

GRAND HAVEN HOA POLICIES

On August 24, 2004, the Board of Directors approved the following policies:

1. \$25.00 APPLICATION FEE - In response to Homeowner suggestion, starting August 1, 2004 the Board of Directors will waive the \$25 00 application fee only for projects that DO NOT require a county permit. All projects that require a county permit will still require a \$25,00 application fee. Please remember that you must get a county permit for certain projects even if you are doing the work yourself. This will be in effect until the general Homeowner's meeting in January of 2005.

2. GUTTERS * You no longer need to submit an architectural application to install gutters as long as they comply with the following guidelines. They must match the soffit of the house. The Leader portion of the gutter (the portion that goes down the side of the house) may match the color of the house in order to be as inconspicuous as possible. Gutters abutting a pool screen enclosure or other approved screened enclosure must match the screen enclosure frame (white or bronze). *If the gutters vary from the above approved guidelines, you must submit an application for architectural review.*

3. COACH LIGHTS - You no longer need to submit an architectural application to install coach lights (the lights on columns, on either side of garages, or on either side of the front entry way) as long as they comply with the following guidelines. They must be of traditional design (black, bronze, brass, white) and be of an appropriate size, scale, and proportion to match your house. *Please remember that post lights in the front yard must remain black.*

4. FLOOD LIGHTS OR MOTION LIGHTS - You no longer need to submit an architectural application to install flood lights or motion lights as long as they comply with the following guidelines. The lights may not be installed in a manner that will create a nuisance to the neighbors (ie. they may not be of an extreme wattage, they may not shine in other homeowners windows, lanai, yard, or pool area, and they may not create a safety hazard to drivers). *If the lights vary from the above approved guidelines, you must submit an application for architectural review.*

5. CONCRETE LANDSCAPE CURBING - You no longer need to submit an architectural application to install concrete landscape curbing as long as it complies with the following guidelines. It must be of natural concrete color. It may not encroach on setbacks, easements, common ground, or the "county right of way. *If the curbing is going to be a color other than natural concrete, or be installed in a location mentioned in the above guidelines, you must submit an application for architectural review.*

6. HOUSE PAINT - You do not need to submit an architectural application to re-paint your house the existing color. *If you are going to change the color of the body and/or trim or if you are going to add an additional color to any portion of the exterior of your home (this includes the front door) you must submit an application for architectural review.*

7. FRONT DOORS - You do not need to submit an architectural application for installing a front door (this does not include screen doors or storm doors) as long as it complies with the following guidelines. It must be traditional in design and be complimentary to the house. It must also be harmonious with community. Doors must be white, black, the color of the house body or trim, or wood (staining must be a traditional wood color). The Board of Directors reserves the right to determine what is traditional, complimentary, or harmonious. *If you choose to install a door that is a different color or of untraditional design, you must submit an architectural application.*

8. LANDSCAPING REPLACEMENT - You do not need to submit an architectural application for replacing plants in an established planter bed, or for replacing existing dead trees, hedges, or bushes with the same or similar plants as long as the landscaping replacements comply with the following guidelines. All landscaping replacement must be compliant with local, county, and state ordinances and the Grand Haven Master Declaration of Covenants, Conditions, and Restrictions.

The planting of invasive or destructive plants such as Ficus trees, Brazilian peppers, and certain running bamboo, is prohibited in the Grand Haven community. (This is not a comprehensive list of invasive or destructive plants). The Board of Directors reserves the right to determine what is destructive or invasive,

PLEASE NOTE THESE EXCEPTIONS FOR LANDSCAPING REPLACEMENT:

1. *If your Landscaping replacement encroaches on casements, and you don't have previous written approval by the Board of Directors allowing this encroachment, you must submit an architectural application and receive approval,*
2. *If your landscaping replacement is in the area between the street and front setback line of the Lot, and you do not have previous written approval by the Board of Directors, you must submit an architectural application and receive approval*

(C) If your landscaping replacement includes plantings in the County Right of Way (the area between the street and sidewalk), and you do/jot have previous written approval, you must submit an architectural application and receive approval,

PLEASE BE ADVISED: All landscaping replacement in the County Right of Way (the area between the street and sidewalk) must conform to County Standards, comply with County determined acceptable plantings, and fall under the HOA "umbrella" of the Grand Haven Master Homeowners Association's "Right of Way Use Agreement" with the County, At the present time the only plants considered "County Acceptable Plantings" are the "East Palatka Holly" and the "Queen Palm." No other plants may be placed in the County Right of Way even if you had prior written approval for something different.

