

## **A Brief Guide to Rosedale's Covenants, Conditions & Restrictions (CC&Rs)**

This Brief Guide highlights some of the significant rules applicable to Rosedale homeowners as we are a deed-restricted community. Please take the time to become familiar with these expectations so that you can live in harmony with your neighbors and enhance the value of your property.

The full **Rosedale Declaration of Covenants, Conditions and Restrictions (CC&Rs)** documents are the definitive source for guidance concerning these items, and others. Every homeowner received a copy of the CC&Rs as part of their property purchase. The document can be found on the Rosedale Website ([www.rosedalemasterHOA.com](http://www.rosedalemasterHOA.com)) under the Governance tab, Governance Documents, or obtained from Resource Property Management (RPM).

Most items below refer to a specific section of the CC&Rs or additional Rosedale Master Homeowners Association (RMHA) Board rulings. Clarification of these rules by the RMHA Compliance Committee has also been included. The **Use Restriction /Violation Fine Schedule** adopted by the RMHA Board (found under the Compliance tab on the Website) lists the fines you may encounter if rules are violated. Questions about these rules can be addressed to the Compliance Committee by using the Contact Us form on the Website.

**IMPORTANT:** Most changes to the exterior of your property require completion of the **Rosedale Master Homeowners Property Change Requests** form. This form plus descriptions of when a form is required can be found on the Rosedale Website under the Property Change Requests Tab. Submit the form to your local HOA if you have one, and then RPM.

- **Animals (Article V, Sec. 18.)**

No lot owner can have more than three common house pets. Pets outside the home must be kept on a leash at all times and may not be walked on the golf course. Pets should not be a nuisance to neighbors. You must promptly remove your pet's solid waste and dispose of it properly. Do not throw your pet's solid waste in the sewer, in a pond, or

in another neighbor's trash.

Electronic Pet-Enclosures are permitted with "conditions". See the Property Change Requests tab on the Website for details. The Architectural Review Committee must approve any fence, permanent or invisible, and may apply restrictions.

- **Exterior light fixture maintenance (Article V, Sec. 23b. and 30)**

Carriage lights, entry lighting and lamppost must match in color. Acceptable colors are bronze, white or black. You must maintain in good repair, or replace if necessary, all exterior light fixtures viewable from the street. Each fixture must have a working bulb of at least 75 watts incandescent (1100 lumens) or the manufacturer's recommended maximum wattage. The only acceptable colors of bulbs are white or yellow. Lights must operate with a photocell that turns them on at or near dusk and off at or near dawn. All natural vegetation near these fixtures must be kept pruned so as not to obscure light emanating from these fixtures.

- **Feeding of birds/animals**

Bird feeders are not permitted on your property to avoid attracting nuisance animals to your and your neighbor's property. It is illegal to feed sandhill cranes [Florida Administrative Code 68A-4.001(6)]. In addition, placing food or garbage in such a manner that it attracts coyotes, foxes or raccoons is prohibited.

- **Garages (Article V, Sec. 4.)**

All garages must have garage doors that are maintained in a useful working condition and which are operated by electric door openers. Garage doors must be closed except when the garage is in use. Garage windows facing the street must have internal window treatments similar to other window treatments in the home.

- **Garbage, recycle material and yard waste (Article V, Sec. 21 and 22.)**

All garbage and recycling bins must be located and placed within totally enclosed or screened areas on your property. The bins may be placed at the curb after 6 p.m. the evening before pick-up and must be brought back to the interior or a shielded area by midnight on collection day. Waste material must be entirely within the bins, and if any material falls outside of the container for any reason, the owner shall immediately clean up and dispose of all debris.

All garbage services – household, recycling and yard waste – are picked up in Rosedale on **Wednesday** using the designated County

trash and recycling bins. The bins must be placed 3 feet from the curb and at least 3 feet from cars, mailboxes, meters/backflow assemblies, yard waste, other bins, and any other obstruction by 6 a.m. on collection day. To dispose of bulk items such as furniture, appliances, electronics, and construction debris, residents will need to schedule a Residential Special Waste Bulk Pick-up through the Utilities Customer Portal for a fee. See the detailed list of accepted recycling items on top of the bin. For more details and updates, visit [MYMANATEE.ORG/BIGBIN](http://MYMANATEE.ORG/BIGBIN).

For yard waste use a non-Manatee County bin or large paper bag (no plastic bags). It may be bundled with rope, string, or ties, keeping it under 40 pounds and no longer than 4 feet.

