

Experience the Difference

ECO VILLAGE DUNEDIN HOMEOWNERS' ASSOCIATION, INC.



Rule 1: No exterior changes to the appearance of a Lot or Home may be made without the Owner applying for permission to make any such change and receiving approval, therefore. The Owner has the affirmative duty to notify the Association's Property Manager via email when the applied for change has been completed and the Association shall thereafter, within a reasonable time as determined by the Board, inspect the change to determine whether it has been made pursuant to the approved application. Changes include but are not limited to: landscaping.

Rule 2: Nothing shall be done on any Lot or within any home which may become a Nuisance, or unreasonable annoyance to other Owners or the Community.

Rule 3: Park Vehicles only in approved locations which are garages, driveways, parallel spaces along Douglas Ave and Lorraine Leeland Streets permitted by the city of Dunedin

Rule 4: No inoperable or unregistered vehicles or golf carts, motorcycles, mopeds, or scooters, may be parked on a Lot or any Common Area, including Limited Common Areas, except if parked in a fully enclosed garage. No inoperable or unregistered vehicles or golf carts may be worked on, maintained or fixed anywhere on a Lot or Common Area, including Limited Common Areas, except if parked in a fully enclosed garage. Any vehicle parked or stored in violation of this Rule may be towed solely at the owner's expense.

Rule 5: No business or commercial activity shall be conducted on any Lot or in any Home.

Rule 6: No personal property or items of any kind may be left or stored in public view or outside the Home on any Lot when not in use. This includes, but is not limited to, items such as hoses, tools, trash cans, or bicycles per statute 720.3045. No trash or debris of any kind may be allowed to accumulate at all outside of a closed trash can, stored out of site from the street or an adjacent Lot.

Rule 7: Owners shall keep all portions of their Lots and Homes in good repair and a safe and clean condition.

Rule 8: Owners need to collect all their pets' feces. Any pet that is not leashed must be carried.

Rule 9: No signs may be posted on a Lot or Home except a 12x12 "For Sale" or "For Rent" sign with ARC approval that is placed in the front yard within three feet of a free standing mailbox, or if no mailbox exists then between four and ten feet inside the front lot line and within six feet of the driveway.

Rule 10: Permitted Flags per Fl Statute 720.304:

- United States Flag: Portable or one freestanding flagpole.
- State of Florida Flag: Official State Flag.
- Armed Forces Flags: Official flags of the U.S. Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
- POW-MIA Flag: Official flag.
- First Responder Flags: Includes flags honoring law enforcement, firefighters, paramedics, EMTs, correctional officers, 911 telecommunicators, and nurses.
- Combined Flags: A first responder flag may incorporate the design of any other permitted flag

Key Restrictions and Rights:

- Flagpole: Up to 20 feet high, must adhere to local zoning/setbacks, and cannot obstruct site lines.
- Quantity: A homeowner may display *two of the above-listed flags at once*.

Rule 11: Holiday decorations must be removed from view from the parcel's frontage, adjacent parcels or common areas.

Approved by the board on this 3 day of June, 2026

Signed: _____

HOA President

Title: _____ Print Name Heath Brenner

