

Winter Haven Christian Center Town Meeting – January 5, 2026

Ballot Item#4 – Amendments to existing Subdivision Rules (1,5,6,8,&13)

*revisions and proposed changes in bold/italics/underlined – deletions struck through

1. Code of Conduct

Any form of disorderly conduct or public intoxication is prohibited on Dove's Rest property. Management has the right to remove or have removed such person(s) from the property. No nuisances, noxious, or offensive activities shall be permitted on any part of the premises, nor shall the premises be used for any purpose in any way to devalue adjoining or nearby properties, to endanger the health or unreasonably disturb the quiet of any other person.

Alcoholic beverages, smoking, vaping and profanity are prohibited in all common areas. Respect for others should be considered. Offences will be promptly discussed with the offender by the management.

Any person, whose actions result in loss or damage to any common area, and/or facilities, shall report such loss or damage to the subdivision manager as expeditiously as possible. That person may be held liable for the repair or replacement costs resulting from the loss or damage.

All persons in our community shall respect the rights of others and shall not trespass on property of another except for friendly purposes.

Quiet time is observed from 10 P.M. to 8 A.M. (any exceptions to this rule shall be approved in advance by the management.) Recreational rules and regulations are posted at the individual areas and must be complied with.

As a Christian community, we observe Sunday as a day for rest and relaxation. Construction shall be prohibited except in an emergency.

Owners should carry homeowners and liability coverage on their property as a protection for themselves, their neighbors and the subdivision.

The subdivision will not be held liable in any way for property stored in the subdivision.

Owners/tenants of the subdivision shall be responsible for locking and otherwise securing all homes, sheds, RV's, motorhomes, storage units, automobiles, and other personal property.

5. Motor Vehicles & Recreational Vehicles (RV's)

Each unit is restricted to one live-in home/RV and two validly licensed motor vehicles such as a car, van, or pickup truck.

5a) Motor vehicles/Motorhomes

- No portion of a vehicle shall extend into common area, ten (10) feet from the edge of the street asphalt. Also, critical line of sight must be maintained as determined by the subdivision manager.
- Parking for a second vehicle, guest vehicles, or motorhomes must be parked in the designated areas.
- Any motor vehicles parked in the lot of another stockholder must have written permission submitted to the subdivision office.
- Non-stockholder/non-resident owned vehicles should not be stored in the subdivision.
- The operators of vehicles shall obey speed restrictions and noise limitations.
- Drivers shall obey posted subdivision speed restrictions.
- There shall be no vehicle repairs of more than three days duration on the lot or in the common areas.
- No inoperable or unlicensed motor vehicles can be brought onto or stored on the subdivision property. Tires must be inflated.
- If a vehicle becomes inoperable beyond the duration set above, arrangements must be made to have it removed from the subdivision immediately.
- A mini motor home, less than twenty-two (22) feet, may be used as a transportation vehicle and parked on the lot with a residence if it is approved as the only means of transportation for the lot owner/tenant.

5b) Recreational Vehicles

- No portion of a vehicle shall extend into common area, ten (10) feet from the edge of the street asphalt in order to maintain critical line of sight.
- All RV's must be self-contained and use a sewer donut when attaching hose to sewer.
- No tents, pop-up campers, or truck campers are permitted as housing within the subdivision.
- All permanent units and units left on a subdivision lot more than six months must be skirted as approved by the Board of directors.
- For the safety of Dove's Rest during the hurricane season, recreational vehicles are strongly recommended to be tied down to withstand hurricane force winds.
- Any recreational vehicle or other structure on a lot which is destroyed in whole or in part by fire, windstorm or other casualty shall be removed by the owner within a reasonable length of time. -Owner must remove all debris caused by the disaster within a reasonable time frame established between the owner/tenant and the subdivision manager.
- All RV's must have all tires inflated. The subdivision office must have lock keys or lock combinations to all tongue locks.
- Storage is available in designated areas for stockholder RVs only (Policy for Storage #13)

5c) Motorcycles and other bikes

- Motorcycles are to be used only for transportation to and from the subdivision.
- No mini-bikes, all-terrain or similar vehicles shall be operated upon any portion of the property, except as approved in writing by the management.
- Scooters, electric and manual bikes must obey the speed limits and use caution on corners.

(current Rule #5 before amendment)

Rule 5. Motor Vehicles & Recreational Vehicles (RV's)

~~Each unit is restricted to one live-in home/RV and two validly licensed motor vehicles such as a car, van, or pickup truck. A mini motor home, less than twenty-two (22) feet with no hook-ups, may be used if it is the only means of transportation. No portion of a vehicle shall extend into common area, ten (10) feet from the asphalt. Parking for a second vehicle or guest vehicles is available in designated areas. Any motor vehicles parked in the lot of another stockholder must have written permission submitted to the subdivision office. Non-stockholder/non-resident owned vehicles should not be stored in the subdivision.~~

~~The operators of vehicles shall obey speed restrictions and noise limitations. Drivers shall obey posted subdivision speed restrictions.~~

