

VERO LAGO HOMEOWNERS ASSOCIATION

c/o Elliott Merrill Community Management
835 20th Place, Vero Beach, FL 32960
Phone (772) 569-9853 ~ Fax (772) 569-4300

Rules and Regulations

1. Metal and aluminum roofs are not permitted.
2. Basketball hoops (temporary) are permitted if the installation is not closer to the street than midway between the garage and the property line. Playing is permitted from 9am till darkness.
3. Vehicles
 - a. Resident parking shall be permitted only on driveways and inside garages. Except as provided below, guest parking is permitted in front of the owner's residence 6am-11:30pm. NO STREET PARKING PERMITTED 11:30PM-6AM. No Parking on the streets within a roundabout or on the street within (15') feet of any stop sign or yield sign. NO CARS ON GRASS. No parked vehicle can encroach on any sidewalk.
 - b. Owners shall maintain a current registration on all required insurance coverage for all vehicles parked within the community.
 - c. All inoperable vehicles will be towed unless the vehicle is parked inside the owner's garage with the door closed. Towing is at the owner's expense.
 - d. No owner shall park any vehicle within the community that is deemed to be a nuisance by the board.
 - e. The disposal of automotive fluids is strictly prohibited.
 - f. No owner shall perform restorations or vehicle repairs within the community unless it is made within the garage of the home and the garage door is closed.
 - g. No for sale signs are allowed on vehicles on property.
4. Car washing is permitted only on an owner's driveway.
5. Golf carts must be registered with the HOA office [Elliott Merrill]. All drivers must have a driver's license and proof of insurance for the cart on file with Elliott Merrill. No speeding allowed with driving only on the right side of the road. All passengers must be seated. All registered golf carts will have a numbered flag for easy identification and so cars can see them. Failure to follow any of these rules will result in losing your privilege to drive a golf cart on Vero Lago private roads.
6. All vehicles need to be parked in appropriate spots including golf carts otherwise they risk being towed at the owner's expense. Only handicap vehicles are allowed in the handicap parking spots.
7. No pets are allowed in the clubhouse unless they are a service dog. Any service dog must have the appropriate documentation.
8. No residents/guests may park in the clubhouse parking lot from 11pm till 6am without signing a waiver form from Elliott Merrill. The waiver will be for 14 days only. A copy of the waiver form shall be placed on the front dash and be viewable through the front window of the car. Vehicles shall be parked in designated parking places which are to the right side of the dumpster on the south side of the parking lot. Owners Park at their own risk.

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Vehicles parked without a waiver in violation of this rule may be fined or towed at the owners' expense.

9. Temporary Hurricane shutters are permitted but cannot be installed more than 5 days before hurricane warnings are issued for Indian River County. The temporary hurricane shutters must be removed within five (5) calendar days after the hurricane warnings are lifted for the County; or three (3) days after power has been restored, whichever is later.
10. Trash cans need to be stored in the garage. Trash cans cannot be stored permanently or temporarily outside your lot. Trash cans can be placed curbside the evening prior (6pm) to pick-up and need to be removed by 10pm after pick-up. It is the owner's responsibility to call or to follow websites for holiday schedules. Recycling is 772-770-5112 or <http://www.ircrecyles.com>. Waste Management is 772-569-1776 or www.wm.com for trash schedules.

11. GYM RULES

Persons under the age of (18) must be accompanied by a parent or legal guardian.

No food allowed in the fitness center.

No glass in the fitness center.

Water is allowed in a non-breakable container.

Clean Gym equipment after use.

Appropriate Fitness Attire

Shoes must be worn. Bare feet, open-toed shoes, sandals, or flip-flops pose a safety hazard for individuals working out and are not allowed.

Clothing with hateful or lewd messaging, or displays profanity is prohibited.

Residents may exercise in a variety of attire. Crop tops, sport bras, shorts, long pants, tee shirts and tank tops are allowed. However, because we want to make our fitness rooms welcoming for all residents and for hygiene reasons, shirts must be worn at all times in both fitness rooms.

