

Arbor Trace Homeowners Association of Indian River County, Inc.
c/o Keystone Property Management Group, Inc.
780 US Highway 1, Suite 300
Vero Beach, FL 32962
(772) 569-7928

Change in Vendor Access and Noise Restrictions

As a follow up to a topic raised at the Annual Meeting and for the benefit of the community as a whole, the Board voted at the October 26, 2017 Board of Directors Meeting to change the vendor access to Arbor Trace and add related noise restrictions. These restrictions were further modified by the Board at the May 29, 2019 Board of Directors to include certain federal holidays.

Access will be granted to non-emergency recurring vendors, via a vendor provided code to Arbor Trace, Monday-Friday 7:30 a.m. to 5:00 p.m. Saturday access is being removed as well as some evening hours. Vendor access will not be allowed on Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas and New Year's Day so that homeowners may enjoy these holidays noise free. Access is still provided via the homeowner directory at the 43rd Avenue gate. However, the Association does ask that all lawn maintenance vendors and those vendors that produce excessive noise restrict their access to the new Monday-Friday timeframe. These code access restrictions do not apply to emergency vendors such as police, fire, etc. and to non-emergency vendors such as paper delivery, mail delivery, county mosquito control, etc.

If a homeowner notices a lawn maintenance vendor or excessive noise vendor providing services on a Saturday, Sunday, or listed holiday, please provide the name of the vendor and the property address to a Board member so that the vendor and the homeowner can be contacted. With repeated violations, vendor code access will be denied to that particular vendor. If the vendor is using the homeowner's code, the homeowner's code will be changed.

Homeowners that perform their own lawn services or other property maintenance that causes excessive noise are asked to limit those times to Monday-Saturday 7:30 a.m. to 5:00 p.m. Sunday and listed holidays are to be maintenance-noise free days.

If you are currently renting your property, please provide this information to you tenant.

Thank you for your cooperation.

Board of Directors
Arbor Trace Homeowners Association

Updated May 29, 2019