

# WELCOME PACKAGE



April 2024



Dear New Homeowner,

Welcome to the beautiful Indian Trails Community in the unique Town of Indian River Shores. We're glad you have chosen to live in our friendly environmental enclave and hope you will actively participate in helping our neighborhood continue to be one of the finest in the area.

To help you acclimate easily to Indian Trails, we have provided this welcome brochure with guidelines, forms, rules, and other general information.

The operation of your Homeowners Association (HOA) is governed by a Volunteer Board of Directors. The Board of Directors is elected by all of us as residents of Indian Trails to oversee the daily functions and financial responsibilities of the Association. Please take the time to read through the Bylaws and Covenants (located on Elliott Merrill's Website under Communities We Manage - Indian Trails - Community Documents). You are not required to login into the Caliber Portal to view these public documents.

If you have any questions or concerns about our community, please contact our Property Management Company which will be happy to assist you with any information.

Elliott Merrill Community Management  
835 20th Place  
Vero Beach, FL 32960  
772-569-9853 ext. 120  
Wendy Cowan Administrative Assistant to Lee Rech, CAM  
Email: [wcowen@ElliottMerrill.com](mailto:wcowen@ElliottMerrill.com)  
Website: [www.elliottmerrill.com](http://www.elliottmerrill.com)

Over the coming months, we look forward to you becoming familiar with the special beauty and ambiance of this wonderful neighborhood, but more importantly meeting new neighbors and friends. Please join us at the next 1st Friday of the Month Social Event.

A warm welcome,

*Indian Trails Homeowner Association's Hospitality Committee*



## **2024 BOARD OF DIRECTORS**

President	Jon Marone
Vice President	Barbara Greenberg
Treasurer	Robert Kramer
Secretary	David Smith
Director	Ana Dutra
Director	Tucker George
Director	John Kerney

## **2024 Committees & Chairs**

Architectural Review Committee (ARC)	Dan Hoogterp
Landscape & Grounds	Bob Semisch
Buildings & Walkways	Tucker George
Irrigation, Drainage & Utilities	David Smith
Controlled Access	Jon Marone
Hospitality	Nicole Habl-Postlethwaite
Tennis	TBD
Marina	Jim Dyreby
Fining Appeals	Harri-Ann Irwin

## OUR COMMUNITY

Indian Trails Club Inc. (ITC) is a private, gated community governed by a Board of Directors elected from volunteers of our community. The Board of Directors meets on the fourth Monday of certain months with all Board meeting agendas noticed to the Community members. ITC also has a property management company, Elliott Merrill Community Management (EM), through which you will be able to have most of your questions answered. EM's Staff that work with directly with ITC include Community Association Manager, Lee Rech, Administrative Assistant to Lee, Wendy Cowan, and ITC full time maintenance person, Robert Beigel. These staff members can all be contacted by calling EM's Office at 772-569-9853 or by sending an email to Wendy Cowan at [wcowan@elliottmerrill.com](mailto:wcowan@elliottmerrill.com).

Contained herein you will find a copy of Article X of *The Indian Trails Club Inc. Declaration and Covenants Use Restrictions* and other pertinent information concerning our community. You may also access information online regarding Indian Trails via the Indian Trails Caliber Portal managed by EM. This Portal includes HOA Documents such as Audits, Budgets, Meeting Minutes, Forms, and much more. To register for your homeowner access to this private portal, please reach out to Wendy Cowan at EM.

## ENTRANCE GATE CONTROL

The Indian Trail's Community has a controlled access system intended to control vehicular and pedestrian entry through all entrances onto the property. The Gatehouse will be staffed Monday through Saturday from 7:00 am to 5:30 pm & Sunday from 10:00 am to 4:00 pm. You may contact the Gate Attendants at (772) 231-4005 to let them know when a service contractor or visitor is arriving. To avoid delays upon entry, please give them your name & address along with the visitor's name & purpose. The electronic gates will be in operation when the Gatehouse isn't staffed. The system permits ease of entry for residents, their guests, and persons with legitimate business in Indian Trails. It makes entry by unauthorized persons more difficult but not impossible and so should not be considered a "security system". A determined intruder would be able to force or circumvent the gate system, or to enter Indian Trails through the unprotected perimeter.

The controlled access system consists of electrically operated vehicle gates at the East and West entrances to Indian Trails from State Route A1A and an electrically operated pedestrian gates at the marina and the entrance from Jungle Trail. A video and audio surveillance system are installed at the community entrance, beach house, marina, and Jungle Trail walkway. Activity in these areas will be recorded and can be reviewed the following day by authorized individuals. The vehicle gates are operated by a computerized control system and will be maintained and managed for Indian Trails Club by EM.

