

VERO LAGO HOMEOWNERS ASSOCIATION

c/o Elliott Merrill Community Management
835 20th Place, Vero Beach, FL 32960
Phone (772) 569-9853 ~ Fax (772) 569-4300

Rules and Regulations

Dear Vero Lago Residents,

Please take a moment to review the attached Rules and Regulations and retain them for your records.

1) **Roofing Materials**

Metal and aluminum roofs are not permitted.

2) **Basketball Hoops**

Temporary basketball hoops are allowed if installed no closer to the street than midway between the garage and the property line. Playing is permitted from 9 a.m. until darkness.

3) **Vehicles**

a. Resident parking is permitted only in driveways and inside garages. Guest parking is allowed in front of the owner's residence from 6 a.m. to 11:30 p.m. No street parking is permitted from 11:30 p.m. to 6 a.m. Vehicles may not be parked on streets within roundabouts or within 15 feet of any stop or yield sign. Parking on grass and encroachment on sidewalks is prohibited.

b. Owners must maintain current registration and insurance coverage for all vehicles parked within the community.

c. Inoperable vehicles will be towed unless parked inside a closed garage. Towing costs are the owner's responsibility.

d. Vehicles deemed a nuisance by the board are not permitted.

e. Disposal of automotive fluids is strictly prohibited.

f. Vehicle restorations or repairs are allowed only inside the garage with the door closed.

g. For-sale signs are not permitted on vehicles.

h. Car washing is allowed only on the owner's driveway.

4) **Golf Carts**

Golf carts must be registered with the HOA office (Elliott Merrill). All drivers must have a valid driver's license and proof of insurance for the cart on file with Elliott Merrill. Golf carts must be driven on the right side of the road, and all passengers must be seated. Registered golf carts will display a numbered flag for easy identification. Failure to adhere to these rules may result in the loss of golf cart driving privileges on Vero Lago's private roads.

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5) **Parking**

All vehicles, including golf carts, must be parked in designated spots. Unauthorized vehicles may be towed at the owner's expense. Only handicap vehicles are allowed in designated handicap parking spots.

6) **Clubhouse**

No pets are allowed in the clubhouse, except for service dogs with appropriate documentation.

7) **Clubhouse Parking**

No residents or guests may park in the clubhouse parking lot from 11 p.m. to 6 a.m. without a waiver form from Elliott Merrill. The waiver is valid for 14 days only and must be displayed on the front dash, visible through the car's front window. Vehicles should be parked in designated spaces to the right side of the dumpster on the south side of the parking lot. Owner(s) park at their own risk. Vehicles without a waiver in violation of this rule may be fined or towed at the owner's expense.

8) **Temporary Hurricane Shutters**

Temporary hurricane shutters are permitted but may be installed no more than 5 days before hurricane warnings are issued for Indian River County. Shutters must be removed within 5 calendar days after the warnings are lifted or 3 days after power is restored, whichever is later.

9) **Trash Can Storage**

Trash cans must be stored inside the garage and may not be kept outside your lot, either permanently or temporarily. Cans may be placed curbside the evening prior to pick-up (after 6 p.m.) and must be removed by 10 p.m. on the day of pick-up. It is the owner's responsibility to check holiday schedules. For recycling, call 772-770-5112 or visit [IRC Recycling](#). For trash schedules, contact Waste Management at 772-569-1776 or visit [WM](#).

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10) Gym Rules

- Persons under the age of 18 must be accompanied by a parent or legal guardian.
- Food is not permitted in the fitness center.
- Glass containers are not allowed in the fitness center.
- Water is permitted only in non-breakable containers.
- Please clean gym equipment after use.
- Appropriate fitness attire is required.
 - Shoes must be worn; bare feet, open-toed shoes, sandals, or flip-flops are not permitted due to safety concerns.
 - Clothing with hateful, lewd messaging, or profanity is prohibited.
 - While residents may exercise in various attire such as crop tops, sports bras, shorts, long pants, tee shirts, and tank tops, shirts must be worn at all times for hygiene reasons.
 - Jeans, pants, or shirts with attached buttons, grommets, or metal objects that may damage equipment are not allowed.
- Due to varying preferences in workout music, headphones or earbuds must be used when listening to music in the workout areas if others are present. The only exception is when all individuals present agree on the selected music.

