

**Ocean Village Villas Homeowners Association, Inc.**  
**635 Flamingo Drive**  
**Ormond Beach, FL 32176**  
**386-677-9013 office/ 386-677-8078 fax**  
**[oceanvillagehoa@bellsouth.net](mailto:oceanvillagehoa@bellsouth.net)**

## WELCOME

We would like to take this opportunity to welcome you to Ocean Village Villas Homeowners Association. Please complete the enclosed "Owner Information Form" This information is helpful to us so that we may send you important Association information or contact you in the event of an emergency.

Should you decide to rent your unit it is necessary to provide the HOA office a completed "Tenant Registration Form" also located in the package.

I trust that you received a copy of the association covenants and pool cards when you purchased your unit. The covenants contain the Articles of Incorporation, Declaration, Bylaws, Architectural Review Guidelines and the Rules and Regulations. If you did not receive a copy you may one for \$25.00 from the HOA office. Additional or replacement pool cards are \$25.00 each (limit two per unit). Please submit your request in writing to the HOA office if you need a copy of the covenants and/or pool cards.

Please keep in mind prior to making any modifications, alterations or landscape changes you must submit an application to the Architectural Review Committee for approval. I trust that you have read your copy of the association covenants and are familiar with the policies and procedures. If you have any questions regarding the HOA covenants please feel free to call me at 386-615-0789 x111 or you may email me with your questions to [paul@hartishome.com](mailto:paul@hartishome.com).

Sincerely,

Paul Hart  
Ocean Village Villas, Managing Agent

# OCEAN VILLAGE VILLAS

HOME OWNERS ASSOCIATION

REVISED & RESTATED

# RULES

and

# REGULATIONS

Adopted Feb. 2007

# Preface

These "Revised & Restated Rules and Regulations" have been developed and approved by the Ocean Village Villas HOA Board of Directors,

as authorized in the

"AMENDED and RESTATED DECLARATION of COVENANTS and RESTRICTIONS"  
for OCEAN VILLAGE VILLAS, VOLUSIA COUNTY, FLORIDA  
and NOTICE of PROVISIONS of  
OCEAN VILLAGE VILLAS HOMEOWNERS ASSOCIATION, INC.  
as recorded in the Public Records of Volusia County, Fl. by  
Ocean Village Villas Homeowners Inc.  
a Florida corporation not for profit, hereafter referred to as "Declarations".

They are simplified excerpts from the "Declarations" and are intended to be a supplement to that document and provide OWNERS and/or TENANTS with knowledge of the various Restrictions as defined in the "Declarations".

Nothing contained or described in these "Rules and Regulations" is intended to supercede or conflict with the "Declarations", as recorded, and should such arise, the "AMENDED and RESTATED DECLARATION of COVENANTS and RESTRICTIONS" shall always prevail.

The general restrictions contained in these "Rules and Regulations" shall apply uniformly to all Dwelling Units within the Association.

Violations of these "Rules and Regulations", as may be documented, will result in notification to the OWNER of such violations, with suggested remedies and/or other action the Association may deem appropriate. (Reference - "Declarations" Art. IX)

It is the responsibility of the OWNER or OWNER AGENT to provide their TENANT with a copy of these "Rules and Regulations".

1. All OWNERS are required to complete a "TENANT REGISTRATION FORM", if applicable, (available in the Office) and forward it to the HOA Office at least two (2) days prior initial Tenant occupancy and all subsequent occupancies. Failure to do so will result in prohibition of Tenant's privilege to utilize the Common Areas, (Pool, Clubhouse, Tennis Court, Shuffle Board Courts etc.)
2. No Dwelling Unit shall be used for any purpose except residential. The term residential is intended to prohibit any commercial use, in any way, of any portion of the Dwelling Unit. Occupancy of the Unit, on a permanent basis, shall be in accordance with the governing ordinance of the City of Ormond Beach concerning the number of people per size of Unit.
3. No structure of a temporary or permanent nature shall be used or permitted to remain on any Lot as a storage facility or residence, unless approved by ARC for use during construction only.
4. No trucks (commercial or otherwise) larger than a pick-up, no boats, no boat & trailer, no trailer, no camper, no mobile home, no vehicle containing lettering or advertising thereon or which is identified with a business or commercial activity, shall be parked or stored on the street, driveway or any other part of the property, overnight or for a continuous period of time in excess of ten (10) consecutive hrs. (Also ref. - Ormond Beach Code Sec. 20-13)
5. Front porches must be kept free and clear of unsightly materials, including, but not limited to, interior furniture, grills, garbage cans / recycle bins and bicycles. Patio decks, carports, driveways, screened & glass enclosed rooms shall be kept free and clear of unsightly material and shall not be used as a storage area so as to create a visible nuisance to other Owners or residents of the Community. Yards and flower beds must be kept clear of all unsightly weeds and underbrush.
6. Dogs, cats or domesticated household pets may be raised and kept provided such pets are not kept, bred or maintained for any commercial purposes. Such permitted pets shall not be allowed to roam free in the neighborhood or to make noise in a manner or of such volume as to annoy or disturb other residents. Permitted pets are not allowed to be tied outside of any Dwelling Unit. OWNERS of permitted pets are responsible for picking up and properly disposing of their pet's defecate at all times. No pets are allowed inside fenced Pool area at any time, for any reason. (Note: OWNERS may prohibit Tenant from having pets).
7. Obnoxious or offensive activity shall not permitted to exist on any Lot or in any Dwelling Unit, nor shall anything be done or permitted to exist that may be or may become an annoyance or public nuisance. Also, no street, lot, driveway or common area shall be used for vehicle repair or maintenance.

