



RULES & REGULATIONS

COACH LIGHTS: All coach lights must be illuminated between dusk till 11:00 PM. This provides safety for those walking in the evening and is a theft deterrent. Most people use a battery back-up timer to avoid problems when there is a power surge. Some timers will adjust the “on time” with the changing seasons.

TRASH: Trash is collected on Wednesday and Saturdays. Vegetation is collected on Wednesday, and recycling on Saturday. We do not allow trash to be put into a stand-alone, plastic bag; it attracts animals and rodents and offsets our pest program. However, garden vegetation can be placed into a plastic bag. Residents are given the benefit of doubt so all plastic bags out for Saturday pick up ARE assumed to contain vegetation. Since vegetation is not collected on Saturday, it is further assumed that those bags contain trash which is a violation of our rules. Trash can be placed curbside after 5:00PM on the evening before collection and cans should be brought in by 5:00 PM on the following day. Trash cans should be placed on the opposite side of your mailbox. Cans must be stored inside of your garage. If you will be away for trash pick-up, try to coordinate with a neighbor so that cans are not out longer than permitted. If you have any questions, please contact SWA at 561-697-2000.

ARCHITECTURE CHANGES: Before making ANY changes to the exterior of your home such as, but not restricted to screened lanais, gutters, storm shutters, changing of paint colors, glass front doors, landscaping, exterior lights, porch enclosures, pools or patio extensions, you must complete an ARC Form. WITHOUT DOING THIS YOU MAY BE FORCED TO UNDO THE WORK AND THEN APPLY. This is not as severe as it may sound. We are very liberal and only wish to maintain the appearance of our community and preserve the value.

RENTALS: All residents must be approved by the Board. All leases of Units within the Association shall be for a term not to exceed one (1) year and at least (6) months. Multi- year leases are not permitted. A new lease is required each year, regardless of whether the tenant remains the same. Owners and residents are not permitted to rent rooms. Lessees are required to complete an application and pay a \$150.00 fee to CMC and a \$300 application fee to Addison Green (this also includes a background check). This is for the protection of all residents. An Owner who acquires title to a Lot is prohibited from leasing or renting the Lot during the first 24 months after acquiring title to the Lot.

GARAGE DOORS: All garage doors must remain closed unless the resident is working outside (lawn pruning, car wash, etc.). Not only are the open doors often an eyesore, but it invites theft by advertising what is inside. There are always various contractors entering and leaving Addison. The open doors also invite critters and insects into your home.

DOGS: Yes, we love them, but you **MUST** pick up their waste. This rule is not relaxed in common areas. Neighbors are asked to report offending dog owners. All dogs must have updated vaccinations and be registered with the community. All dogs must be on a leash at all times, even in unfenced back yards. Dogs cannot be unattended. There is no exception to this rule. There is a limit of two (2) dogs per household. We also have strict rules regarding “nuisance dogs” which is addressed in our amendments.

FEEDING OF ANIMALS/WILDLIFE: We must not feed animals of any kind. No owner shall leave any food of any kind out to attract ANY animal of any kind.

SPEED LIMIT: We have a twenty-three (23) miles per hour speed limit within the community, as well as some stop signs. Remember, with only one hundred forty (140) homes, your neighbors quickly identify those who are creating a safety hazard.

SECURITY: We live in a very safe community, however, we suggest certain safeguards to help preserve this: always use your alarm when leaving your home; do not leave your home or car doors unlocked; keep garage doors closed; consider upgrading your alarm system with motion detectors; use outside lighting triggered by motion detectors; put a hasp lock over your alarm box to reduce the chance of intruders’ deactivation; put pins in sliding doors to prevent them from being lifted out; use wood in sliding door track to prevent door from being forced open, and be aware of suspicious vehicles. We have a “No Soliciting” sign posted at our gate. Anyone knocking on your door trying to sell something is guilty of trespassing. This is often a ploy to discover unoccupied homes. Politely excuse yourself and then call the Sherriff.

STREET PARKING: Overnight street parking is prohibited (after midnight). This makes it easier to identify outsiders who do not belong in Addison Green. Vehicles may not block sidewalks or park on the grass. Vehicles must be parallel parked in the direction of authorized traffic movement. Vehicle’s right wheels must be within 12 inches of the right curb where parking is permitted.

OVER 55 STATUS: As an “over 55 community,” Addison qualifies for certain tax breaks. This means that at least eighty percent (80%) of occupants are fifty-five (55) years old. Our documents prohibit anyone under the age of nineteen (19) from living in Addison.

ARTIFICIAL PLANTS: A resolution was passed on May 15, 2026, that prohibits visible artificial plants, shrubs and turf that are visible from the parcel’s frontage or an adjacent parcel, an adjacent common area, or the community golf course.

POTTED PLANTS: Containers, pots, or other vegetation not installed directly into the ground are prohibited in front yard areas.

MAILBOXES: Mailbox maintenance and repairs are the responsibility of the homeowner and must be consistent with the standard mailboxes in the community. Nothing artificial shall be affixed or hung from the mailboxes. No plantings are allowed around the mailboxes.

SIGNS: No sign, display, poster or other advertising device of any kind may be displayed in public view .