



St. Augustine Shores Service Corporation
 790 Christina Drive
 St. Augustine, FL 32086
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 www.staugshores.com

Guidelines to Life in the Shores

St. Augustine Shores was founded in 1970. We are a Deed Restricted community with a Homeowners Association (HOA). The following information provides guidelines for Shores Community members and their guests.

Monthly HOA Fee – The monthly maintenance fee of \$32.75 (as of July 1, 2024) is required of all Shores property owners, and is due on the 1st of every month. This fee is used to maintain the beauty of the Shores as well as to improve upon it. The monthly fee covers community expenses such as:

<ul style="list-style-type: none"> • Annual meeting packets and postage 	<ul style="list-style-type: none"> • Maintenance of bike and walking paths, compound storage lot, entrances, kiddie park, pier, swimming pool and bath houses, and tennis courts
<ul style="list-style-type: none"> • CPA fees and legal expenses 	<ul style="list-style-type: none"> • Office expenses and payroll
<ul style="list-style-type: none"> • Insurance and taxes 	<ul style="list-style-type: none"> • Street and common areas lighting and utilities
<ul style="list-style-type: none"> • Lake management 	<ul style="list-style-type: none"> • Trash disposal and recycling
<ul style="list-style-type: none"> • Landscaping of swales and common areas 	<ul style="list-style-type: none"> • Tree trimming and removal

Payments can be dropped off at the Shores office, mailed, paid online via credit card (note there is a 3% service charge for this), or via ACH payment. The fee may be paid annually if you choose. To establish ACH payments, complete the ACH form which is available at the office or on the Shores website, and drop off at the office with a voided check.

If payment is not received on time, a late notice will be mailed to the property owner. After 31+ days delinquent, the account will be turned over to the association’s attorney for collections follow up. Once the account is turned over for collections follow up, the

property owner becomes responsible for interest, collections costs, and attorney fees. At this point, the property owner needs to direct all communication to the association's attorney.

Activities – The Riverview Club offers multiple activities. Free activities are offered weekdays between 12:00 and 3:00 p.m. to Shores homeowners. Owners may bring a guest with them. All free activities are hosted by volunteer homeowners. Volunteers will never ask you to pay a fee or ask for a donation to attend the activity. If you are interested in hosting an activity, please contact the Shores office.

Fee-based activities are offered as well and are open to residents and non-residents. They are taught by certified and experienced instructors. To sign up for a class, simply show up and pay your instructor directly to attend (the instructor is responsible for payment of the room rental). Each class is priced differently based on the level of class instruction. Ask your instructor for fee information. If you are interested in teaching a class at the Riverview Club, please contact the Shores office.

A schedule of the free activities for homeowners and the fee-based activities is available from the Shores office.

Committees – The Shores HOA has a variety of committees and your participation is welcomed. Please contact either the committee chair shown on the Shores website, or the Shores office. We encourage you to get involved and meet your neighbors.

- Activities Club Committee
- Architectural Control Committee (standing committee)
- Beautification Committee
- Building and Grounds Committee
- Communications Committee
- Deed Restrictions Committee
- Director Search Committee
- Election Committee
- Internal Audit Committee (standing committee)
- RV and Boat Storage Committee
- Wildflower Committee

Deed Restrictions – St. Augustine Shores is a Deed Restricted Community comprised 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. 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 each Unit as well as a Deed Restrictions Summary document, the Architectural Control Committee (ACC) Manual which further defines the specifications of these Deed Restrictions, and the ACC permit application may be found on the Shores website under the HOA tab, then the Documents tab.

If you plan to make any changes to the exterior of your home such as a change in color, an addition, hardscaping, pool, fence, or shed, or temporarily placing a storage pod or dumpster on your property, you must make an application to the Architectural Control Committee and receive approval prior to proceeding. Please be sure to consult the ACC Manual and ACC permit application for further information.

Disc Golf – The Aragon Park Disc Golf course is located at the corner of Deltona Boulevard and Aragon Avenue. It is open to Shores residents 7 a.m. – 7 p.m.