**VEHICLE GATE SYSTEM** - Vehicle gates are swinging aluminum picket gates, opening away from the approaching vehicle, at the entrance and exit lanes on the riverside of A1A. The oceanside entrance to the beach house has barrier arms.

Opening of the entrance gates is controlled by one of five methods: use of an RFID (Dog Bone) Sticker affixed to a vehicle, use of a Gate Clicker, use of a Key FOB, use of the telephone entry control panel or use of a unique five-digit code. Once opened, the gates close on a timer interval and after a vehicle passes but will not close on an entering vehicle that has not yet cleared the safety loop.



The exit gates are designed to open without command, on the approach of an existing vehicle into the exit lane. They also close on a timer interval, with safety loop protection against closing on a vehicle.

**RFID (Dog Bone) STICKER** – The RFID Sticker, referred to as the Dog Bone sticker because of its shape, is affixed to a vehicle's windshield. See EM for proper installation locations. On approach to the RFID reader prior to the Gatehouse the access control system will read the RFID Sticker & allow access to the community by opening the aluminum picket gates.

**GATE CLICKER** – The Gate Clicker can be used to open the gates only at the main entrance. On approach to the Gatehouse the access control system will receive the code from the clicker & allow access to the community by opening the aluminum picket gate. The Clicker can also be used to program the HomeLink opener in a vehicle. See vehicle's owner's manual on how to program.

**KEY FOB** – A Key FOB can be used to open all gates throughout the community. Key FOB readers are located near the entrances & are labeled to facilitate proper placement.

**TELEPHONE ENTRY** - At the Riverside Entrance to Indian Trails is a telephone entry control box, which includes an electronic display of resident's names. Visitors can find the homeowner's name they are visiting and select it on the digital touchscreen. This dials the telephone number of the homeowner being visited. Residents who are called in this way can open the entrance gate remotely from their home by pressing the digit "9" on their telephone and hanging up.

**NUMERICAL ACCESS CODES** - All entrance gates can be opened by entering an authorized five-digit entry code on the keypads. Numerical access codes are assigned individually by EM to authorized users, such as friends and relatives, health care workers, non-resident tennis members on request of the resident. Access is limited to the hours and days during which the access code is programmed to operate and can be programmed to expire on a pre-set date.

Special access codes will be assigned to authorized service suppliers and municipal services, such as newspaper delivery, Florida Power and Light, Indian River Shores Police, etc. A special code can also be programmed for guests attending private parties, either at a residence, the clubhouse, or the beach house. Each code will be programmed for the days and hours appropriate to the service and will be changed periodically.

One homeowner access code will be provided for all homeowners and will be changed as needed. This access code will open the entrance gates at any hour. Homeowners will be formally notified of the change in access codes. **Homeowners should not release this number to anyone else.** If there is a legitimate need for others to visit an Indian Trail's resident when the homeowner is not present, a special access code should be requested for the purpose.

**POWER BACKUP SYSTEM** - All gates have a battery powered backup system that is actuated in the event of a power failure. If a power failure occurs, the vehicular gates will automatically open and remain open until power is restored. Once the power is restored, the gates will automatically close and be fully operational. Access will be restricted to the Marina & Jungle Trail as these pedestrian gates default to locked during a power outage.

**ILLEGITIMATE ENTRY ATTEMPTS** – If an unauthorized entry code is entered on the keypad, or if an authorized code or clicker is used during a time when it is not authorized, the system will not open the gate. An unauthorized entry attempt will be recorded. If three successive unauthorized entry attempts are made within a three-minute period, the system will shut down and not accept any entry codes for another three-minute period.

**PEDESTRIAN GATES** -The pedestrian gates at the Jungle Trail walkway and the Marina are locked and can be opened by a Key FOB or numerical access code. The bathrooms at the Club House & Beach House are locked and can only be opened by a Key FOB.

## **OTHER HOUSEKEEPING MATTERS**

**IRRIGATION WATER** - Indian Trails has a community-wide irrigation system that includes all common grounds and all homeowners' private properties. The source of the water for the irrigation system is the lake that River Trails circles and can be subject to saltwater intrusion at certain times of the year. Salt levels are reported to the Gate Attendants on a weekly basis by ITC Maintenance staff. Please verify that your plantings can tolerate the salinity levels of the irrigation water. The schedule for residential irrigation is included in this packet and may also be found on the ITC Portal.

