

KISSIMMEE BAY COMMUNITY ASSOCIATION

Be A Good Neighbor

Tune-up your house numbers: Section 7.13 of the Design Standards Manual states: House numbers shall be located on each unit to be legible from the curb. Either in brass or black and should be at least three inches. Black is preferred.

Clean up after pets: Section 7.5 of the Kissimmee Bay Declaration states: No customary household pet shall be permitted to roam on the Subject Property unrestrained. Pets must be kept on a leash, and the owner is responsible for the cleanup of any waste matter deposited by such pet when walking the pet about the Subject Property or any Property.

Basketball Goals/Trash Cans Article 1234: All garbage and trash containers must be placed in areas not readily visible from adjacent streets or golf course. You must have adequate landscape or wall used as screening around these facilities. No Basketball goal, pole, or other basketball structure shall be permanent or permitted outside overnight.

Design Review Board Article 1234: No exterior additions or improvements shall be erected or altered without prior authorization. A DRB form must be submitted and approved before you can attempt to perform any external changes.

FRUIT TREES ARTICLE 1234: States Trees shall be of a type that does not shed large nuts, cones, or fruit. These trees encourage rodents.

LANDSCAPING ARTICLE 1234: The owners shall maintain all areas of lots. Lawns must be regularly cut, weeded, and properly maintained in good condition. Any yard in violation will be notified, and if not corrected within a reasonable time, the Association will maintain their lawns, and they will be billed.

PARKING ARTICLE 1234: No motor vehicle of any kind shall be parked anywhere other than on paved or other areas designated for that purpose or in garages. Parking on lawns or landscaped areas is prohibited. Parking of any motor vehicle of any kind on the streets overnight is not permitted. Advertising on vehicles is not permitted.

RIGHT OF ENTRY ARTICLE 1234: FOR THE PURPOSE OF PERFORMING THE DUTIES AUTHORIZED BY THIS ARTICLE 1234, THE ASSOCIATION, THROUGH ITS DULY AUTHORIZED AGENTS AND EMPLOYEES, SHALL HAVE THE RIGHT TO ENTER UPON ANY LIVING LOT, TRACT, OR PARCEL AT REASONABLE HOURS TO PERFORM SUCH DUTIES.