8. Walls, fences or hedges in violation of ARC Guidelines or any applicable state/local codes or ordinances shall not be erected, altered or permitted to remain on any Lot unless prior approved by ARC.
9. All OWNERS or occupants of Dwelling Units shall utilize, and maintain in good condition, a trash can. Garbage, recyclables and yard debris must not be put outside the Units, for pick-up by the City, before sundown of the day before such pick-up. Monday—Regular trash, Wednesday—Lawn trimmings, Thursday—Recycling/ Regular trash
10. Commercial signs, or lettering of any type or other signs shall not be erected or maintained on any Lot or Dwelling Unit except with written permission of the Association or except as may be required by legal proceedings.
11. OWNERS shall be responsible for any interior or exterior maintenance and repair of their Dwelling Unit, except exterior painting, as defined in Painting Resolution 1-07. Failure of an OWNER to make necessary and reasonable repair to their Unit or maintain their Lots, the Association shall have the right, but not the duty, to make such reasonable repairs and perform other maintenance in its sole discretion and impose an individual assessment against the OWNER to pay for the cost of such repairs or maintenance. Decorative exterior trim shall not be installed, except small, decorative address and/or name plates.
12. All windows of a Dwelling Unit shall have window treatments which are uniform in color, design and type, and shall be either white or almond in color. No reflective foil, or other material or tinted glass shall be permitted on any window except for tinted bronze glass with ARC approval. Shutters and awnings shall not be permitted, unless approved by the ARC.
13. Trees situated on any Lot may not be removed without prior approval of the ARC. All requests for approval of tree removal shall be submitted to the ARC along with a plan showing the general location of tree. Approved removal shall include the removal of the tree stump so that, at a minimum, the remainder of such tree stump is not visible.

Post-script:

Enforcement. The Association or any Owner, shall have the right to enforce any conditions set forth in these Regulations. Failure by any of the aforesaid to enforce any conditions herein contained shall in no event be deemed a waiver of the right to do so later. (Ref. - "Declarations" Art. IX Sect.1)



**TENANT REGISTRATION FORM**

**OWNERS PLEASE COMPLETE AND RETURN TO OCEAN VILLAGE  
VILLAS OFFICE PRIOR TO OCCUPANCY**

OCEAN VILLAGE VILLAS HOMEOWNERS ASSOCIATION, INC.

(PLEASE PRINT)

OceanVillage Villas Address: \_\_\_\_\_ Date: \_\_\_\_\_

Homeowner's Name(Print) \_\_\_\_\_ Phone# \_\_\_\_\_

HOMEOWNER'S SIGNATURE (if not using a rental agent) \_\_\_\_\_

This form is null and void if not completed in its entirety and **must be signed by the homeowner or rental agent.** Failure to comply may result in a fine to the owner.

LIST ALL OCCUPANTS RESIDING AT THIS ADDRESS, INCLUDING CHILDREN'S NAMES AND AGES, FOR ADMITTANCE INTO THE POOL.

- 1. \_\_\_\_\_
- 5. \_\_\_\_\_
- 2. \_\_\_\_\_
- 6. \_\_\_\_\_
- 3. \_\_\_\_\_
- 7. \_\_\_\_\_
- 4. \_\_\_\_\_

(USE BACKSIDE FOR ADDITIONAL INFORMATION)

**ARRIVAL DATE:** \_\_\_\_\_

**DEPARTURE DATE:** \_\_\_\_\_

**LENGTH OF LEASE:** \_\_\_\_\_

RENTAL AGENT'S SIGNATURE \_\_\_\_\_

RENTAL AGENT'S NAME (PRINT) \_\_\_\_\_

COMPANY NAME(PRINT) \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ CELL: \_\_\_\_\_

EMAIL: \_\_\_\_\_

I verify that I have received and read Ocean Village Villas Homeowners Association Rules and Regulations and agree to comply. **DO NOT SIGN IF YOU HAVE NOT RECEIVED THE RULES AND REGULATIONS.**

TENANT'S SIGNATURE: \_\_\_\_\_ DATE SIGNED \_\_\_\_\_