Jockey Club Bylaw Committee

# Meeting Minutes

# August 3, 2017

## Opening

The regular meeting of the Jockey Club Bylaw Committee was called to order at 6:00pm on August 3, 2017 in Jockey Club Clubhouse by Jenny Iiams

## Committee Present

Jenny Iiams, Chair, Kevin McNeil, Barb Wolf, Secretary, David Casarsa, Board Liaison

**Members Present**

Kathy Stysick, David Bean, B Lincoln, P. Rosenzwag, W. Seaver, S. Armstrong, D. Fry, K. Fry, M. Miler, D. McConomy, N. Adams, Lisa Moore, Rod Jacobson, signature illegible, Janet Armstrong

## New Business

Continuing the review of the Declaration of Covenants as follows. There was a lot of member participation, input and support in the drafting of the updated regulations.

**ARTICLE IX**

**Section 12. Fences** - The following changes were made**:**

A fence is defined as any barrier, either permanent or temporary, which encloses a property or separates one property from a neighboring property. The Association has adopted the following guidelines pertaining to fences.

1. All fences require the approval of the Environmental Control Committee prior to being erected. A sketch or drawing showing the approximate placement of the fence and its construction is required to be submitted at the time of the request and must comply with community guidelines as indicated below:
	1. Chain link fences shall have a maximum height of four (4) feet and can remain galvanized or have a vinyl coating either white or black in color;
	2. Wood, PVC/Vinyl and iron (wrought, cast iron) or, tubular steel fences are authorized to a maximum height of six (6) feet. Color schemes are:
		1. Wood – natural color;
		2. PVC/Vinyl - white;
		3. Iron/steel – white or black.
	3. Wood and PVC/Vinyl fencing can be solid board (stockade), board on board or picket type fencing. Picket fences shall have spacing not less than the width of the picket.
2. Additionally, the City of North Port requires a permit for all fences. Application for a permit must be presented at the time of request for approval from the committee. The City will specify the location of the fence subject to property boundary and easement restrictions. Once the permit is granted, a photocopy of the permit must be submitted to the ECC for its file.
3. Fences may only be constructed at the side or rear of the property in accordance with Article IX, Section 2 of these Declarations. No fence may be erected at the front of the residence.
4. Fences must be maintained in a clean, neat fashion so as not to allow rust, dirt, mildew or debris to accumulate. All fence-lines must be maintained with a line-trimmer so as not to allow excessive growth of grass at the base or poles

**Section 13. Planting –** The following changes were made**:**

No hedge or shrub planting which obstructs sight lines at elevation of two (2’) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and line connecting them at points twenty-five (25’) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10’) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within the above described limits of intersections unless the foliage line is maintained at or above six (6’) feet above roadway intersection elevation to prevent obstruction of sight lines.

**Section 14. Tree Preservation** – Changed to the following keeping in line with the City of North Port code.

No tree may be removed without a Tree Removal Permit issued by the City of North Port. The homeowner shall provide a copy of the Tree Removal Permit to the ECC for information.

**Section 15. Oil, Gas and Mineral Operations** – No changes were made.

**Section 16. Commercial Use Prohibited –** No changes were made.

**Section 17. Nuisance Prohibited** The following changes were made:

Each Owner shall refrain from any act or use of his Lot which could reasonably cause embarrassment, discomfort, annoyance or a nuisance to the neighborhood, or any other Owner. No Owner shall permit loud or objectionable noises or objectionable odors to emanate from their property or play any musical instruments or devices which may cause a nuisance to others. Radios, televisions, stereos, electronic devices and musical instruments are to be used at a reasonable volume. Quiet time is designated from 10:00 pm to 7:00 am. Regarding pets, see Article IX, Section 2 to these Declarations.

**Section 18. Outdoor Clotheslines** – Changed to the following:

In order to maintain the overall aesthetics of the community the following guidelines have been developed regarding clotheslines and the outdoor drying.

1. Only clotheslines supported by two “T” shaped, two single posts or umbrella clotheslines are permitted.
2. Trees shall not be used as supports for clotheslines.
3. Fences shall not be used as clotheslines and shall not be draped with rugs, sheets or other materials.
4. No clothes shall be left hanging on clotheslines overnight.

The Association shall have the right to regulate such devices to the fullest extent allowed by law.

**Section 19. Exterior Antennas** – Changed to the following:

No exterior antennae, satellite dishes or similar equipment shall be permitted on any Lot or improvement thereon, except those mounted on the residence. The Association reserves the right to restrict the size, type, and location of such devices and improvements to the maximum extent permitted by law or applicable FCC regulations.

**The following sections were added for clarification:**

**Section 20. Energy Conservation Equipment**. Solar energy panels and attendant hardware or other energy conservation equipment may be constructed or installed on any Unit as long as it is an integral and harmonious part of the architectural design of a structure, as determined by the sole discretion of the ECC and in accordance with Florida law.

**Section 21. Firearms.** The discharge of firearms within the Property is prohibited. The term "firearms" includes "B-B" guns, pellet guns, paint ball guns, bows, crossbows and other firearms of all types, regardless of size.”

**Section 22. Fires**. Open fires are not allowed unless in a fire pit. Appropriate firefighting measures must be in place. Burning of garbage is not allowed.

**Section 23. Additional Rules and Regulations.** The Board may establish such additional rules and regulations as may be deemed to be for the best interests of the Association and its members.

## Agenda for Next Meeting

Continuing discussion on the Declaration of Covenants beginning with Article X Section 1 Application for Approval for Sale, Transfer, or Lease

## Adjournment

Meeting was adjourned at 7:55 pm by Jenny Iiams. The next general meeting will be at 6:00pm on September 7, 2017, in the Jockey Club Clubhouse.

Minutes submitted by: Barb Wolf