9. LANDSCAPING ADDITIONS - You must submit an architectural application and receive approval prior to adding landscaping to your lot. All landscaping additions must be compliant with local, county, and state ordinances. Landscaping additions will not encroach on easements without specific approval from the Board of Directors, Any landscaping additions placed in the area between the street and front setback line of the Lot must be specifically approved by the Board of Directors Any Landscaping application that includes plantings in the County Right of Way (the area

between the street and sidewalk) must conform to County Standards, comply with County determined acceptable plantings, and fall under the HOA "umbrella" of the Grand Haven Master Homeowners Association's "Right of Way Use Agreement" with the County. At the present time the only plants considered "County Acceptable Plantings" are the "East Palatka Holly" and the "Queen Palm." The planting of invasive or destructive plants such as Ficus trees, Brazilian peppers, and certain running bamboo, is prohibited in the Grand Haven community. (This is not a comprehensive list of invasive or destructive plants). The Board of Directors reserves the right to determine what is destructive or invasive.

1. TRELLISES - You must submit an architectural application and receive approval prior to installation. The trellis must comply with the following guidelines to be considered. It must be made of white vinyl, natural wood, or any other material approved by the Master Architectural Control Committee. Trellises must be properly installed as to not create an eyesore for the community.
2. HURRICANE SHUTTERS - Hurricane shutters are allowed. You must submit an application for review and receive approval regarding the style and color of hurricane shutter you choose to have permanently installed.

12. ENTRYWAY SCREEN ENCLOSURES - You must submit an architectural application and receive approval prior to the installation of any entryway screened enclosure. Front entryway screen enclosures must comply with the following guidelines. They are limited to the front entry way or the front porch area. They may not extend beyond the front columns, the front porch structure, or the original front entryway concrete pad. The frame must be either white or bronze aluminum. The frame must be as unobtrusive as possible while maintaining structural integrity. The screen enclosure must enhance the look of the house. The Master Architectural Control Committee reserves the right to determine whether the homeowner's choice of screen enclosure constitutes an enhancement to the look of the house.

13. DECORATIVE SHUTTERS - You must submit an architectural application and receive approval prior to the installation of any decorative shutters that are not part of the original house construction. The shutters must comply with the following guidelines. They must be of appropriate size and proportion to fit the window. They must look professional in their construction and installation. They must be of a traditional shape (rectangular) and be made of either be wood or vinyl. Shutters may only be of one color (no multi color shutters allowed). The design of the shutter must be either solid in nature (no cut out designs or patterns) or they must be of a slatted design. The color of the shutters may match the trim of your house or be black, white, gray, eggshell, or any other color the Master Architectural Control Committee deems appropriate. The color must coordinate with the other colors of your home. The Master Architectural Control Committee reserves the right to determine whether a certain color appropriately coordinates with the other colors of your home.

14. BASKETBALL GOALS - Basketball goals will be allowed to be maintained on Lot where they are visible from any street under the following guidelines. They must be a minimum of half way up your driveway. They must remain portable and in good condition. They will not be allowed to be maintained in the street, at the bottom of your driveway, or on the county right of way (the area between the street and sidewalk). If you have play apparatus on your Lot that is visible from ANY street, you must submit a request for approval to maintain it on your Lot. There will be no fee charged for this review.

15. BOATS AND TRAILERS STORED IN THE GRAND HAVEN COMMUNITY - Boats, trailers, and other recreational vehicles will be allowed to be stored in the Grand Haven community, under the following conditions. They must fit completely, and be stored inside your garage. You must keep the garage door closed at all times (unless you are using your garage). Having a boat, trailer, or other such vehicle stored in your garage will not exempt you from the overnight street parking rules. Boats, trailers, and other such vehicles may not be left in your driveway, on the street, in your side yard, or back yard at any time (even if it is behind a fence).

