

Aberdeen Rules and Covenants

Aberdeen's deeded rules and covenants may be found in two documents – the Amended Declaration of Covenants and the Community Development Code (formerly referred to as the “Architectural Control Manual”. Both of these documents may be found in the Community Documents area of our website, www.aberdeeneilw.com.

These documents are fairly easy to read, and we encourage everyone to familiarize themselves with the documents. But we wanted to provide a quick summary of some of the key rules and regulations. For your convenience, we have also listed the section of the document where the detailed language may be found.

Amended Declaration of Covenants – key rules

This is the document that is filed with Pinellas County property records and are the deeded covenants that your home was subject to when you purchased it. [Here](#) is a link to the Amended Declaration of Covenants, and following are some of the key rules contained in the document:

- Our homes are for residential use only. Business use is okay only if there are no regular visits by customers (e.g. home offices doing business by phone/Internet are allowed). See 2.01
- Vehicle parking – no blocking of sidewalks or overnight parking on the street. No commercial vehicles of the homeowner to be kept parked outside. No trailers, boats (except in the garage) and no RV's, except temporary loading / unloading. No disabled or stored vehicles. See 2.02
- Domesticated household pets only – no livestock, exotic animals, etc. No more than three dogs (with an “grandfathering” exception made for other dogs in excess of 3 that were living as of May 2012 when the amended covenants went into effect). Dogs must be kept under constant and direct supervision when outside. No Pit Bulls or Bull Terriers. See 2.04
- No fences unless approved. Fences should conform to Aberdeen standards (no chain link fences). No front yard fences.
- Mailboxes – maintained by Aberdeen HOA but electricity is the homeowner's responsibility. See 2.08.
- Lots are to be maintained in a first-class condition. Roofs, driveways and sidewalks to be kept clean. Trees to be kept trimmed and dead trees removed. See 2.09
- Satellite dishes or antennas require approval, and may not be visible from the street and must be installed in the least obstructive location. See 2.16.
- Garbage is not to be left at the curb earlier than the prior evening with an exception allowed for landscape clippings on the weekend (although homeowners are asked to abide by the “evening before” timing if at all possible). See 2.17.

Community Development Code (architectural standards)

In Section 5.02, the Declaration of Covenants incorporates into our deeded covenants the Community Development Code document. This document sets forth the rules and guidelines regarding the exterior of Aberdeen's homes (landscaping, paint colors, changes that affect the exterior of the home, etc.). [Here](#) is a link to the document itself, and below are some of its key provisions:

- ALL material exterior changes require a completed application (see link to application [here](#)) detailing the desired change, which will then be considered by approval by the architectural committee of the board. Fences and playground equipment also require the approval of two neighbors. See section 15.
 - Exterior paint color – see section 2
 - Playground equipment – see 6 E
 - Awnings & shutters – see 6 L
 - Any significant landscaping change – see section 9
- Section 4 provides additional information about mailboxes
- Christmas season lighting and decorations are restricted to the period from Thanksgiving Day through January 15th
- No signs or advertising permitted except Aberdeen’s standard home for sale signs (i.e. vendors such as roofing companies or painters are not allowed to put up signs). Lawn treatment signs are allowed but should be removed as soon as possible.
- In general, signs at the gate are not allowed and signs that include access codes or phone numbers to call for a given code are a serious security concern and expressly not allowed.

TIP: call Management & Associates for a temporary access code rather than giving out your access code (which doesn’t expire)

- Air conditioners, propane tanks, etc. are to be visually screened from the street via landscaping
- Fences: the standard Aberdeen fence is described in detail in section 7. It is wood, 6 ½ feet high, with the top 12 inches a lattice structure. The boards are 4 inches wide, 7 inches apart, mounted on alternating sides so there is no visible gap. As with any material exterior change it must be approved, and as stated above requires approval of two neighbors (those most affected).
- Electric pet fences are not permitted without approval, and other restrictions apply – see 7 g.
- Section 9 covers the removal of Mature Trees (over 20 feet in height or 6 inches in diameter), which are protected. Dead trees may be removed, but unless obviously dead, any such Mature Tree except Brazilian pepper trees requires Pinellas County approval and the opinion of a certified arborist that it is diseased or dying in order to be considered for removal; also, replanting of an approved tree may be required.
- Rear hedges should not exceed 10 feet in height. Side hedges, 8 ft. Front hedges, 4 ft. – see 9 a vi.
- Grass is to be the Floratam or Bitter Blue variety of St. Augustine grass – see 9 b.
- All planting beds are to be mulched or rocked; no bare ground – see 9 c.
- All landscaping and lawns are to be kept well maintained, properly cultivated – see 11 b.
- Portable storage containers (“POD’s”) may in place for a maximum of five days (for loading or unloading) – section 14.

We hope you have found this listing of some of Aberdeen’s more important rules and regulations helpful. For the relatively new residents of Aberdeen, you may not have been familiar with them or the important documents that help maintain the curb appeal and value of our properties. For those who have lived here for some time, we hope this has been a helpful reminder.

Your Board’s goal is not to be overly restrictive, but to strike the right balance of common sense rules and guidelines that help keep Aberdeen a high value community.