Flags and Flagpoles – Flag poles and flags must conform to Florida Statute 720.304. Only one flag pole is allowed per property. The flagpole can be no more than 20 feet high, may not obstruct sightlines at intersections, and may not be erected within or upon an easement. Flags may not be larger than 4½ feet by 6 feet.

Garbage, Recycling, and Yard Waste –

Garbage, recycling, and yard waste pickup is handled by St. Johns County Solid Waste Division - www.RecycleStJohns.com or 904-827-6980.

Curbside Pickup Schedule:

Tuesday	Wednesday	Thursday
Garbage pickup Bulk items pickup	Recycling pickup	Yard waste pickup

Residents must separate garbage, recycling, and yard debris and place them at the curb by 6 a.m. on the designated day of pick up. You may put out your items the previous afternoon.

Household Garbage:

Please secure garbage in trash cans to prevent it from being scattered by wind or animals. No trash can or bag may exceed 50 pounds.

Bulk/Large Items:

Couches, sectionals, mattresses, household furniture, etc., may be placed next to your regular household garbage containers for pickup on Tuesdays. To recycle appliances, schedule curbside collection with Solid Waste Division (904-827-6980).

Recycling:

Paper, cardboard, plastic containers (#1-7), metal, cartons (milk cartons, juice boxes, broth, and wine boxes), and glass are all recyclable. All must be empty and clean. Plastic bags and Styrofoam are NOT recyclable. Publix at Moultrie Creek has bins for plastic bags and certain Styrofoam items.

Yard Waste:

Leaves, grass clippings, twigs, and small pieces of yard waste may be bagged or

placed in garbage cans (do not place any yard waste in your recycle bin). Branches, shrubs, and stumps must be less than 6 feet long and weigh less than 50 pounds. Palm fronds must be neatly stacked with fan portion facing away from the curb.

While Florida regulations currently permit the open burning of certain types of yard waste (such as leaves, limbs, and plant clippings), St. Johns County Fire Rescue does not recommend that you do so. In the Shores the vast majority of properties do not meet the requirements for open burning due to lot sizes and the clearances that must be maintained.

The required setbacks for yard waste burning are:

- 25 feet from forests
- 50 feet from paved public roads
- 25 feet from your house
- 150 feet from other occupied buildings

To reduce the potential for wildfires, to improve the air quality in our community, and to reduce your potential liability, it is strongly recommended you make use of the weekly curbside pick-up of yard waste. If you choose to burn your yard waste rather than having it picked up, make sure that you comply with all applicable conditions and restrictions. Visit the Florida Forest Service website for waste burning laws. Please be aware that you may be held liable for both damages and the cost of extinguishment if your controlled burn escapes.

Holiday Schedules:

No pickups Thanksgiving, Christmas, or New Year's Day.

Additional Information:

For non-curbside disposal use Tillman Ridge Transfer Station (St. Johns County Solid Waste Management), 3005 Allen Nease Road, Elkton 32033, or Stratton Transfer Station, 250 N. Stratton Road, St. Augustine 32095. Hours of operation: Monday-Friday 7 a.m. – 6 p.m. and Saturdays 7 a.m. – 1 p.m.

Golf Carts – “Golf cart” means a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of 20 miles per hour (Florida Statute 320.01(22)). Golf carts can only be operated on public roadways that have been specifically designated to allow for golf cart use (St. Johns County Ordinance 2018-42(5.i.)). The roads in the Shores have not been specifically designated by the County to allow for golf cart use, thus the operation of a golf cart on these roads is not permitted. Additionally, per County Ordinance, golf carts may not be used on sidewalks or pathways unless specifically designated by the County. No sidewalks or pathways in the Shores have been so designated. The only areas in the Shores where golf carts are permitted are the golf cart paths that are connected to the golf course.

A Low-Speed Vehicle means any four-wheeled vehicle whose top speed is not greater than 25 miles per hour, including, but not limited to, neighborhood electric vehicles. Low speed vehicles (which may look like golf carts) may be used on Shores roads. Low-speed vehicles must comply with Federal safety standards. A low-speed vehicle must be equipped with headlamps, stop lamps, turn signal lamps, taillamps, reflex reflectors, parking brakes, rearview mirrors, windshields, seat belts, and vehicle identification numbers. A low-speed vehicle must be registered, titled, and insured, and display a license plate. Any person operating a low-speed vehicle must possess a valid driver license.

