII (6)
- * Owners must pooper scoop when not on their own lot – Article II (12)
- * Continuous barking dog removed as nuisance – Article II (12) or contact Animal Control 226-3485

Other Animal Restrictions

- Article II (12) and Article VII (6)

Signs

- For Sale or Rent, maximum (1) sq. foot – Article II (13) and Article VII (7)
- - Contractor/Advertising prohibited – Article II (13) and Article VII (7)

Flags and Other Attention Getting Devices

- * Prohibited (except standard size American and Service i.e. Army, Air Force, etc., which are permitted under Federal Law)

Nuisance

- Offensive activity prohibited – Article II (14)
- Glaring lights prohibited – Article II (14)
- Nothing done or maintained to cause annoyance – Article II (18)

Parking

- No RV's (any type), boats, trailers, etc. parked in street – Article II (10)
- RV's, boats, trailers, maintenance and garden equipment screened from view – Article II (11)
- RV's, boats, trailers, campers or trucks over one (1) ton kept in garage overnight – Article VII (10)
- * Prohibited in the street or right-of-way (which includes cleared portion of vacant lots) overnight – Article II (16)
- * No commercial vehicle (pickup or otherwise) with signs, racks, ladders, etc. can be parked in the right-of-way, or the lot, unless enclosed in garage – Article VII (10)

Motorcycles, Go-Carts, etc.

- Only allowed for coming or going to lot – Article II (21)
- * Must be stored in garage and out of view when not in use – Article II (21)

Artificial Plants and Grass

- Prohibited outside – Article II (17)

Landscaping

- * Watered, manicured and cared for to ensure a healthy yard – Article II (17)
- Irrigation system sufficient to water sod and landscaping – Article II (17)

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- * Oak trees (2), (1) in front yard, minimum 3 inch diameter – 2007 amended Article II (17)
- Tree Removal prohibited if over (6) inch diameter without ACC approval – Article II (17)
- Tree replacement for removed, dead, injured, or destroyed required trees to be approved by ACC
- * Dead growth, debris, and fallen vegetation removed – Article VII (8)
- Once cleared, owners must keep vacant lots mowed – Article VII (8)
- * No Carribean fruit fly host plants (citrus) are permitted to be planted or remain – Article VII (15)
- Major re-landscaping approved by ACC

Easements

- * No plantings or structures permitted to be placed or remain that could damage, impair, or interfere with the installation or maintenance of utilities or drainage – Article II (22) and Article VII (12)
- Must be maintained by homeowner – Article II (22) and Article VII (12)

Lake Easements

- Owners on lake lots must maintain easements to water line – Article II (17)
- No boats (motorized or not), jet ski's, etc. – Article VII (16)
- No docks or decks permitted in area – Article VII (16)
- No sand beaches – Article VII (16)
- No plantings or structures within area – Article VII (16)
- No vegetation, wildlife, waterfowl, or fish may be introduced to the lakes by owners – Article VII (16)
- Guests must be accompanied by a property owner with legal access – Article VII (16)

Pumps, Motor, etc.

- * All screened from view – Article II (20)

Mailboxes

- Be of common design set by ACC (including design of numbers used) – Article VII (14)

Boarding-up

- * Not in excess of (30) days – Article II (19)
- * Only in event of and during period storm is likely to damage home – Article II (19)

Pools, Spa's/Hot tubs

- No above ground pool permitted – ACC Guidelines
- Above ground spa's/hot tubs screened from view – ACC Guidelines
- In ground pools/spa's, ACC approval – Article V, Sec (1)

Association Property

- Damage/destruction to property, plants or structures by owners/occupants – Article VII (11)

Maintenance/General Appearance

- * Lots in clean and sanitary condition – Article VII (8)
- * Lots kept aesthetically attractive – Article VII (8)
- Lots clean, safe, orderly, and pristine condition – Article II (11)
- May make and enforce reasonable rules and regulations – Article X, Sec 4, and Article XI, Sec 1