**TRASH & RECYCLING** - Garbage, rubbish and recycle bins are not to be visible from the street or surrounding area except for on pick-up days. Trash is picked up every Tuesday and Friday. Recycling is picked up on Thursday. Please have your bins by the end of your driveway no earlier than the night before & returned to their storage location by the following morning. Please contact Republic at 772-562-6620 to set up an account with them for your residence.

**PETS** - Dogs in Indian Trails, in accordance with Indian River Shores Ordinance #258, are not allowed to run loose. They must be properly registered, licensed and on leash at all times when walking them in the Community. Owners are responsible to clean up after their pets and to keep them quiet. If you wish to have your dog run off leash at the beach between the hours of sunrise & 9:00 am or 5:00 pm to sunset, please contact the Town of Indian River Shores to register your dog.

## **CLUBHOUSE RULES**

The Indian Trail's Clubhouse, which has a private apartment on the second floor, is the social center for the community. The clubhouse, and its fitness center, is available to owners 6:00 a.m. to 10:00 p.m. daily. It is used for both private and community functions: meetings, parties, wedding receptions, etc. You can expect it to be a busy place periodically. It is expected that an adult will supervise the use of the clubhouse facilities by all minor children.

- The Clubhouse may not be used for commercial purposes.
- The tenant is responsible for the conduct of their guests and for any damage from themselves or their guests.
- It is expected that all members and their guests will treat each other neighborly and respectfully when utilizing the facilities.

- Guests' cars and Parking: ITC Parking rules can be found in the ITC Declaration and Covenants Section X, Paragraph (E). General parking rules for the Club House are as follows:
  - Commercial Trucks are not allowed in the community except for those of service providers.
  - Vehicles must be parked in a place where they do not disrupt traffic, encroach on a neighbor's property, or disturb the parking for the tennis tournaments. Excess parking if the lot is full is available across Chief's Trail.
  - Parking spaces for the tennis professionals are reserved for the professionals only.
  - The Parking space for the Leaseholder of the Club House Apartment is reserved for their use only.
- Under no circumstances is an alcoholic beverage to be offered or served to anyone under 21 years of age. This also applies to the Beach House and ITC Marina.
- In accordance with Indian River Shores Ordinance no. 459, the level of music or other noise may not disturb any neighbor. The ordinance also states that noise restrictions apply between the hours of 10:00 pm and 7:00 am.



## **POOL RULES**

All swimmers do so at their own risk. Indian Trails Club, Inc. expressly disclaims any liability, duty, or obligation with respect to loss of life, limb, or personal property. A safety hook and a lifesaving ring are located at the south end of the pool. The pool may be used from sunup to sundown by ITC members and their guests. It is expected that minor children will be supervised by an adult when they are using the pool. Please follow the rules posted. No lifeguard is present. See Addendum A for additional rules.

## TENNIS

Indian Trails has five Hard-Tru tennis courts. Three of the courts are lighted for nighttime tennis. The tennis program consists of a full time Tennis Pro, active Tennis Membership, and a Tennis Pro Shop. Indian Trails Club also operates the Indian Trails Tennis Club, membership in which is open to all ITC members as well as to others from outside ITC who wish to join the Tennis Club for a membership fee. If you are interested in tennis, visit the tennis pro in the pro shop to get register to use the online system to make a reservation for a court, to plan for lighting, to play on a team or in a tournament, to rent the ball machine, or to arrange for lessons. The tennis teams use the parking area around the Clubhouse Monday – Saturday, 8 am – noon. There are also other events. The tennis professionals have prearranged parking spaces. Below are some highlights of the Tennis Rules (REV 3-2021) please see the Tennis Pro for a full listing & updates.

**Resident Members' Guest Privileges:** Resident members may invite guests at no charge. The same guest is restricted to playing no more than two times per calendar month from November 1st through May 31st. The same guest is restricted to playing no more than four times per calendar month from June 1st through October 31st. Resident members must accompany all guests who are not houseguests. Houseguests have the same privileges as resident members.

- REGULATION TENNIS ATTIRE REQUIRED 50 percent white tennis apparel is encouraged. (T shirts, cutoffs and gym clothes are not permitted.) All players must wear regulation soft court tennis shoes.
- Resident members who are delinquent in their dues, fees or accounts or who have repeatedly violated the tennis rules will not be permitted the use of the courts.
- Cell phones must be turned off or silenced upon entering the courts. Cell phone use on the courts is restricted to emergency situations ONLY.
- Smoking is not permitted in the tennis area.
- Children under 14 must be accompanied by an adult guardian and must follow proper tennis etiquette.
- Bicycles and the like are to be parked in the bike stands, not in the entrance to the courts.
- Pets are not permitted at the tennis courts.