~~No mini-bikes, all-terrain or similar vehicles shall be operated upon any portion of the property, except as approved in writing by the management. Motorcycles are to be used only for transportation to and from the subdivision.~~

~~All RV's must be self-contained. No tents, pop-ups, or truck campers are permitted. All permanent units and units left on a subdivision lot more than six months must be skirted as approved by the Board of directors. Any recreational vehicle or other structure on a lot which is destroyed in whole or in part by fire, windstorm or other casualty shall be removed by the owner within a reasonable length of time. All debris left as a result of such disaster must also be removed. Storage is available in designated areas for stockholder RVs only.~~

~~There shall be no vehicle repairs of more than three days duration on the lot or in the common areas. No inoperable or unlicensed motor vehicles can be brought onto the subdivision property. If a vehicle becomes inoperable beyond the duration set above, arrangements must be made to have it removed from the subdivision immediately.~~

6. Landscape and Unit Maintenance

Landscaping adds to the aesthetic value of a unit and reflects the personal tastes of the stockholder. In the interest of the entire subdivision and pursuant to the setback and easement rules as identified in the Polk County Plat Book 73 page 36 and Plat Book 81 page 31, the following rules regarding landscaping must be adhered to. Landscaping shall be defined as all plantings including trees, bushes, shrubs, flowers or beds. It shall also be defined as the addition of metal, plastic/vinyl or block edging and borders (no more than four (4) inches in height or depth for easy removal) around trees, bushes, shrubs, flowers or beds and lawn ornaments/decor. It shall also be defined as the addition of moisture/weed barriers, wood or rubber mulch and landscaping rock.

The first ten feet (10') of property from the edge of the roadway is common area. No new plantings or landscaping is allowed within seven feet (7') of the edge of the roadway. No new trees shall be planted closer than 10 feet of the roadway, common area or on any other plat easement. Landscaping must allow a minimum of five feet (5') clearance to allow lawn mowers

access and must be maintained to subdivision standards by the stockholder. Decorative and/or ornamental borders must be one (1) foot from the property line and no more than four (4) inches in height or depth for easy removal if needed. Any major landscape renovation needs to be discussed with the subdivision manager before proceeding.

All stockholders are required to maintain their property year-round (weeding, flowerbeds, bushes, trees, etc.). The Dove's Rest Subdivision shall not be responsible for the flowerbeds, edging, or weeding of stockholder's lawns, or for contacting lawn services for the stockholder. If a stockholder contacts a vendor or other person to do their lawn care, they must notify the subdivision office of the vendor or worker's name.

COMMON GROUND: Prior to new planting, landscaping, structure or tree removal in common ground, a stockholder must submit a "stockholder request for architectural approval" form to the subdivision manager. No action can occur until official written approval has been issued. Any new or existing planting, landscaping or structures installed by stockholders on common ground remain the responsibility of the stockholder to maintain (i.e., trim or removal). No tree shall be cut down from the common area without approval.

STOCKHOLDER PROPERTY: Prior to new planting of any trees, bushes, and/or shrubs, or tree removal, the stockholder must submit a "stockholder request for architectural approval" form to the subdivision manager. No action can occur until official written approval has been issued.

No open fires of any kind shall be permitted at any unit unless they are in accordance with the laws of Polk County and under the review of the subdivision manager.

All cords, pipes, wires, and conduits from the main utility lines shall be maintained and repaired by each stockholder (including water pressure regulators). Private wells and irrigation systems are the responsibility of the stockholder. Any lawn irrigation system installation must have prior approval of the subdivision manager.

Downspouts and drain pipes should control water on the owner's property without causing excess water to invade the neighboring yard, flood another area or be dispensed out into the street. Any lot having drainage issues should contact the subdivision manager for solutions before taking action.

Only retractable or portable umbrella lines may be permitted at units for hanging of laundry, sunning of clothes, rugs, etc. They must be located at the rear of the unit and umbrella lines must be closed when not in use.

Furniture left outside (yard, patio or open carport) must be specifically designed for outside use. Upholstered furniture should only be used in a residence or screened-in room.

Sunshades, outdoor blinds, outdoor curtains and any version of outdoor privacy or windscreens must have prior approval from the architectural committee.

Fences and ornamental walls constructed of any material are prohibited.

Outside containers must be weighted to prevent them from becoming flying objects. Containers must be kept within a bed or border. Containers cannot be placed outside these designated areas in the yard that would impede mowing (See rule 6)

Gardens or raised beds must have the approval of the architectural committee.

The stockholder shall not allow anything to be done or kept on their lot which accumulates clutter, creates untidiness or hazards, will increase the rate of insurance on the common area, will obstruct or interfere with the rights of other stockholders or the maintenance operations of the subdivision.

An annual exterior inspection by the subdivision manager will be made of the outdoor property of all stockholders, which will include cleanliness of the exterior of the home/RV and general appearance of the outdoor area. Following the exterior inspection, the subdivision manager will inform the stockholder in writing of any issues found. Stockholders will be responsible for addressing the issues within 30 days. If not addressed within 30 days, the issue will be addressed by the Dove's Rest Board.

