

*Venture Harbour, Inc.*

*A Senior Community*

*Rules and Regulations*

*April 18, 2016*

# RULES - Venture Harbour Inc

Venture Harbour, Inc., a Senior Community

Rules & Regulations

Revised April 14, 2016

Preamble: In order to maintain the high standards of our community and thus enhance the value of each dwelling and home site, the following Rules and Regulations have been established by the Board of Directors of Venture Harbour, Inc. and can be modified at any regular meeting of the board.

## I. Home Site

- A. Any dwelling to be erected on any home site must be in accordance with the County and State regulations and comparable in appearance to those recently constructed in the community.
- B. The dwelling itself, and addition thereto, and the exact location of the entire structure on the home site must have prior approval of the Board of Directors of Venture Harbour, Inc. For the building of the house, or any additions to the house, the plans must be approved by the Venture Harbour Board of Directors, and accompanied with a signed Form #101. The owner must then obtain a building permit from the County, and a signed Indemnification Agreement. Owner shall ensure that they, and the contractor, comply with the working hours and conditions outlined in the submitted Form 101 - **V3 Contractor Rules, WORK BY CONTRACTORS**

**& TRADES, PROFESSIONAL, AND COMMERCIAL PERSONS.** This shall include any work performed by the owner acting as contractor.

Please Note: Venture Harbour Inc., – Venture Out at Indian River Inc., – Venture Out at St. Lucie Inc., all require a FORM 101 and an INDEMNIFICATION AGREEMENT to be executed prior to any outside construction or demolition. These documents may be obtained at the V-3 Office, or you may request them to be mailed to you, or they can be E-mailed to you as an attachment.

The V-3 Office address is:

10701 S. Ocean Drive  
Jensen Beach, FL 34957  
Telephone: 772-229-2333  
E-mail address: [venturethree@earthlink.net](mailto:venturethree@earthlink.net)

- C. Any decks shall not be at a higher level than the floor level of the building.
- D. The building restrictions for Venture Harbour, Inc. are as follows:
  - 1. Front: 30 feet from center line of road on straight property lines on Snook and Wahoo Streets.
  - 2. 37 1/2 feet from center line of Fisherman's Blvd for lots A-18 & B-1.
  - 3. 42 feet from cul-de-sac center pin on all property lines on Snook St.
  - 4. 43.5 feet from cul-de-sac pin on all arc property lines on Wahoo St.
  - 5. Side: 7 1/2 feet from all side property units.
  - 6. Rear: 15 feet from all property lines.
  - 7. For the purpose of this section, the maximum height of any onsite construction of a Detached Single Family Residence, including additions

thereto, shall not exceed twenty-two (22) feet above finished grade or minimum flood elevation, whichever is higher. The maximum height of any structure shall be determined at the highest point of the roof. In the case of multiple roof lines, the maximum height of any structure shall be determined at the highest point of the highest roof structure or system. To the extent that the method of determining maximum building height as described in this paragraph conflicts with any other provision of this code, the terms of this paragraph shall apply. These setbacks are also applicable to any free standing structures and attached additions to mobile homes or conventionally built homes or buildings.

8. New Home utility connections.

Each home site within Venture Harbour has building restrictions and setbacks as set forth in section "D" paragraph 1-7 above. Contained within the 15' setback the rear (water side) of the home site is an easement for public utilities e.g. telephone, cable TV and electric. There are also easements contained within the front and side setbacks of each home site for connection to the community owned water and sewer. The community owned utilities are managed by Venture Three Inc.

- a. All new home sites will have utilities placed in the following easement locations:
  1. Electric, phone, and cable TV will all be contained within the 15' setback in the rear (non-street side) of the home and use the 7 1/2' side setbacks between homes for individual homes connections.
  2. Sewer hook-ups will utilize the front (street side) and side 7 1/2' setbacks for individual home hook-up.

3. Water hook-ups will utilize the front (street-side) setbacks for water main line and meters. Individual home connections may also use the side 7 1/2' setbacks.
  4. It is mandatory for new homes to hook up to the FPL handhold in the ground instead of the community pedestal. The meter will be on the owners property.
- b. Home site modifications requiring new utilities:
1. Modifications to existing home sites requiring new utilities, e.g. electric, phone, cable, sewer, or water must abide by the requirements of D. 1-8 above.

E. Watercraft lifts, davits, mooring devices, docks, access docks, parallel to seawall piles, dredging adjacent to lots on waterfront property, and adjacent waterways.