Exhibit F •Initial Rules and Regulations of the ..Master. Declaration of Covenants, Conditions, and Restrictions: Number "5" - "Overnight parking of all passenger vehicles shall be in driveways, garages or in other areas designated by the Association. Overnight parking of all other vehicles and recreational equipment shall be in garages or in areas designated by the Association for such parking and in accordance with guidelines established by the Board of Directors. Such guidelines may exempt the Developer or builders and

16. OVERNIGHT PARKING - Overnight parking is considered 2:00 am - 6:00 am. Temporary overnight parking permits may be obtained from the Board of Directors.

PLEASE NOTE: Overnight Parking is NEVER allowed in the recreation area parking lot Signs will be going up in front of each subdivision and at the entrance to the Recreation area parking lot. Once the signs are installed, the sheriffs department will be able to issue tickets or the vehicle may be towed. In addition, the sheriffs department has started issuing tickets to people who park their vehicles in a manner that blocks the sidewalk.

STORAGE FACILITY

Unable to determine BoD meeting at which this policy was approved.
Due to a large number of homeowner inquiries, the BoD has established a policy regarding storage facilities.

Prior to placing a storage facility on a Lot, an architectural application must be submitted for review. The storage facility must comply with the following guidelines. The storage facility must be completely obscured by a fence. The highest point of the storage facility, including the apex of the roof, may not exceed the lowest point of the fence. The footprint of the storage facility may not exceed 8' x 10' (eight feet by ten feet.) The storage facility must be made of vinyl (no metal storage facilities will be approved.) The storage facility must be neutral in color in order to be as inconspicuous as possible. The storage facility must be placed against the house in the most inconspicuous location available. The storage facility must remain portable. It cannot be placed on a concrete pad, or any other permanent foundation, as this makes it a permanent structure. The storage facility may not extend out into any easements. The Board of Directors reserves the right to determine whether a storage facility is adequately obscured from view.

PORTABLE ON DEMAND STORAGE (PODS)

On October 4, 2006, the Board of Directors approved the following policy:
Homeowners must request prior permission to have PODS placed in their driveway for a maximum of nine days. Said PODS can not block the sidewalk.

SIGNS

On September 26, 2005 the Board of Directors approved the following policy:

Grand Haven Master Declaration of Covenants, Conditions, and Restriction; Exhibit F; Initial Rules and Regulations – No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of the Grand Haven community with the exception of “rent” or “for sale” signs.

Temporary signs (i.e. garage sales, yard sales) may be posted by Owners for a period not to exceed five (5) days; Owner is responsible for sign removal.”

Grand Haven Master Declaration of Covenants, Conditions, and Restriction; Article X; General Provisions: Section 10.11; Interpretation – “The Board of Directors shall have the right to determine all questions arising in connection with this Declaration, and to construe and interpret its provisions and its determination, construction or interpretation, shall be final and binding. In all cases, the provisions of this Declaration shall be given that interpretation or construction that will best tend toward the consummation of the general plan of improvements. The provisions of this Declaration shall be liberally construed to effectuate their purpose of creating a uniform and consistent plan for the development and operation of the Property.”

1. Professional or professional looking “For Sale” or “For Rent” signs may only be placed on the Lot for which they pertain.
2. “For Sale” or “For Rent” sign are not allowed on common area, HOA property, or the County Right of Way for which the HOA has an “Use” agreement. The exception to this restriction is that “For Sale” or “For Rent” signs may be placed at the entrance to the community for which they apply for the specific time period in which there is an “Open House.” The realtor and/or Homeowner is required notify the Board prior to the time and date.
3. No solicitation signs may be placed anywhere in the Grand Haven community (common area, HOA property, or the County Right of Way for which the HOA has an “Use” agreement).

SUSPENSION OF THE \$25.00 ARC APPLICATION FEE

On June 1, 2006 the Board of Directors voted to suspend the \$25.00 Architectural application fee if a county permit was required for the work.

EXTERIOR COLORS

On January 24, 2007, the Board of Directors approved the following policy:
The selection of colors by the homeowner when they wish to repaint the exterior of their house and the approval of these colors by the Board of Directors or Architectural Review Committee is a difficult and touchy subject. The homeowner understandably feels it is their house and each of us wants to make our home unique.

