



St. Augustine Shores is a Deed Restricted Community composed of 8 Units. Each Unit has its own set of Deed Restrictions but there is overall agreement on the content of the Restrictions as a whole. Below is a summary of the common points of the St. Augustine Shores Deed Restrictions which are designed to preserve the community as a desirable place to live.

St. Augustine Shores Deed Restrictions Overview and Summary

1. **Use Restrictions:** Each lot or living unit consists of a single-family dwelling for residential use only, 2 stories maximum. Home-based businesses are permissible by exception per PUD Ordinance 79-73. Short term vacation rentals (e.g., VRBO, Airbnb) are considered commercial activity per St. Johns County Ordinance 2021-23. Owners must apply to the Shore Board of Directors for approval.
2. **Setback Restrictions:** This section defines distances from lot lines on which it is permissible to build.
3. **Residential Sites and Building Size Restrictions:** The Architectural Control Committee (ACC) must approve any added structures.
4. **Nuisance, Trash, etc.:**
 - a) No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
 - b) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently. No residence of a temporary character is permitted.
 - c) No signs of any kind are permitted except For Sale or For Rent signs of a specified size.
 - d) No animals, livestock, or poultry of any kind may be raised, bred, or kept. Dogs, cats, or other household pets are permitted, but may not be bred for commercial purposes, and must be maintained under control at all times. St. Johns County Ordinance 73-5, Section 7-17-1-B states, "Household pets are permitted accessory use in all residential districts provided the number of such pets over 10 weeks in age shall not exceed four unless an exception has been granted allowing a greater number."
 - e) No rubbish, trash, garbage, derelict vehicles or fixtures, or other waste may accumulate and may not be kept except in sanitary containers which must be maintained in clean and sanitary condition.
 - f) No tractors, trucks (including RVs), or trailers may be parked overnight on any streets, roads, or lots. Florida Statute 720.3045 states that trailers and RVs may be stored on an owner's property as long as the items are not visible from the front or from an adjacent property.
 - g) No lawn, fence, hedge, tree or landscaping feature on any lot shall be allowed to become obnoxious, overgrown or unsightly.
5. **Well Water:** Each lot may have one well for irrigation purposes.

6. **Fences:** No fences, walls, or hedges are permitted within the area between the rear of the house and the front street property line.
7. **Obstruction to Sight Lines:** Nothing can obstruct sight lines to roadways on corner lots, or sight lines from driveways.
8. **Easements:** Easements are perpetual for utility installation and maintenance, with distance limits specified.
9. **Drainage:** No changes in elevation which will interfere with drainage are permitted.
10. **Architectural Control Committee** (formerly known as the Architectural Design Committee): This section describes the role of the ACC regarding changes and additions to residential lots including pools, fences, porches, and outbuildings.
11. **Provisions for Fees for Maintenance and Upkeep:** This section states the requirement for payment of monthly HOA fees. As of January 2024, the fee is **\$31.80/month** and is due on the first of the month. The fee will be **\$32.75/month** as of July 1, 2024, for the 2024-2025 fiscal year. Also included are provisions for the collection of delinquent fees, including the imposition of liens, and the use of collected fees. 18% interest on late assessments will accrue from the date the fee is due. After 31 days, the account will be sent to collections. Each household is entitled to one vote in the affairs of the St. Augustine Shores Service Corporation.
12. **Additional Restrictions:** There are limits and conditions for modifying these deed restrictions.
13. **Definition of “Successors or Assigns”:** “Successors or assigns” are deemed to refer to the successors or assigns of legal or equitable interests of the Subdivider.
14. **Duration of Restrictions:** The Restrictions run with the land unless by a vote of 75% of current owners it is agreed to change them.
15. **Remedies for Violations:** The St. Augustine Shores Service Corporation has the right to compel compliance with these Restrictions. Failure to enforce these Restrictions is not a waiver of future enforcement of these restrictions.
16. **Severability:** Legal removal of any of these restrictions does not invalidate the remaining restrictions.

This overview of St. Augustine Shores Deed Restrictions points owners towards the relevant deed restriction for various issues. This summary does not replace the actual Deed Restrictions for each Unit. Please consult your Unit's restrictions for specific rules related to your property. To identify in which Unit your property is located, you can call the Shores office or find your address on the St. Johns County Property Appraiser website which will indicate the unit. The full Deed Restrictions for your Unit as well as the Architectural Control Committee Manual which further defines the specifications of these Deed Restrictions, may be found on the Shores website under the HOA tab, then the Documents tab.

It is the responsibility of every homeowner in St. Augustine Shores to be aware of and to comply with the Deed Restrictions for their Unit. By following these Deed Restrictions, we build a community based on fairness, consistency, and transparency. If you have any questions, please contact the St. Augustine Shores Service Corporation office at 904-797-6441.