## **BEACH HOUSE RULES**

The Beach House is our most cherished amenity. It contains restrooms, inside and outside showers, a barbecue grill, under cover picnic tables and a beach walkover. All minor children are to be supervised when using the Beach House and when playing and/or swimming at the beach. The restrooms at the Beach House require a Key-FOB, the same Key-FOB to open the gates of the Jungle Trail and the Marina & Club House doors. When using the Beach House, and the beach, please be sure that any picnicking and/or beach supplies are removed or disposed of properly. Storage units under the Beach House are to be used by residents only to store only Beach Chairs and Beach Umbrellas with each item marked with the members name and address. Other beach items such as boogie boards, blankets, swim rings, flotation devices etc. are all to be taken back home. There is a small chest in the right unit to store children's sand toys but please only leave sand toys when the community toys container is NOT full. Please be advised that this is a shared space, so each resident is asked to use it sparingly. Please be certain that your chairs / umbrellas are not blocking access to other residents' items. See additional rules and reservation application in this packet.



## **JUNGLE TRAIL/MARINA**

Indian Trails Club has a 28-slip marina located on Jungle Trail. 24 Slip leases are owned by individual ITC members with four (4) common slips that are open to ITC members to use. No boat may use the community slips without first obtaining permission. Contact Wendy Cowan at EM if you wish to reserve use of a Community Slip. Wendy Cowan also maintains a waiting list of members interested in purchasing a slip lease from a member(s) interested in selling their lease. Your Key-FOB or Five-digit code will unlock the gates to access Jungle Trail and the marina. Below are the Marina & Slips' Rules (REV 11-2023).

Persons using the marina, docks and boat slips do so entirely at their own risk. Indian Trails Club, Inc. expressly disclaims any liability, duty or obligation to any persons using the marina, docks, boat slips or related equipment for any injury, loss of life or limb, or loss or damage to personal property. Further, it is agreed that the resident using the Marina will be responsible and/or liable for any damages caused by the resident to Indian Trails Club property and/or private property including lifts and vessels.

### **The following rules will be strictly enforced:**

- Residents and their guests are permitted to use the marina; unauthorized persons will be required to leave.
- The marina and docks are closed from 10:00 PM. until 5:00 AM.
- The gate to the marina is to remain closed and locked when not in use.
- Children under the age of 14 must be under the direct supervision of an adult.
- After sundown, an adult must accompany children under the age of 18.
- No private property, including kayaks, canoes, paddleboards, and fishing gear may be left unattended on or about the dock.
- Fishing from a berthed boat is not permitted. Persons fishing from docks must obey all State of Florida fishing rules and regulations.
- Diving and swimming from the docks is prohibited.
- Smoking, using a barbecue or displaying any open flame within the marina is prohibited.
- All garbage must be placed in the garbage containers located on the dock or otherwise be removed from the marina area.
- There is to be no discharge of oil, gas, or sewage in the marina area.
- Boats and their related equipment, including lifts, hoses, power cords, dock boxes, etc. are the private property of their owners. Boarding boats or using an owner's equipment without permission is expressly prohibited. No commercial vessel shall be berthed at the marina.
- The marina and access channel are in an idle-speed, no-wake zone. Manatee protection is important.
- All vessels in the marina, whether regularly berthed or temporarily berthed using a community owned slip must have a state registration or be documented with the Coast Guard.

## **PARKING PRACTICES**

### **PARKING POLICIES AND RULES**

- Except for service companies using trucks in the normal course of their business, no boats, trucks, motorcycles, recreational vehicles, trailers, race cars or other vehicles, (except for four-wheel passenger automobiles) shall be placed, parked or stored upon any lot, except within enclosed garages. Mechanical repairs or maintenance of boats or other vehicles may only be performed within an enclosed garage. Car washing is the exception.
- Golf carts must not be visible from the street.
- Storage of a vehicle is prohibited in any common property parking lot including Beach Parking, Marina Access Parking Lot, Clubhouse Parking, and any overflow lots.
- All vehicles are to be parked on paved surfaces such as a driveway or a paved street. No vehicle is to be parked in such a manner that would prevent the movement of other traffic. The overflow parking area on the north side of Chief's Trail is excluded from the regulation.

## **HOME IMPROVEMENT & MAINTENANCE**

**STRUCTURES** - Changes of any kind, including any building, roof (material and/or color), fence, wall, swimming pool, driveway, shed, tennis court, screen enclosure, landscape device or object, or other improvement shall not be erected, placed, or maintained on any lot. Additions, changes, or alterations to any existing structure can only be made after the plans and specifications have been submitted to and approved in writing by the ARC.