On the other hand, the Board has a responsibility to see that the homeowners adhere to the CC&R's. From a financial standpoint, studies have shown that communities with Architectural Controls have significantly higher home values than communities that do not have Architectural Controls, but are similar in all other respects. Thus, it is in the interest of all Grand Haven homeowners that the Board follows the Architectural Controls in the CC&R's. These state:

All paint used on the exterior body of any residence shall be subdued in its tone. Colors should be selected to harmonize with the natural environment of the Subdivision and should be soft and unobtrusive. No colors should be loud or bright. No more than one paint color (may be used) for the body of each residence and no more than two accent trim colors.

The words used to describe the allowable paint schemes are: "subdued", "harmonize", "soft", and "unobtrusive". "No color should be loud or bright." As you drive through the neighborhoods, nearly all homes have exterior colors that are light, soft shades of brown and gray from a light sand to tan. Admittedly, a few do not conform to the intent of the CC&R's, but the more the colors stand out from their neighborhood's colors the more that homeowner diminishes the positive financial benefit a community gets from having strong Architectural Controls.

But, the Board also recognizes that color schemes that are in fashion during one period typically fall out of favor and can diminish the value of property. However, this occurs over a much longer time period. What we are seeing now in 2007 is a movement toward slightly darker tones than are prevalent in most of Grand Haven.

In view of the above, **it is the policy of the Board to allow colors that are somewhat darker than those originally offered, however, the color scheme should not be a dramatic change from the majority of those in that neighborhood.**

PICTURE SUBMITTAL WITH ARCHITECTURAL APPLICATION FOR EXTERIOR PAINTING

On January 23, 2008 the Board of Directors approved the following policy:
A picture of the house to be painted shall be included with the swatches when applying for color change. This is due to many darker/earth tone color requests. There are several designs (coining, three car garages and size of houses) that would flip the base and trim colors making the trim the predominate color.

DRIVEWAY RESURFACING POLICY

POLICY NUMBER: 2008_07_23 (1)

REPLACES POLICY: Driveway Resurfacing **DATED:** 3/19/08, Amended 3/19/08

PURPOSE:

The Grand Haven Master HOA CC&R's (Supplemental Declaration or Amendment thereto) explicitly state: "Painting or coloring of driveways or sidewalks is prohibited." But they also state: "All improvements placed or maintained on a Lot shall at all times be maintained in good condition and repair." In order to insure that the latter requirement is adhered to, it is the policy of the Board of Directors to allow resurfacing of the driveway.

DEFINITION: Resurfacing does not include the use of tiles, pavers or bricks over the driveway, however, edging of the driveway with these materials will be considered.

PROCEDURE:

1. The following rules apply:
An Architectural Application for Exterior Alteration must be submitted and approved by the Board of Directors before the resurfacing work begins.
2. The resurfacing must extend uniformly from the garage door to the street and the resurfacing shall not result in a change in the height of the sidewalk at any point between the two sides of the lot.
3. The completed work must be unobtrusive. To this end, only those colors and patterns authorized by the Board will be allowed. These are:
 - a. Concrete sand/beige tones: Behr #836, New White, Behr #C-70-31 Wool Coat and Behr PPF-22, Inviting Veranda
 - b. Concrete gray tones: Behr # PPF-18 Gazebo Gray, Behr #PPF-29 Traditional Gray and Behr #F-18 Pacific Fog

The Board, in selecting the aforementioned tones does not construe that a homeowner can only use Behr Products. A home owner can choose any product provided a color swatch is submitted and that it conforms to the acceptable tones.

4. The product must contain resurfacing ingredients that prevent the driveway from being slippery when wet and preclude oil from being absorbed. The resurfacing of a driveway must be continuous from the garage door to and including the driveway apron to the street.
5. Patterns (e.g. scoreline) are permissible, however, the application must include pictures of the pattern requested.

RECURRING VIOLATION POLICY

On February 20, 2008, the Board of Directors approved the following policy:
The CC&R's expressly prohibit various actions which are readily correctible, but which may be repeatedly committed by homeowners, family, visitors or tenants. (See Exhibit F, Rules and Regulations) Among these violations are: disturbing noises (e.g. barking dogs or loud music), garbage cans left outside, dog feces not picked up, etc. This policy does not cover landscape type violations.

It is the policy of the Board of Directors to handle these violations in the following manner:

First Violation – Transmittal of a “Friendly Reminder” letter.

