

## Living in Secret Cove

## SCCA Board of Directors

Secret Cove is a neighborhood of 291 homes. The neighborhood is built around a 23-acre, community-owned lake, and is located in the Southside area of Jacksonville, Florida.

The Secret Cove Civic Association owns the lake, pool, tennis courts, ball field, pavilion, docks and other amenities. Use of these amenities is restricted to SCCA dues-paid members and their guests. See the Association overview at this page: <https://secretcove.org/membership/>

### Dues

Annual dues are \$450 for a basic membership. Pool and tennis memberships are available for an additional fee. (\$175 for Pool, \$85 for Tennis, with a \$15 discount for Pool and Tennis combined) See link for the Annual Dues Notice at this address: <https://secretcove.org/forms/>

### Board

The Secret Cove Civic Association has a nine-member, all-volunteer, elected Board of Directors. The board meets once per month. The board develops the annual budget for approval by the overall membership, and then authorizes the maintenance, capital expenses and other costs as needed throughout the year.

The board also handles questions and complaints as they arise. You may contact the board by using the form on this webpage: <https://secretcove.org/contact-us/>

### Homes

The average home size has 2,245 square feet of heated area. 20% of the homes are less than 2,000 square feet and 20% of the homes are over 2,500 square feet. The largest home is 3,550 square feet. Home styles reflect the time period in which they were built, which was generally from 1977 to 1982.

The neighborhood grounds and facilities have been well-maintained. Homes with modern kitchens and modern baths, in good repair, sell in the range of \$350,000 to \$495,000. Please see this webpage for examples of Secret Cove homes. <https://secretcove.org/homes/>

### Design

Permits from the SCCA Board are not required for reroofing, painting or other home improvements with a visual impact. When contacted regarding design issues, the Board asks residents to use colors, materials and styles that are in keeping with the homes around them. The goal is to maintain consistently high resale values for all homes. Certain design and construction elements are expected:

1. All lots in Secret Cove are restricted for residential purposes exclusively. Lots cannot be subdivided. The minimum lot size is nine thousand (9,000) square feet.
2. Each lot is permitted to have one single family dwelling, which cannot exceed two stories in height.
3. No freestanding garages, apartments, shops or carports are allowed.
4. Each home should have no less than a two-car closed garage, and no more than a three-car closed garage, which must be integrated with the main home structure.

5. Fully paved driveways and fully-sodded yards are required, except for landscaping features.
6. Fencing, if used, should be consistent with the styles and materials already widely in use in the neighborhood. (No chain link fences, no wooden fences over 6 feet tall, no fences behind lake-front homes more than 20 feet from the house, except a pool-security fence. It is preferred that fences be made of wood or have a wrought-iron appearance.)
7. The building setback line from community roads and streets is twenty-five feet (25'). No portion of a house, other structure, wall, fence, or hedge is permitted between any community road and this setback line. The only exception to this requirement is that eaves and cornices of the house may extend past the setback line, but not more than three feet (3').
8. The setback line from interior lot lines is seven and a half feet (7.5'). No building or part of a building (including a porch, veranda, etc.) that is taller than six feet (6') is permitted within this setback line without written consent of the adjacent property owner. The only exception to this requirement is that eaves and cornices of the house may extend past the setback line, but no more than three feet (3').
9. In no event is a building, or part of a building, permitted on any land designated as the location of an easement as per the plat.
10. No automobile trailer or tent is permitted to be erected for residential purposes.
11. Tractor trucks and/or trailers are only permitted while performing pickup or delivery service. They may not be parked for an extended period of time either on a lot or adjacent Secret Cove street.
12. Automobiles under repair or abandoned must be kept within a garage or carport.
13. All boats must be kept in a garage, behind a fence or under enclosed cover.

### **Water and Sewer**

Water and sewer services are provided by the JEA. Use of Septic Tanks is not permitted. Some residents use wells to water their lawns, but not for drinking water.

### **No Fires or Internal Combustion Engines**

14. Fire for the purpose of burning trash, leaves, clippings, or other debris is prohibited in Secret Cove.
15. No liquid fueled boat engines are permitted in the lake. Rowboats, canoes, rafts, sailboards, paddleboats, and other watercraft powered manually or by electric motor are permitted.

### **Neighborhood Activities**

Secret Cove is a great place to live, and to raise children. We have Christmas Luminaries, a July 4 Parade and Celebration, an Easter Egg hunt, a Spring Meet and Greet, volunteer work days and active clubs.

Please take a minute to see the smiling faces at: <https://secretcove.org/activities/>

**If you have questions for the Secret Cove Civic Association Board of Directors, please use the "Contact Us" email form on the neighborhood website.**