1. General

- a. Setbacks of 5'0" at property lines of all A lots and B lots 1 thru 10. B lots B-11 thru B-18 to have 10'0" setbacks. No piling, dock system, mooring device, watercraft and its fully extended parts shall be permitted to intrude into the setback in, on, or above the water and on the seawall.
- b. No watercraft/waterfront/lift(s) may be rented or leased except to active members of Venture III. No live aboard.
- c. All dock systems, lifts, davits, pilings, and watercraft must be in proper working condition. Any derelict structure or equipment must be repaired, replaced, or removed within four months of notice by V.H. Board of Directors.
- d. No permanent covers or roofs shall be permitted above lifts and dock systems.
- e. All dredging must be permitted by state and county authorities having jurisdiction. Bahama (prop wash) dredging is not permitted.
- f. Any boat owner must provide evidence of ownership or lease and current registration to V-III Property Mgr.
- g. No owner may leave a watercraft stored on a in the water floating lift from 1 May thru 30 Nov. while out of town and must have a "tropical

storm warning watercraft removal plan" on file with the V-III Mgr. at any time the owner is out of town between 1Dec thru 30 Apr.

- h. This committee has the responsibility to report all issues to the V.H. Board for their action.
2. Canals and turning basin waterway. All A lots and B lots thru B-10.
- a. Lifts, davits, mooring pilings, mooring devices, access platforms, and watercraft may be parallel or angled to seawall. Exception: Floating removable lifts may be moored perpendicular to seawall if the overall length of watercraft and lift is less than 12' 0" overall and does not extend over the 20'0" envelope line from the property line.
  - b. Floating Watercraft Lift (FWL). A FWL may not be used for mooring watercraft that remains in the water per FLA Statute 403.813. The FWL shall have UV resistant skin suitable and warranted by manufacturer for salt water use. Skins may be aluminum or heavy duty polyethylene material. Installation must meet or exceed manufacturer requirements and specifications. A copy of the manufacturer's installation manual must accompany the form 101 for approval.
  - c. Minimum mooring material requirements: FWL pilings must be PVC Schedule 40, 6 inch dia. for motor boats, pontoon boats, and sailboats. Other FWL pilings may be Sch. 40, 4 inch dia. Piling height to be 48 inches above MHW and set 4 feet or more below canal bottom.
  - d. No piling, watercraft with fully extended parts, mooring ball, anchor/anchor line may be placed more than 20'0"(including pilings) into the waterway as measured from your property line. Note: the property line is not the waterside edge of the seawall. It is located approx. center line on the original 1976 seawall. A survey will have to locate and indicate this (mark) in the case of new seawalls.
  - e. When the seawall has batter piling the area between the adjacent pilings for lift and parallel mooring will require a platform for safe access to watercraft. The platform may have similar design and material as a dock. The platform may extend up to 5'0" from the property line into the waterway and the pilings for mooring and lifts shall be attached to the platform. Part of the safety access platform, up to a maximum length of 20'0", may be lower in order to access floating watercraft. There may be a 4'0" wide safety access platform between the seawall and the seawall side of the parallel brace on a free standing four(six) pile elevator boat lift. The height above MHW may be determined by seawall top cap grade level; length may be length of lift(s) or parallel mooring pilings, or both.

3. Indian River. Lots B-11 thru B-18

- a. One dock system with elevation of 5'0" above MHW consisting of an access dock and terminal dock may be installed as permitted by authorities having jurisdiction. A replacement system must meet current standards.
  - b. The access dock not exceeding 4'0" in width must be located at property centerline. The access dock to attach to terminal dock. The terminal dock shall not exceed 160 sq. ft., however up to 25% of the surface area (40 sq. ft.) is authorized at a lower elevation for water and watercraft access. The dock system and pilings shall extend no further than 25'0" into the waterway
  - c. Watercraft lift systems are permitted as approved and are adjacent to access dock, terminal dock, or both. Lifts may be elevator 4/6 pole system or 1 or 2 pole side loader system. Floating removable lifts are not permitted.
4. Approval