If a major holiday falls on a weekday, collection is delayed by one day for the rest of the week. Plastic bags, Styrofoam, and egg cartons can be recycled at local grocery stores.

- **Golf course and golf club (Article X, Sec. 4.)**

Golfers may enter your yard – on foot only – for the sole purpose of retrieving golf balls. The course is open only to golfers sanctioned by the pro shop. You may not walk, jog, bicycle, or exercise pets on the course at any time.

No golf cart can be on the golf course at any time unless the occupant(s) are golfing. The Club requires that no private cart is allowed on the course until it has been inspected and approved by Club staff. In addition, all golfers must check in with the Pro Shop before starting their round.

- **Home Maintenance (Article V, Sec. 23a.)**

No fences are allowed on properties abutting ponds or the golf course or backing up to a neighbor's yard. No front yard fences are allowed, and fences cannot interfere with "platted" swale. Fences must be black, flat topped with a 4' maximum height (unless other is allowed by your HOA) starting at the back of the house.

You must maintain, repair, and replace your home and other improvements such as walls, fences, screen enclosures and driveways in substantially the same condition and appearance as when they were new. Any damage, deterioration or evidence of wear and tear on the exterior of any building must be repaired promptly by the owner. All Rosedale homeowners have the choice of bronze or white screened cages (repaint and replacement). Dirt, mold, fungus, etc., must be removed promptly from all exterior surfaces of the house, e.g., roof,

cages, driveways, walkways, etc. Modifications/additions to house structure (including external painting) require prior approval from the Architectural Review Committee.

- **Hurricane shutters (Article V, Sec. 24.)**

You may not deploy approved hurricane protection devices (HPDs) before a hurricane watch is issued for Manatee County, and they must be removed within **ten** (10) days after the storm passes. Approved HPDs that enclose the roof-covered portion of the lanai may remain installed during the hurricane season (June 1 through November 30) if the homeowner is away.

- **Landscaping (Article V, Sec. 22. and 23a.)**

Your landscaping, trees, hedges, plants, lawns, and shrubs must be kept in a neat and trimmed condition at all times. The lawn shall be maintained so that it enhances the overall look of the neighborhood. All lawns and landscaping shall extend to the pavement line in front of any dwelling and to the normal water line for lots adjacent to ponds. All local HOAs and individual owners with ponds are responsible for mowing and maintenance of the grounds up to the no mow line of the pond. An underground sprinkler system must be installed and maintained in good working order on all landscaped lots. It is the responsibility of the homeowner to keep their yard free of dirt, debris, garbage, and similar materials. Landscaping redesign (except for replacing annuals) requires prior approval from the Architectural Review Committee.

Plants are to be non-invasive and Florida-Friendly when possible. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain uncut or unmowed upon any lot, and no refuse pile or unsightly objects shall be allowed to be placed or remain anywhere therein. No artificial grass, plants and vegetation may be placed anywhere on the lot unless approved by your local HOA if you have one, and then the RMHA Architectural Review Committee.

Use of rock, stone, sand, shell, or hard surfaces is limited to no more than 20% of the front yard landscape area coverage without Master Architecture Review Committee approval.

No yard or tree clippings or ornamental plants are to be dumped into the conservation or wetland buffer areas adjacent to homes. Planting of ornamental and/or invasive plants in a conservation or wetland buffer area is not allowed. These are violations of Rosedale CC&R's as well as Manatee County regulations.

Heating, ventilation, AC equipment, fans, generators, and pool equipment located outside the home should be screened from view on all public sides, which includes the view from the street and from windows on the sides of homes adjacent to it. The noted equipment should also be screened from view from the rear of the house if the house sits on a pond or if the rear faces another house. Screening shall be done with an approved fence, a painted stucco wall, or dense shrubs and be as tall as the equipment. An access point to the equipment is permitted. Each home with a screened pool must plant a hedge around the entire exterior of the enclosure.

Clotheslines are permitted but must not be visible from the street or common area. If there is no location on a lot that will permit such installation of clotheslines, then the clotheslines must be installed in the rear of the side yard and be shielded from public view by screening methods; this location must be approved by the Board.

- **Renting (Article V, Sec. 29.)**

The Rosedale Master Association CC&Rs stipulate restrictions and requirements for leasing one's home. The document *Rules for Renting and Leasing* summarizes these requirements and provides a checklist for homeowners who are considering leasing their home. The *Rules* and the required forms that can be downloaded are located under the Governance tab on the Website.