Second Violation (if the time between the first and second violation is less than 3 months) –
Transmittal of a Violation Letter via Certified mail and first class USPS mail.

Third and Subsequent Violations (if the time between the second and third violations or between subsequent violations is less than 3 months) –Homeowner is fined \$100 for the Third Violation and \$100 for each of the Subsequent Violations. Notification of fines sent via Certified mail and first class US mail.

ST. JOHNS WATER PERMIT VIOLATIONS POLICY

On March 19, 2008, the Board of Directors approved the following policy:

Any home owner that creates a problem to or within the preserves or any other conservation area that is the responsibility of the HOA will be assessed the amount it costs the HOA to correct the problem they created. Such assessment could include an 18% fine.

TRAINING BOARD OF DIRECTORS REPLACEMENTS AT TIME OF TURNOVER

On June 13, 2005 the Board of Directors approved the policy that all Board members and committee chairs train their replacement to enable a continuity of business.

On September 20, 2006 the following Board reiterated this policy. It was agreed that this policy would keep HOA costs down while simultaneously maintaining a continuity of services and policies of the Board. Prior turnovers have been accomplished by the delivery of boxes of papers, files and other important documentation to the incoming Board member or committee chair. The expenditure of significant resources of both time and money were then necessary to rediscover in this documentation and with meetings with the association lawyer and financial manager what the prior members knew. Questions that have been answered and paid for during the administration of previous boards should be passed down.

EXTRACTS OF GRAND HAVEN CC&R'S
AND
BREVARD COUNTY ORDINANCES
(Parking, Garage Sales, Trash)

PARKING CC&R'S

Master Declaration of CC&R's for Grand Haven

Exhibit F – Rules and Regulations

4. No motor vehicle which cannot operate on its own power shall remain in Grand Haven for more than twenty-four (24) hours, and no repair of vehicles shall be made therein with the exception of repair work concealed inside an enclosed garage. Except for emergency repairs, absolutely no in-street repairs shall be made to any vehicle. All motor vehicles shall carry a current year's license tag registration and be maintained in proper operating condition so as not to be a nuisance by noise, exhaust., emissions, or otherwise,

5. Overnight parking of all passenger vehicles shall be in driveways, garages or in other areas designated by the Association. Overnight parking of all other vehicles and recreational equipment shall be in garages or in areas designated by the Association for such parking and in accordance with guidelines established by the Board of Directors. Such guidelines may exempt the Developer or builders and construction personnel from this provision.

6. No buses, tractor trailers, semi-trucks, trucks, commercial vehicles, campers, mobile homes, motor homes, house trailers, or trailers of every other description, recreational vehicles, boats or boat trailers, horse trailers (herein "Vehicle or Vehicles) shall be permitted to be parked or to be stored at any place in Grand Haven. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as *for* pick-up, delivery and other temporary commercial services, nor to any of the Developer's vehicles. Temporary exceptions to this rule may be granted by the Board. Such definition of "commercial vehicles" shall include, but not be limited to, trucks or vans in excess of three-quarter (3/4) ton, truck-tractors, semi-trailers and commercial trailers.

Any Vehicle parked in violation of these rules and regulations or other restrictions contained herein or in the foregoing Declaration, as they may be amended, may be towed by the Association at the sole expense of the Owner of such Vehicle if such Vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the Vehicle. The Association shall not be liable to the owner of such Vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice of violation is posted, neither its removal, nor failure of the owner to receive it, shall be grounds for relief of any kind.

PARKING ORDINANCES

Brevard County Ordinances

Chapter 106 Section 31

- (a) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no person shall:
- (1) Stop, stand or park a vehicle:
- a. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
 - b. On a sidewalk.
 - c. Within an intersection.
 - d. On a crosswalk.
 - e. Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless the department of transportation indicates a different length by signs or markings.
 - f. Alongside or opposite any street excavation or obstruction when stopping, standing or parking would obstruct traffic.
 - g. Upon any bridge or other elevated structure upon a highway or within a highway tunnel.
 - h. On any railroad tracks.
 - i. On a bicycle path.
 - j. At any place where official traffic control devices prohibit stopping.
 - k. On the roadway or shoulder of a limited access facility, except as provided by regulation of the department of transportation, or on the paved portion of a connecting ramp; except that a vehicle which is disabled or in a condition improper to be driven as a result of mechanical failure or accident may be parked on such shoulder for a period not to exceed six hours. This provision is not applicable to a person stopping a vehicle to render aid to an injured person or assistance to a disabled vehicle in obedience to the directions of a law enforcement officer or to a person stopping a vehicle in compliance with applicable traffic laws.
 - l. For the purpose of loading or unloading a passenger on the paved roadway or shoulder of a limited access facility or on the paved portion of any connecting ramp. This provision is not applicable to a person stopping a vehicle to render aid to an injured person or assistance to a disabled vehicle.