**OUTBUILDINGS** - Temporary or permanent storage outbuildings are not permitted.

**ELEVATION** - Changes in elevation of the land that adversely affect runoff, other than changes to meet government regulations, shall not be made to any property.

**HOME MAINTENANCE** - Improper home maintenance of exterior surfaces, paint, roof, gutters, downspouts, exterior structure surfaces, yard, landscape, mailbox, etc. is not permitted. Flood and security lights must be positioned so that they will not shine into the windows of neighboring properties.

**YARD MAINTENANCE** - Weeds, underbrush or other unsightly objects shall not be permitted to grow or remain on any lot, and no refuse pile or trash shall be allowed to be placed or remain there. This includes vacant lots.

**LANDSCAPE CUTTINGS** - Landscape cuttings and brush shall not be visible from the street or surrounding lots except on the scheduled pick-up day. Containers and bundled brush should be placed curbside after 7:00 am on the scheduled pick-up day and empty containers should be removed on the same day after pickup. Yard Waste pickup is no longer included in the standard trash & recycling services offered by Republic Services but can be for an additional fee.

## **OTHER IMPORTANT COMMUNITY RULES**

**SIGNS** - Signs of any character may not be placed or displayed upon any part of the property except a sign bearing the Name of the owner(s). Size not to exceed 5: x 20". No "For Sale" or "For Rent" signs are permitted. One "Open House" sign may be displayed on the property only when a bona fide salesperson is in the house.

**SATELLITE DISHES** - Satellite dishes may be no larger than 36" in diameter and shall be placed on a residence as not to be visible from the street if possible.

**LIGHTING** Flood and security lights must be positioned so that they will not shine into the windows of neighboring properties.

**GAME & PLAY** - Basketball backboards and any other fixed game and play structures shall be located in a fashion as to minimize their exposure to the street and neighboring properties. All portable equipment must be removed from sight when not in use. All game and play structures must be approved by the CDC.

**SERVICE & CONTRACTORS WORK HOURS** - Entry into Indian Trails for the purposes of new construction, exterior maintenance, repairs and yard work shall not begin prior to 7:30 am. Contractors and other workmen shall end all work and exit Indian Trails no later than 5:30 pm, Monday through Saturday. No work is permitted on Sundays or on national holidays. Exceptions to the above shall not be permitted unless approved in writing from Elliott Merrill.

**CIVILITY** - Vandalism to common property will not be tolerated. Individual incidents will be reported to the Indian River Shores Public Safety Department for investigation and follow-up. Confirmed violations will be reported and subject to appropriate fines.

## **ARCHITECTURAL REVIEW COMMITTEE**

To help ensure compliance with our covenants, ITC has an Architectural Review Committee (ARC) made up of members of the Community. Approval from the ARC must be obtained for ALL exterior changes to a residence. This includes any paint, color, roofing, driveways, fences, exterior ornamentation, lighting, pools, changes to your home exterior appearance etc. The ARC meets monthly with the agenda for each meeting sent out to the Community. The ARC form is included in this packet and can also be accessed via the Elliott Merrill ITC Portal. You will also find the ARC criteria on the website. Please call Elliott Merrill with additional questions you may have.

## **DIRECTORY**

A copy of the Indian Trails Directory is available via the Indian Trails Caliber Portal managed by EM. We try to keep the directory as current as possible so please submit any additions or changes to Wendy Cowan at EM.





## **ADDENDUM A RULES FOR THE POOL & POOL AREA**

All swimmers do so at 'their own risk. Indian Trails Club, Inc., expressly disclaims any liability, duty, or obligation with respect to loss of life, limb, or personal property.

A safety boot and lifesaving ring are located at the south end of the pool.

The pool may be used from sunup to sundown.

- The following rules apply:
  - Showers are required before entering the pool.
  - No food or drink is allowed in the pool or the pool area.
  - No glass bottles, glasses or sharp objects are permitted.
  - Proper swimming attire is required.
  - Children under the age of 12 must be accompanied by an adult.
  - No running, pushing, or boisterous play is allowed.
  - No Styrofoam floats, surfboards, air mattresses, or snorkeling equipment (other than a mask) may be used.
  - No bicycles, scooters, skates, or skateboards are allowed in the pool area.
  - No diving is allowed.
  - Babies wearing are not permitted in the pool.
  - No pets are allowed in the pool or pool area.
  - Deck furniture may not be moved from the area.
  - Radios and 1Bpe players may be used only with earphones.
  - No more than 13 people are allowed in the pool at one time.