Golf Course – The St. Augustine Shores Golf Club is a public golf course located at 707 Shores Boulevard. The club is not affiliated with the Shores Service Corporation. The course is 18 holes, par 70, and includes a driving range as well as a restaurant in the clubhouse. For information, call 904-794-4653 or visit www.capstonegolf.net.

Lakes & Ponds – The lakes and ponds enhance the natural beauty of our neighborhood and are also storm water retention ponds. Unless otherwise posted, fishing is allowed in the lakes only with a valid Florida fishing license. Swimming or wading is prohibited. No traffic or craft of any type shall be permitted in the lakes. No dock, davit, or other structure abutting the lakes shall be constructed.

Mailboxes – All mailboxes shall be installed in accordance with US Postal Service regulations and must be maintained in good condition.

Meetings – The Shores HOA Board monthly meetings are held on the second Thursday of each month at 6 p.m. at the Riverview Club, and are open to all homeowners. The Annual HOA Membership Meeting is held the first Friday in May at 10 a.m. at the Riverview Club.

Casa Bella Condominium Board meetings are held the third Monday of each month at 6 p.m. The meeting location will be determined and posted on the bulletin board 48 hours prior to each meeting. For information contact Property Manager Piper Hareland at 904-471-6606 ext.123.

Conquistador Condominium Board meetings are held on the fourth Monday of each month at 6 p.m. at the Riverview Club.

Fairview Condominium Board meetings are held on the second Tuesday of every other month at 4 p.m. at the Fairview Condo clubhouse.

Greens Condominium Board meetings will vary. For information contact Sovereign & Jacobs, property management for the Greens, 904-461-5556.

Pier – Behind the Riverview Club is a pier overlooking the intracoastal waterway. You may fish off the pier with a valid fishing license, or simply go out to enjoy the view.

Access to the pier is for Shores residents only with an electronic key card. Please contact the Shores office to obtain a card (fee \$20.00).

Riverview Club – The Riverview Club at 790 Christina Drive is an intracoastal waterfront venue with rooms available for rent for weddings, receptions, and other events. Please contact the Shores office for rates and booking information.

RV/Boat Compound – The RV/boat compound located at 777 Alhambra Avenue is for the use of vehicles/boats registered only to Shores residents. The resident's HOA account must be in good standing. Please contact the Shores office for rates and availability.

Swimming Pool – The Riverview Club swimming pool is open year-round 8 a.m. – 8 p.m. daily, but is not heated. Affordable monthly and annual memberships are available for residents and for non-residents. The resident's HOA account must be in good standing. Daily rates starting at \$3.00 are also available. Pool passes may be purchased at the Shores Office Monday – Friday, 9 a.m. – 5 p.m. only. Please contact the Shores office for more details.

Tennis/Pickleball Courts – The tennis/pickleball courts are located at 583 Shores Boulevard across from the entrance to Tuscany Ridge. Hours are 7 a.m. – 7 p.m. Residents may request the gate access code from the Shores office.

Walking Trails – The Shores has multiple walking trails, including Canopy Shores Park, which is owned by the county, located at 804 Christina Drive, adjacent to the Riverview Club, as well as along North and South Holiday Lakes. As these are walking trails, no motorized vehicles please.

Wildlife – The St. Augustine Shores Service Corporation shall not be responsible for any damage or injuries caused by any wildlife and shall be held harmless from any claim arising therefrom. If you feel threatened by an alligator, please call the Florida Fish and Wildlife Conservation Commission Nuisance Alligator Hotline at 1-866-392-4286.

Yard Sales – Yard sale signs may be posted no more than 24 hours prior to the start of the sale and must be removed the same day after the sale ends.

Conclusion

We hope you find this document helpful now that you have chosen to own property in our beautiful community. The St. Augustine Shores Service Corporation is here to serve you and all residents of the Shores. If we can be of any service to you, please call or stop by our office. We are located at 790 Christina Drive. Our office hours are 9 a.m. – 5 p.m., Monday through Friday.

If at any time you have an address change or sell your property, please contact the office so that all correspondence is sent to the proper address.

Deed Restrictions Committee 2024