GARAGE SALE CC&R'S & ORDINANCES

Master Declaration of CC&R's for Grand Haven

ARTICLE VIII – USE RESTRICTIONS, Section 8.2 – Specific Restrictions.

8.2(b) An Owner, his family and lessees shall not do or keep and shall not cause anything to be done or kept on his Lot which shall constitute a nuisance under the laws of the State of Florida, or which will obstruct or interfere with the rights of other Owners or the Association or among other Owners by unreasonable noises, odors or otherwise, nor shall any Owner, his family and lessees commit or permit any nuisance, immoral or illegal act within the Properties.

Exhibit F – Rules and Regulations

2. **No Owner or Occupant shall** make or permit any disturbing noises in the Grand Haven community by himself or his family, servants, employees, agents, renters, visitors or licensees, nor **permit any conduct by any such persons that will interfere with the rights, comforts or conveniences of other Owners.**

Brevard County Ordinances

Chapter 62 Section 2111.

Garage sales.

Garage sales as defined in this section are permitted in all zoning classifications in the unincorporated area of the county; provided, however, such garage sales are subject to the following conditions:

(1) For purposes of this section, garage sales shall mean the retail sale of old, used or unwanted personal household articles and property and other personal effects displayed or offered for sale on a lot, parcel or tract of land in any area within the unincorporated areas of the county, as an incidental use to the primary use permitted in the applicable zoning classification. Such garage sales shall not include articles of property purchased for the purpose of resale. Such garage sales include sales from a garage, yard, shed, house or other related buildings. Nothing contained in this section shall be construed or interpreted to prohibit the isolated sale of specific personal household property or effects not purchased for the purpose of resale where the property and effects are not displayed openly but are kept within the interior of the building and where no signs or posters are displayed advertising such sales.

(2) A garage sale shall not be carried on for more than a 48-hour period, and no more than two such sales shall be permitted within a 12-month period from any single lot, parcel or tract of land within the unincorporated areas of the county.

(3) At the conclusion of such garage sales, all unsold articles and items shall be removed or packed in such a manner so as not to be visible from any public street or abutting property.

(4) The individual conducting the garage sale shall provide for and control adequate parking for motor vehicles so as to reasonably prevent unsafe conditions and traffic congestion on the public street adjacent to the premises upon which the sale is being conducted.

(5) A person who conducts a garage sale in compliance with the conditions and provisions of this section shall not be required to obtain an occupational license for such garage sale or otherwise be controlled by the provisions of chapter 102, article II.

TRASH CC&R'S & ORDINANCES

Master Declaration of CC&R's for Grand Haven

Exhibit F – Rules and Regulations

10. Storage, collection and disposal of trash shall be in compliance with rules set from time to time by the Association

13. No garbage cans, supplies or other articles shall be placed on the exterior portions of any dwelling unit or Lot and no linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from or on the dwelling unit, the Lot or any of the windows, doors, fences, balconies, patios or other portions of the dwelling upon a Lot.

Supplemental Declaration

Section 16. Ground Maintenance.

(b) No weeds, vegetation, rubbish, debris, garbage, objects, waste, or materials of any kind whatsoever shall be placed or permitted to accumulate upon any portion of a Lot which would render it unsanitary, unsightly, offensive, or detrimental to the Subdivision or to the occupants of any property in the vicinity.

Brevard County Ordinances

Sec. 94-47. Residential receptacles.

(3) All solid waste and solid waste receptacles shall be placed at the collection point on or before 6:00 a.m. of the collection day. In no event shall solid waste or solid waste receptacles be placed at the collection point before noon on the day prior to the regular collection day; and receptacles shall be removed from the collection point by noon on the day after the collection day.