

Marbrisa Courtyard Rules and Regulations Summary

1. Garden Beds

Garden Beds designated by the Board for plantings must be addressed with approved plants or shrubbery at all times. The Board intends to also delegate approval authority to the Landscape Manager. It is generally acknowledged that specific approval is not required for “annual decorative or flowering plants”. The Villa Association will pay for removal cost for dead or dying plant vegetation, while the replacement and installation cost for new plants is the responsibility of the Owner. Adopted 1/30/2017

2. Garage Doors

As a courtesy to neighbors and to maintain the standardized “curb appeal” of the Villas, owners are requested to keep garage doors closed when the garage is not in active use by a resident. Adopted 1/30/2017

3. Trash Storage outside a Villa Perimeter

Sec. 3.3 of Villa Covenants prohibits the storage of any trash, refuse or rubbish on any “ Dwelling Unit” (defined as a building and the land conveyed therewith), unless it is placed in a suitable container that is shielded from any neighbor’s sight. The Villas are serviced by garbage and trash pick-up twice per week, and by bulk branch/vegetation and clippings pick-up once per week. Additionally, owners have access to City of Vero Beach and/or Indian River County disposal sites. Therefore, trash, including old furniture, construction materials, branch/clippings, etc., should not be stored on property other than when awaiting immediate pick-up or transport to a disposal site, and then only if properly shielded from sight. Adopted 1/30/2017

4. Villa Appearance Management

In order to maintain an appropriate appearance throughout the Villas, the ARB conduct periodic “Walk-Thru Inspections” to identify appearance or maintenance problems with any Dwelling Units. Owners will be notified of any maintenance or appearance issues and are to notify the Board within 30 days of such notification of an intended remediation plan including a timetable for completion. Adopted 1/30/2017

5. Hurricane Shutter Rules and Guidelines

White corrugated metal, Lexan, white pulldown and white accordion style shutters are permitted. Pull down shutters are limited to the back of units only. All shutter installation plans must be approved in writing by the Villas Board of Directors and the Marbrisa Architectural Review Board before installation can take place.

Shutter use may begin June 1 with shutters to be removed by Nov. 30th. These dates correspond with the Florida Hurricane season and with the overall Marbrisa HOA rules.