All construction requests for new or alteration of existing docks and lifts must be approved by the Venture Harbor Board. Prior to owner seeking permits from authorities having jurisdiction, owner must first submit a preliminary Form 101 to the Board. (A sketch of the work to be provided) After preliminary Form 101 approval owner can move ahead with process. Applicant must provide a copy of these rules (sec. E, I-IV) to dock/lift vender/engineer for proper submittal drawing information. Drawings must be in 1/8"=1'0" scale, fully dimensioned and show the following: plan views showing structural and utility work, watercraft in lift or at dockage, owner's property lines, seawall top cap, docks or platform, elevations and all utilities with load requirements. Also provide construction materials list/description and equipment list indicating manufacturer that will be used. Applicant must submit drawings and specifications to all authorities having jurisdiction and receive stamped approval. After the St. Lucie County approval, submit an original complete set of red or blue stamped (no copy) drawings to Venture Harbor Board of Directors for final Form 101 approval. Construction cannot begin until after this approval. No deviation from approved drawing set is permitted and if it occurs, it will be the owner's responsibility to bring project into compliance. Any construction and/or alteration not approved will be removed at owners' expense. After completion of project, inspection for compliance will be conducted by authorities having jurisdiction. If the proposed work does not require approval of State and County authorities, the owner still must provide a Form 101 to the Venture Harbor Board for approval before any work is begun.

Caution: When locating lifts and davits, consideration must be given to the future. If you or a subsequent owner deploys watercraft that infringes upon

the setbacks or the 20' waterside limit as noted above, all must be brought into compliance. (This may mean moving lifts and davits)

F. In order to maintain a uniform look, residence mail boxes must conform to the size, shape and color of the standard mail boxes currently throughout the community.

G. When a community electrical pedestal is removed, it is the property owners, those who are designated to the pedestal, be financially responsible for its removal.

## II - Occupancy

A. Venture Harbour is an Adult community; therefore, the homes must be occupied by at least one person who has attained the age of 55 or older.

B. The dwelling and home site on which it stands must be used only as a private dwelling, occupied by only one family.

C. Children, relatives, or wards of the owner(s) or of the occupants of the home, who reside in the dwelling, must be eighteen (18) years of age.

D. The restrictions in IIC (above) do not apply to the periodic visits of relatives or friends of the occupant(s) of the dwelling.

E. All owners, guests and renters will register at the Venture Three, Inc. Office when commencing their stay at the park, and will notify the office when leaving the park for any period exceeding one week. This is necessary to afford prompt notification in the event of an emergency.

## III - Maintenance

A. Maintenance of the bulkhead abutting any part of any home site shall be the sole responsibility of the owner(s) of the home site who must pay for



the necessary repairs so that said bulkhead shall not be or become a menace to the adjacent bulkheads and/or navigation.

Replacement of seawalls: All seawall panels to be a minimum of 8" thick concrete, to have minimum compressive strength of 5000 psi@28 days. King and batter piles to be a minimum of 12" x12" pre-stressed concrete 18'0" in length. King pilings to be driven vertically at every panel seam and batter pilings to be set at 22 to 25 degrees angle at the center of each panel. All piling to be driver to ten ton capacity. The new seawall panel will be placed less than 1'0" from old seawall panel and include a fabric backing attached to the length and height of new seawall. Prior to placing back fill, all concrete walkways, platforms and structures must be inspected for underground voids. If any voids found, these must be filled. The top of the new seawall cap may not exceed the height road elevation or be below the original seawall.

- B. If the owner(s) of any home site does (do) not comply promptly with regulation A (above), Venture Harbour, Inc. shall have the necessary repairs made and assess the cost thereof to the owner(s) of the home site.
- C. Home site maintenance shall be the sole responsibility of the owner(s) of the dwelling.
- D. Except for these community services provided by outside contractors, the owner(s) of the dwelling, even though occupied by others, shall be responsible for the following requirements:
  - 1. The dwelling outside must be kept clean and neat.
  - 2. Garbage cans must not be visible.
  - 3. TV antennas must be maintained in proper condition and appearance.
  - 4. Fences are not permitted.
  - 5. Vehicles must be parked in the carport or driveway not on the street or grass areas overnight. Persons wishing to park on another unit owner's

property, in the absence of that owner, must submit in writing to the Venture Three office permission from the owner including dates of usage. Vehicles must be parked so as not to obstruct access to driveways and/or mail boxes.

6. The following types of vehicles shall not be parked on home sites or on the street in front of the owner's home site for more than 72 hours:

a. Motor Homes

b. Travel Trailers

7. If the owner(s) or occupant(s) is (are) not present and it becomes necessary - in order to prevent damage to any property - Venture Harbour, Inc. shall have the right to enter the dwelling for the purpose of making the necessary repairs.