Jeans, pants or shirts with attached buttons, grommets or metal objects **that may damage equipment** are not allowed.

Because tastes in "workout music" vary, headphones or earbuds must be worn when listening to music in the workout areas and others are present. An exception is, of course, when all individuals present agree on the selected music.

12. POOL RULES

Pool hours are dawn to dusk only.

No Food or Drink allowed in the pool or pool deck, except for nonalcoholic beverages in non-breakable container.

No alcohol in the pool or on the pool deck.

No smoking or vaping in or on pool deck.

No Ball or Frisbee Playing

No coolers allowed on the pool deck.

No glass allowed in the pool or on the pool deck.

Food is allowed ONLY in the gated area of the pool just outside the clubhouse doors.

All children under the age of 16 must be accompanied by an adult.

No bicycles allowed in the pool area please secure at bike rack.

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Do not leave children unattended at the pool.

Incontinent persons must wear required protective swimwear.

Proper swimwear required.

No pets in the pool or the pool deck.

No running or rough play.

No diving or jumping or cannon balling into the pool.

Proper swimwear required.

Please shower before entering the pool.

Please return pool furniture where you found it.

Please close all umbrellas when you leave.

Bathing load is 84 persons.

The maximum water temperature is 104 degrees F.

The pool is protected by cameras!

Anyone who is delinquent with their assessments is not permitted to use the amenities.

Children's play area: no dogs allowed.

Tennis courts/Pickleball Courts

The courts are for tennis and pickleball only. No rollerblading, skating, bicycles, etc. allowed.

Appropriate Tennis/Pickleball Attire

Shoes must be worn. Bare feet, open-toed shoes, sandals, or flip-flops pose a safety hazard for individuals playing Tennis or Pickleball and are not allowed.

The footwear that is worn should be of a design and material that is not likely to damage the courts.

This means that you will need smooth, non-marking soles. Hard leather soled shoes are prohibited.

Shirts are mandatory.

Clothing with hateful or lewd messaging or displays profanity is prohibited.

No smoking in the clubhouse. No smoking inside the fenced pool area.

13. All smokers must be at least 20 feet outside of the fenced pool area.

14. CLUBHOUSE USAGE:

- A. During the hours of M-F 8:30-4:30 the clubhouse will be available only for social events to be scheduled with BOD approval and added to the community calendar.**

Proper attire is always required in the clubhouse.

The use of the Clubhouse is for Vero Lago homeowners and Renters.

No commercial parties are allowed such as Amway, Pampered Chef, Mary Kay, clothing sales, etc.

No activities where there is a fee or tip.

Any fundraiser requires BOD approval.

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CLUBHOUSE RENTAL

12-4PM or 5-9PM

\$350 rental fee, \$100 returned if Clubhouse rules are followed.

Rental Contract is on EM caliber and all rentals are approved by the BOD.

Dues must be up to date.

Any person renting a home needs homeowner approval and both parties are responsible for following the rental contract.

15. Lockers located in both men's and ladies' rooms are Day lockers Only.
 - a. No items are to be stored in these lockers overnight. Any lockers that have items left inside will be discarded.
 - b. Any lockers with locks left on overnight will be removed.

16. Signs
 - a) Open house signs that are displayed by realtors and homeowners can only be put out on Sundays from 1-3pm
 - b) Other signage- recognition signage such as Birthdays, Anniversaries, Graduations, Birth Announcements, sports team events, should be displayed no longer than 7 days. All other signage is prohibited as per our governing documents. These include political signs, garage sale signs, children at play, etc.

17. Mobile homes, campers, boats, and similar recreational vehicles parked outside of an enclosed garage are limited to parking temporarily during loading and unloading. For purposes of this provision, "temporarily" is defined as a period of up to 8 continuous hours.

Approved and updated Date 09/28/2023

Highlighted areas are additional new rules around dress code.