

Sabal Springs Golf and Racquet Club
Rules and Regulations

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The guidelines for developing and refining the Rules & Regulations of the Sabal Springs Golf and Racquet Club Association are that they be:

1. - Necessary
2. - Reasonable
3. - Objective as opposed to subjective (open to interpretation)
4. - Enforceable
5. - Enforced by a specific responsible party
6. - Enforced in a timely and effective method
7. - Specific in identifying the penalty for non-compliance
8. - Specific for consideration of others

The following rules and regulations do not apply to the Golf and Restaurant facilities, unless otherwise specified.

1. Applicability

These rules and regulations shall be applicable to all of the Properties and Homeowners. Any rule or regulation in this document may be appealed, on an individual basis, to the Board of Directors.

2. Decorum/Behavior

All homeowners, residents, guests and visitors will honor and adhere to the appropriate decorum expected in each activity. This includes the obligation to be respectful of others who are seeking enjoyment at the same time.

3. 55 and Older Community

The Properties have been designated as housing for persons who are fifty-five (55) years of age or older, which, pursuant to applicable law, requires, among other things, that at least eighty percent (80%) of the Units and/or Lots in the Properties must be occupied by at least one person who is 55 years of age or older. Accordingly, each Owner, by acceptance of a deed or otherwise acquiring title to a Unit and/or Lot, shall be deemed to agree that each Unit and/or Lot shall, unless a waiver is issued by the Board, be occupied by at least one person who is 55 years of age or older. The Board shall issue a waiver only in the event that it determines that the issuance of the waiver is not likely to result in the community failing to qualify as housing for persons 55 years of age or older. In making its determination, the Board may look not just at present occupancy levels, but also of projected occupancy levels.

In order to ensure that the Properties qualify as housing for persons 55 years of age or older under the Federal Fair Housing Act (42 U.S.C. 3601, et. seq.), satisfy the occupancy and age verification requirements of Rule 100.307 of the U.S. Department of Housing and Urban Development (24 C.F.R 100.307), and comply with the requirements of the Florida Fair Housing Act (Chapter 760, Florida Statutes) and the rules and regulations of the Florida Commission on Human Relations, a survey of the residents of the Properties (as and to the extent required by applicable law) will be conducted not less often than every two (2) years by the Association. Each owner shall cooperate with the Association in its efforts to comply with the requirements of the above-mentioned acts, rules and regulations, and with all other applicable laws. Such cooperation shall include, but shall not be limited to, providing the Association, within

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ten (10) days after written request, such information (such as, but not limited to the identification of whether at least one resident of the Unit and/or Lot who is fifty-five (55) years of age or older and the current age or date of birth of such person, and signed surveys, sworn affidavits, certifications and other reliable, legally sufficient documentation as may be required from time to time by the Association. The Association shall have the authority, without requiring the vote of the Lot owners, to make any additional capital improvements upon the Common Areas necessary to provide facilities or services specifically designed to meet the requirements of the Fair Housing Act, as amended, or other applicable laws.

4. Children

Children under the age of eighteen (18) years of age may not permanently reside in The Properties. Children under eighteen (18), may however visit, provided that such visit does not exceed thirty (30) consecutive days in any one calendar year. Children may not use the Common Areas unless accompanied by an adult. Children under twelve (12) years of age may not use the swimming pool unless accompanied by an adult. Children under eighteen (18) years of age may not use the:

- A. Billiard Room
- B. Fitness Center
- C. Sauna
- D. Shuffleboard Courts
- E. Tennis Courts

unless accompanied by an adult, or is able to display a valid state drivers' license.

5. Easements

Easements for installation and maintenance of utilities are reserved as shown on the recorded plats covering The Properties and as provided herein. Within these easements, no structure, planting or other material may be placed or permitted to remain that will interfere with or prevent the maintenance of utilities. The area of each Lot covered by an easement and all improvements in the area shall be maintained continuously by the Owner of the Lot, except as provided herein to the contrary and except for installations for which a public authority or utility company is responsible. The appropriate water and sewer authority, electric utility company, telephone company and the Homeowners Association shall have a perpetual easement for the installation and maintenance, all underground, of water lines, sanitary sewers, storm drains, and electric, telephone and security lines, cables and conduits, under and through the utility easements as shown on the plats. All utilities and lines within the subdivision, whether in street rights-of-way or utility easements, shall be installed and maintained underground.