8. All street lamps posts shall be left on from dusk till dawn for security.

9. Prior to an imminent storm and before leaving units for season, all loose items (B.B.Q. grills, lawn furniture, awnings, shutters, and miscellaneous recreation equipment) should be secured.

#### E. Tree Trimming

1. All tropical trees should be trimmed of coconuts, berries, and dead fronds as of June first.

2. Norfolk pines must be topped at 25'.0".

3. Venture Three, Inc. will trim trees and bill the appropriate amount to unit owners unless written notice not to trim is received by Venture Harbour Board of Directors. That unit owner will be responsible for tree

maintenance within the specified time limits. This notice must be received by May first each year.

#### IV - Leasing

- A. Article Two - Occupancy, shall apply to a lessee.
- B. All prospective tenants must submit a fully completed Lease Application Package before the Venture Harbour Board of Directors can consider approval for tenancy. Venture Harbour, Inc. will charge a fee of \$100.00 to cover the processing of documents for property leasing.
- C. No dwelling may be leased for less than two months and only after the lessor has obtained prior approval from Venture Harbour, Inc. and the lessee has agreed to abide by these rules and regulations. Before approval of Venture Harbour Inc. can be obtained, it will be necessary that the lessee(s) be interviewed by a Committee of two Board members and two proofs of age, such as birth certificate, driver's license, passport, etc. be submitted. The leasing of a home cannot be approved without a 10-day written notice requesting approval by Venture Harbour, Inc., and a signed agreement by the lessee(s) to endorse and subscribe to these Rules and Regulations.
- D. All prospective tenants must comply with the restrictions contained in IV-A of these rules and regulations and one of the occupants must have attained the age of 55 years or older.

#### V - Resale

- A. Resale of a home and/or home site can not be consummated without a 10-day written notice prior approval by Venture Harbour, Inc. and a signed agreement by the purchaser(s) to endorse and subscribe to these Rules and Regulations.

- B. All prospective residents must submit a fully completed Sale Application Package before the Venture Harbour Board of Directors can consider approval for residency. Venture Harbour, Inc. will charge a fee of \$100.00 to cover the processing of documents for property resale.
- C. In the event of a resale, at least one of the occupants must have attained the age of 55 years or older. Before approval of Venture Harbour, Inc. can be obtained, it will be necessary that the purchaser(s) be interviewed by a Committee of two Board members and two proofs of age, such as birth certificate, driver's license, passport, etc. be submitted.
- D. Any and all plantings shall become part of the home site and shall not be removed if the dwelling and/or the home site are transferred to (a) new owner(s).
- E. Real Estate agencies listing properties must be supplied with Venture Harbour Rules and Regulations.

#### VI - Restrictions

- A. The following restrictions apply to residents and visitors:
  - 1. Quiet between 11p.m. and 7 a.m. and a curfew will be in effect between 11 p.m. and 7 a.m. year round for anyone eighteen (18) years old and under unless accompanied by a parent, grandparent or adult host.
  - 2. Drunken, loud, profane language is prohibited at all times.
  - 3. Motorcycles and motorbikes must be licensed and operated at all times by licensed drivers.
  - 4. Speed limit for motor driven vehicles is 10 miles per hour.

5. Boats and boat trailers may be parked in the carport but not in the driveway or lawn area. Owners may not leave boats or boat trailers stored in carports from May 1 through November 30 while not in residence.
6. Commercial peddling, soliciting and selling are not permitted.
7. Two customary household pets, i.e. domestic dog or cat, are allowed per unit providing:
  - a. Pet is on a leash when taken outdoors.
  - b. Pet is not allowed on a neighbour's property without permission.
  - c. Pet is exercised only in designated pet walking areas.
  - d. Pet owners observe sanitary, leash, and noise rules.
  - e. Pet droppings anyplace must be picked up and disposed of properly.
8. Any act or action including playing of loud music and excessive running of engines that will disturb others should be avoided.
9. Signage Display
  - Only one (1) "For Sale" or "For Rent" sign may be displayed per lot, of 16" x 20" maximum size, and of durable weatherproof material, except in the case of water front lots, one may also be placed on the waterfront side.
  - Only one (1) Contractor sign may be displayed per lot, of 16" x 20" maximum size, and of durable weatherproof material. General Contractors and Sub-Contractors must be contained on the same sign.

