

Indian Point Homeowners Association
Presents

All Points Bulletin

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2012 IPHOA

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Welcome Back

This issue marks the return of the Indian Point community newsletter, the "All Points Bulletin". It has been a few years but we are happy to say, it's back.

Our community has seen many changes since it was created in 1994. What started out as a community of only a few dozen homes is nearly 500 today. We have seen a lot of changes to our community over the years but what has not changed is the commitment to make this a diverse community we can all be proud to call home.

Our community was created in 1994, under an Osceola County ordinance, as a "Deed Restricted" community. The Deed Restrictions are listed with the county as a legally binding document and all are required to adhere to these rules. For those who continue to violate our deed restrictions, the association will be left no choice but to proceed with legal action against you. As stated, you are liable for all legal costs involved with such action, in addition to any fines. A lien will be placed on the home until all violations and fines are settled. All homeowners, their tenants and property management companies are required to comply with the Indian Point Deed Restrictions and various Osceola County ordinances that govern our community or be assessed a violation and fine.

We know that many of our homeowners were not informed of these rules as they were legally required to at closing. That is why this first edition will help inform everyone of the rules that govern our community. Feel free to contact us if you have any questions or concerns.

Indian Point Homeowners Association

The Indian Point Homeowner Association was created under the same Osceola County ordinance that created our community. The Indian Point Homeowners Association is required to exist for the purpose of enforcing the Deed Restrictions for the purpose of maintaining a community standard and improving property values. Homeowners can visit our website to download your membership application.

Architectural Control

The submission of an Architectural Review Application **is required before** any changes to the exterior of your home can be done. Plan early if you decide to paint your home, install a pool, fence, patio or pool enclosure, or other improvements. There is an approved color palette available for you to select from to paint the exterior of your home. Please remember that all concrete sidewalks and drive-ways must remain natural. Fencing can be wood or vinyl, natural or white only, there is no color fencing permitted.

An Architectural Review Application can be found on our website. The Architectural Control Board meets bi-monthly, January through November, so plan early. **NO** work can be done until you are notified of the boards decision. Any work done without approval will legally require the homeowner to return the home and property to it's original condition at their expense.

Advertising

Advertising and political signs are not permitted within the community, even when work is being done to your home or property. The only signs that are permitted on the property are professional or purchased for sale or for rent signs. Signs cannot be taped to trees or home.

Animal Control

All pets are required to be licensed and vaccinated. When walking dogs within the community, they must be on a leash and you are required to pick-up after them. Dogs are not permitted to be running loose. They cannot be walked within the retention ponds (Yowell, Oakbrook, Dakota Point) or Recreational Complex.

The feeding of stray cats is not permitted. If you feed a cat, they are your pet! You must have them licensed and vaccinated. You are required to take them indoors in your home to live.

Auto Repair

Only minor auto repairs may be performed on private vehicles registered to the home the repair is being performed at is permitted. You cannot operate an auto repair or auto sales business within our community. This rule is enforced by Osceola County Ordinance 00-32.

Traffic Enforcement

The speed limit within the Indian Point community is 25 miles per hour. You must STOP at the stop signs. Osceola Count Sheriff Department enforces these laws for the safety of you and our residents. Remember no talking on cell phone or texting while driving and to buckle-up. We want all our residents to arrive at their destination and return home safely.

Lawn Maintenance

All lawns are to be maintained and mowed as per Osceola County Ordinance 90-22. This includes the front, sides and rear of the home, as well as the easement. All areas are to be edged, this includes the sidewalk. Trees are to have a five-foot clearance from the ground to the bottom of the umbrella. Shrubs and hedges are not to be more than two-feet in height. Corner properties must maintain hedge heights no more than 18-inches as to not block the view of approaching vehicles for drivers. No tree or hedge shall block sidewalks or pedestrian access. Osceola County Ordinance 08-28 prohibits the blowing of grass clippings into the street or down our stormdrains. These stormdrains empty into our retention ponds.

Lawn and yard waste is to be placed curbside **no** earlier than 6 PM on Tuesday evening for pick-up on Wednesday morning. Violators will be cited. No more than 10 bags of yard waster are permitted to be placed curbside per weekly pick-up. Branches are to be bundled and tied in four-foot lengths. Any lawn or yard waste not placed out properly will not be picked up and will be cited for violation.

TOHO Water Authority permits the watering of lawns, whether by hand or irrigation system, for a 24 hour period beginning at 9 AM on Thursday and Sunday. There is to be **no** watering between 10 AM and 4 PM.

Bass Road Landfill

The Bass Road Landfill, adjacent to our community, does accept recycling, lawn and yard waste. Quarterly they mulch the yard waste. They do apologize during this process for any dust or odor that will occur.

Operated by Osceola County Solid Waste, they are open Monday through Friday, 7 AM until 3 PM.

Parking

Parking is only permitted in the garage and driveway. There is no parking on the lawn or easement located between the street and sidewalk. Violators will be cited. Per Osceola County Ordinance and Florida State Statute, you cannot block the sidewalk, fire hydrant or mailbox. Osceola County Sheriff will issue tickets for violation.