- **Residential use only (Article V, Sec. 1.)**

Lots are for single family residential use only and for no other purpose. You may have an office in your home if there is no appearance of business activity such as customers, vendors, pick-up or delivery traffic, etc.

- **Roofs (Article V, Sec. 21, 23, 27)**

If you need to have a tarp placed on your roof when it is replaced or repaired, complete the **RMHA Property Change Request** form.

Your roof must be clean. It is recommended that roofs be professionally cleaned at least every two years or sooner depending on the color of the roof and weather conditions.

- **Signage, lawn ornaments, flags, and banners (Article V, Sec. 17.)**

Signs, ornaments, and objects of any kind may not be displayed in public view on your lot or on any common area except for a security sign

located within 10 feet of the home's entrance, a sign announcing an invisible fence, and Bad Dog sign. A realtor may display oneFor Sale sign in the front yard during an open house. The Architectural Review Committee must approve any statuary, ornaments, new flagpoles not attached to the house, and other objects. No political flags of any type may be displayed.

- **Sport and accessory equipment (Article V, Sec. 19.)**

All fixed or portable game equipment, play structures, doghouse or other such equipment must be located at the rear of the house and must not be visible from the front. Play equipment is not to be left in front yards overnight.

- **Traffic regulation (Article VII, Sec. 2)**

The speed limit on all Rosedale roads is 25 mph. All vehicles, including golf carts and bicycles, must come to a complete stop at all stop signs. Passing a moving car or truck is not permitted. Passing a golf cart at speeds less than 25 mph is permitted provided there is no oncoming traffic.

Only licensed and insured drivers are permitted to operate golf carts on Rosedale roads. Minors under the age of 16 are not permitted to operate golf carts under any circumstances.

Operating a vehicle in a reckless manor, screeching tires, or creating unnecessary engine noise will constitute a violation, and the operator is subject to a fine, whether resident or guest.

Walkers and joggers are strongly encouraged to use sidewalks. If walking or jogging in the street, face traffic. Bicyclists should ride as close as possible to the right edge of the roadway. Those riding two or more abreast should single up and keep right when traffic approaches. Bicycles should not be used on sidewalks except in unusual circumstances.

Outside of Club sponsored activities, walking, jogging, biking, exercising, and dog walking are not allowed on the Golf Course or the Course paths at any time. The Malachite gate is for emergency use only.

The Access Committee monitors speeding in various locations around the community. They use calibrated radar devices to capture speeds and record license plate numbers of violators. Speeds in excess of 30 mph are subject to fines and penalties. Those who have had their barcode/pass suspended may still enter Rosedale but only through the

visitor gates. Vendors will be subject to the same rules and warned that ongoing violations could result in them being barred from the community.

**Please read about the Speed Enforcement Program on the Website under the Gate Access and Safety Tab.**

- **Trees (Article V, Sec. 12.)**

Removing a tree requires pre-approval by your local HOA if you have one and the RMHA Architectural Review Committee. For tree removal in a front yard, you need a copy of the Manatee County or certified arborist approval unless planted within six feet of a driveway. Make sure that you work within Manatee County guidelines for tree removal. The owner may perform normal trimming and pruning of their trees.

- **Vehicles (Article V, Sec. 15.)**

Vehicles are to be parked on a paved driveway or inside a garage. No part of a vehicle parked in a driveway may extend on or over a sidewalk. No vehicle may be parked on the street between midnight and 6 a.m. except for driveway repair or those attending a home's social function. When vehicles are parked on the street, they should park as near to the pavement's edge as possible; not obstruct access to fire hydrants, driveways, or mailboxes; and not be opposite another vehicle. No commercial vehicles of the house owner (one with commercial lettering) may be parked in Rosedale unless they are inside the garage or hidden from public view. Boats, trailers, campers, vans, motor homes, motorcycles and recreational vehicles may only be parked while loading or unloading or kept in a garage or hidden from public view. No vehicle shall be parked on any of the community's Common Grounds unless a vendor has prior approval to do so.

No repairing of automobiles, trailers, boats, campers, and golf carts is permitted outside the confines of the owner's garage – except for replacement of a flat tire, wind shield wipers, batteries and broken window. No vehicle outside the garage may be covered by a tarp or car cover. No vehicles which are inoperable (including expired registration) may be parked or stored in driveways or common areas and may not be kept up on blocks. No vehicle may display signage of any type, including removable signs; bumper stickers are not considered signage. No vehicle may create a nuisance due to its noise level, disrepair, or exhaust levels. Any vehicle in violation of these regulations may be towed, with all expenses paid by the owner. Residents must inform their visitors of these regulations.

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