11) Pool Rules

- Pool hours are from dawn to dusk only.
- Food and drink are not allowed in the pool or on the pool deck, except for nonalcoholic beverages in non-breakable containers.
- Alcohol is prohibited in the pool and on the pool deck.
- Smoking and vaping are not permitted in the pool area or on the pool deck.
- Playing with balls or frisbees is not allowed.
- Coolers are not permitted on the pool deck.
- Glass containers are not allowed in the pool or on the pool deck.
- Food is only allowed in the gated area of the pool, just outside the clubhouse doors.
- All children under the age of 16 must be accompanied by an adult.
- Bicycles must be secured at the bike rack; no bicycles are allowed in the pool area.
- Children must not be left unattended at the pool.
- Incontinent persons must wear the required protective swimwear.
- Proper swimwear is required.
- Pets are not allowed in the pool or on the pool deck.
- Running, rough play, diving, jumping, or cannonballing into the pool is prohibited.
- Please shower before entering the pool.
- Return pool furniture to its original location after use.
- Close all umbrellas when you leave.

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- The pool's maximum capacity is 84 people.
- The maximum water temperature is 104°F.
- The pool is monitored by cameras.
- Residents who are delinquent with their assessments are not permitted to use the amenities.
- No dogs are allowed in the children's play area.

12) TENNIS COURTS/ PICKLEBALL COURTS

Court Usage:

- The courts are for tennis and pickleball only.
- No rollerblading, skating, bicycles, scooters etc. are allowed.

Footwear and Attire:

- Appropriate tennis/pickleball attire and athletic sneakers must be worn, shirts are mandatory.
- Clothing with hateful or lewd messaging or displays of profanity is prohibited.

Hours of Operation:

- Monday, Wednesday, and Friday: 8:30 am - 7:30 pm
- Tuesday, Thursday, and Saturday: 8:30 am - 9:00 pm
- Sunday: 11:00 am - 5:00 pm

Resident and Guest Policy:

- The courts are for residents only, with a maximum of four guests per day.
- All guests must be accompanied by a resident of Vero Lago.
- Children under the age of 16 must be accompanied by a parent or legal guardian.

Behavior and Conduct:

- No excessive screaming, shouting, slamming, or smacking of rackets/paddles.
Please be courteous to neighbors who live near the courts.
- No radios or Bluetooth speakers are allowed.
- No animals are allowed on the courts.
- Use proper access for entry, do not prop the doors open.
- No glass bottles

Pickleball Specific Rules:

- For pickleball play, please use the courts closest to the clubhouse when possible
- If playing at night, only use the lights on the court in which you are playing.

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13) Clubhouse Usage

A. The clubhouse is available for social events from Monday to Friday, 8:30 a.m. to 4:30 p.m. These events must be scheduled with Board of Directors (BOD) approval and added to the community calendar.

- Proper attire is required at all times in the clubhouse.
- The clubhouse is for use by Vero Lago homeowners and renters only.
- Commercial parties, such as Amway, Pampered Chef, Mary Kay, clothing sales, etc., are not permitted.
- Activities that involve fees or tips are prohibited.
- Fundraisers must receive prior approval from the BOD

Clubhouse Rental

- **Rental Hours:** 12:00 p.m. to 4:00 p.m. or 5:00 p.m. to 9:00 p.m.
- **Rental Fee:** \$350, with \$100 refundable if Clubhouse rules are followed.
- **Contract:** Rental agreements are available on EM Caliber and must be approved by the Board of Directors (BOD).
- **Dues:** All dues must be current.
- **Homeowner Approval:** Renters must obtain homeowner approval, and both the homeowner and renter are responsible for adhering to the rental contract.

14) Lockers

Lockers located in both the men's and ladies' rooms are for day use only.

- a. **Overnight Storage:** No items may be stored in these lockers overnight. Items left in the lockers will be discarded.
- b. **Locks:** Any locks left on lockers overnight will be removed.

15) Signs

- a) **Open House Signs:** Open house signs displayed by realtors and homeowners may only be placed on Sundays from 1:00 p.m. to 3:00 p.m.
- b) **Other Signage:** Recognition signs for events such as birthdays, anniversaries, graduations, and birth announcements may be displayed for no longer than 7 days. All other signage is prohibited according to our governing documents, including political signs, garage sale signs, and "Children at Play" signs.

16) Mobile homes, campers, boats, and similar recreational vehicles may only be parked outside of an enclosed garage temporarily during loading and unloading. For this purpose, "temporarily" is defined as up to 8 continuous hours.