You cannot park trailers, buses, utility trailers, campers, recreational vehicles, boats or trucks larger than two (2) tons within the community. Garages are for storage or parking only. They cannot be converted into rooms or apartments. Violators will be cited.

Trash

Under the new Osceola County Trash Program, that began in our community on Monday, September 3, 2012, we now have only one day of household trash pick-up, one day of lawn and yard waste pick-up and one day of recycling pick-up. This is different from our previous two days of household trash pick up.

Household trash is to be placed within a plastic bag, within a covered and closed 45-gallon trash can. Trash cans are to be placed curbside **after 6 PM on Sunday** for pick-up on Monday. No trash can be placed out prior to 6 PM on Sunday or in plastic bags or boxes. Violators will be cited by Osceola County Code Enforcement for placing out household trash prior to 6 PM on Sunday or in an improper manner. Trash cans are to be returned to the side of your home by Monday evening. It is recommended that each home have at least two 45-gallon trash cans.

Lawn and Yard waste is to be placed curbside **after 6 PM on Tuesday** for Wednesday pick-up. Any lawn or yard waste placed out improperly or prior to 6 PM Tuesday evening will be tagged and cited and not picked up.

New to our community is recycling. Each home received a green and yellow 95-gallon recycling bin. Items permitted to be placed within the recycling bin are illustrated on the cover of the recycling bin. Recycling bins are to be placed on the apron of your driveway, with the opening facing the street **after 6 PM on Thursday** for Friday pick-up. NO household waste can be placed in with the recycling. Any bin containing household trash will be cited and not emptied. Recycling bins are to be returned to the side of your home by Friday evening.

If you have furniture, appliances or construction debris, you should contact Solid Waste at (407) 742-7750 to make arrangements for pick-up.

Noise

Indian Point is a residential community, even with our large number of tourist rentals. Our residents work various schedules and sleep throughout the day. Noise is to be confined to only your enjoyment. So, please turn down the volume. Everyone is asked to be respectful of their neighbors and community. Violations of the Osceola County Noise Ordinance are enforced by the Osceola County Sheriff Department.

Garage Sales

Residents are permitted to hold a garage sale at their home once a month. Garage sales are permitted during the hours of 10 AM and 2 PM. You can advertise your garage sale by placing a store purchased sign on your property. Signs cannot be placed on common areas or other areas of within the community. As per Florida State Statute signs cannot be taped to street signs. All signs must be removed immediately after the sale. A \$25.00 clean up fee will be assessed to remove any illegally placed signs or to clean up signs after your garage sale.

Indian Point Recreational Complex

The Indian Point Recreational Complex is for the use by our homeowners and those living within their home. The complex is open sunrise to sunset. The rules are posted in all areas of the Recreational Complex. Violators will have their privileges suspended. The area located behind the tennis court is an eco-conservation area. There is no ball playing of any kind permitted. The tennis court is for the playing of tennis only. There is no other activities permitted within the tennis court.

All school buses do pick-up from outside the recreational complex. So please be careful when traveling when our children are present. Parking at the complex is only when using the recreational complex and during school bus pick-up and drop off periods. All other vehicles will be towed.

When using the Recreational Complex be prepared to show proof of residency when asked. All non-residents will be trespassed. Children under 14 must be accompanied by parent or legally appointed guardian 18 years or older. This is for the safety of our children.



Indian Point Homeowner Association
246 Indian Point Circle
Kissimmee, FL 34746

Contact Numbers

Osceola County Sheriff and Fire Rescue
Emergency 911
Non-Emergency (407) 348 - 2222

Osceola County Code Enforcement
(407) 742 - 0200

Osceola County Solid Waste
(407) 742 - 7750

Osceola County Animal Control
(407) 742 - 8000

***Indian Point, a community you can
be proud to call home....***

Fall Update

Community Wide Garage Sale

Our annual Fall Community Wide Garage Sale will be held on Saturday, October 13, 2012, from 10 AM until 2 PM. Any resident interested in participating in our community event should place their items on your driveway during this time period. This event will be advertised in the Orlando Sentinel and on their Garage Sale website.

Holiday Spooktacular Home

Feeling creative, well gather those spirits together and decorate your home. Participate in our Holiday Spooktacular Home contest. Houses will be judged the week of October 21st through 30th. The winner will be presented with a \$25.00 gift card.

Trick or Treating

Osceola County has designated door-to-door Trick or Treating on Wednesday, October 31, 2012, between 7 PM and 9 PM. Please be careful and look out for our children during this time period as they travel through our community. Also, be very observant of strangers following your children or those knocking on your door. Any issues, contact the Osceola County Sheriff Department at 407-348-2222. Please note, that the Indian Point Recreational Complex will close at 5 PM.

Daylight Savings Time

Daylight savings time ends on Sunday, November 4, 2012. So it's time to set your clocks back one hour and enjoy an extra hour of sleep. Remember to also reset your sprinkler timers and test your smoke detectors.