No personal property of any kind shall be abandoned anywhere in the subdivision. If property appears to be abandoned, the subdivision manager shall inform in writing, the appropriate stockholder of the action to be taken within 30 days. If arrangements for the appropriate action are not completed by the stockholder or their designee within 30 days, disposal costs of such property will be billed to the stockholder.

Any stockholder has a right to appeal the findings of the subdivision manager with the Board of Directors in person or in writing.

8. Trash and Storm Damage Debris

Garbage pick-up at each lot shall be twice a week from 8am-9am. Days of the week will be established by the Board of Directors.

~~Garbage pick-up at each lot shall be twice a week and currently on Tuesday and Friday from 8am to 9am.~~

All garbage must be tied in plastic bags and placed at the curb on the morning of pick-up. All cardboard boxes must be broken down. Refuse or trash shall not be allowed to accumulate on any lot and shall be kept in appropriate containers.

No dumping of any materials, trash, rubbish or used oil shall be allowed except in areas designated by the subdivision. Garbage shall be discarded in the small dumpster only.

No yard or tree trimmings are to be placed in the small dumpster. No hazardous materials of any kind may be placed in the dumpster or dropped off at the clubhouse such as paint, solvent, batteries, oil, propane tanks, A/C units, Freon, flammable materials, etc. Please refer to the Dumpster and Recycling Policy posted in the clubhouse.

Appliance and furniture disposal are the responsibility of the stockholder/resident. The subdivision manager may offer advice on disposal of large items.

Items longer or higher than four (4) feet must be broken down before putting into the dumpster. It is the stockholder's/resident's responsibility to trim trees and dispose of debris. Yard trimmings are to be placed in the large dumpster. If yard debris is brought to the large dumpster, the debris may not be left in bags. Contractors are not permitted to dispose of debris in the subdivision dumpsters.

Stockholders/residents may be responsible for waste costs for large items or volume put into the large dumpster.

13. Policy for Common Area Storage (not limited to boats, trailers, RV's, etc.)

Purpose: To help assure that common area is available for storage of active units; to prevent obsolete units from taking up storage space; to prevent obsolete units from becoming safety concerns; and to prevent unused units from becoming visual distraction to the common area.

Only stockholder-owned pleasure craft such as boats, airboats, etc. are to be kept in designated areas as approved by the Board of Directors. All personal property including boats, trailers, recreational vehicles and other equipment shall be plainly marked with an all-weather tag to include owner's name and unit number, and with a current license tag when required by the state, before being accepted for storage.

All stockholder-owned items stored on common area must be registered with the office and have the subdivision manager's approval.

Storage trailers are limited to 8 feet 5 inches in width and 25 feet 11 inches in length including the tongue.

Stockholders may store boats, storage trailers and golf carts under carports. These items must be securely tied down in case of strong winds. All items stored must have the subdivision manager's approval. Residents who park any item on another person's property must obtain written permission before hand and submit it to the subdivision office.

Anyone with unapproved items stored in the subdivision will be given a notice in writing and 30 days to remove said item(s) or it will be disposed of at owner's expense.

The subdivision manager must be informed in writing if any unit is removed from storage in order for proper record keeping and to reduce the possibility of theft.

Priority and Limit of Units:

Storage of non-motorized units shall be limited to one (1) unit per stockholder and approval of another unit shall be granted on a first come basis. If a stockholder has two (2) or more units in the common area and space is needed by other stockholders or the subdivision, all units except one (1) must be removed within a thirty (30) day period after a written notice from the subdivision manager.

Maintenance of Units:

Any unit stored in common area must **be operable**, be maintained in acceptable condition and be able to be moved in case of emergency **or for ground maintenance**.

Wheels must be on a trailer with tires inflated. Trailers must not be on blocks. ~~(tires on and inflated, and office should have a key to tongue locks).~~

The subdivision office must have a lock key or lock combination to all tongue locks.

A ~~minimal~~ monthly fee is charged for each unit stored in the common area to provide for gravel, weed control and trimming around units.

Stored units are not meant to be permanent. They must be maintained and kept clean. Power washing or hand washing once a year is suggested.

If a unit becomes objectionable from appearance or safety standards, the stockholder must correct the condition or remove the unit within thirty (30) days after a written notice from the subdivision manager.

~~Liability Responsibility: The subdivision will not be held liable in any way for property stored in the subdivision. (moved to Rule #1 Code of Conduct)~~

~~The subdivision manager must be informed in writing if any unit is removed from storage in order for proper record keeping and to reduce the possibility of theft. (Moved to Rule #13 Policy for Common Area Storage)~~

~~Stockholders and residents of the subdivision shall be responsible for locking and otherwise securing all sheds, RV's, storage units, automobiles, and other means of transportation. (Moved to Rule #1 Code of Conduct)~~

**(The legal firm of Clayton & McCullough will determine if wording and/or alternate placement needs to be made.)*