6. Nuisances; Solicitations

No Owner shall make or permit to be made any disturbing noises in the Unit or on the Lot by himself or his family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or any other sound equipment in his Unit or on his Lot in such a manner as to disturb or annoy other residents (applying reasonable standards). No Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at

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any time which disturbs other residents. The use of each home shall be consistent with existing laws and the governing documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner. No solicitation will be allowed at any time within the community.

7. Garage Sales

No garage sales, estate sales, tag sales, or other similar activities are permitted to be conducted on the Lots or Common Areas without prior written approval of the Board of Directors.

8. Temporary Structures; Gas Cylinders

No structure of a temporary character, such as a trailer, tent, motor home or recreational vehicle, shall be permitted on The Properties at any time nor used at any time as a residence, except during repair or reconstruction. No gas tank, gas container or gas cylinder shall be permitted to be placed on or about the outside of any Unit or on or about any ancillary building, except for one (1) gas cylinder plus one (1) backup cylinder, not to exceed twenty (20) pounds, used in connection with a barbeque grill.

9. Recreational Vehicles.

Definition: A recreational vehicle (RV) is any roadworthy vehicle, whether driven or towed, that has the usual accommodations of a home including a kitchen, bathroom, bedroom and living room. In North America, such vehicles have traditionally been classified as class A, B or C, if driven; as a travel trailer, fifth wheel trailer, pop-up trailer and slide-in camper, if towed. The primary purpose of such vehicles is traveling/camping. Small van conversions with similar accommodations are included in this definition.

Lot owners in Sabal Springs may spend weeks or months in their RV at different times, thereby requiring a reasonable time to load and unload the vehicle. Recreational vehicles will be permitted in the community subject to the following conditions:

- A. The RV must be owned/accessed by the lot owner or his/her immediate family. An owners' guest/visitor with an RV is NOT permitted to enter the community. Persons who have an approved lease for a property in Sabal Springs shall qualify as owners for the purpose of this provision.
- B. The RV must be properly licensed, registered and insured, and must be parked in the Lot owner's driveway without obstructing normal traffic or emergency vehicles. It may remain in the driveway for a maximum of two nights and must be removed from the community by twelve (12) noon of the third (3rd) day.
- C. In the event the RV cannot properly fit on the Lot owner's driveway, it may be parked at another community location, such as the Clubhouse parking area. This must occur only with the approval and direction of Gatehouse personnel. The RV may remain at this secondary location for two nights and must be removed from the community by twelve (12) noon of the third (3rd) day.
- D. Under no circumstances will anyone be permitted to live in the RV while it is in the community. An exception to this limitation may be made under extraordinary circumstances, such as a house fire or severe hurricane damage, with written approval of the Board of Directors.
- E. Should it be discovered that the RV is leaking undesirable effluent, the owner must immediately remove the vehicle from the community and clean up the

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leaked fluid.

- F. Work on the RV engine/chassis is prohibited unless the problem prevents the vehicle from leaving the community. In such a circumstance, the Gatehouse must be notified and informed of the owner's plan for correction.
- G. Owners must recognize and show regard for their neighbors and neighborhood while loading/unloading the RV. Trips in to and out from the community will be limited to two (2) round trips per month.
- H. The Board of Directors shall have the power to assess a fine ranging from Twenty-Five (\$25) to Two Hundred Fifty (\$250) dollars should owners be found in violation of these requirements. Should it become necessary for the RV to be towed for failure to comply with the requirements of this section, all such costs will be borne by the RV owner.

10. Pool and Spa

Definitions:

- A. Dawn (first appearance of light in the morning followed by sunrise)
- B. Dusk (the period of partial darkness between day and night)

Signage:

On the gate and/or upon entering the fenced pool area from the Clubhouse:
WARNING: NO LIFEGUARD ON DUTY
Residents and residents' guests only
POOL and SPA open from DAWN to DUSK
NO ANIMALS ALLOWED
NO bikes, roller blades, skateboards or golf spikes allowed
NO GLASS inside the fenced pool area

SPA RULES

1. NO DIVING IN THE SPA
2. Shower before entering spa
3. NO GLASS in spa
4. No diapers of any type (Child or Adult)
5. No food or drinks in spa nor within 4 feet of the edge
6. Pregnant women, small children, people with health problems & people using alcohol, narcotics or other drugs that cause drowsiness should not use the spa without first consulting a doctor.
7. Maximum water temperature 104 °F.
8. Maximum use is 15 minutes (accurate clock must be visible from the spa & pool)
9. Emergency telephone located at top of stairs by gym
10. Call 911 in emergency – 3410 Clubview Drive, North Fort Myers
11. Children under 12 must have adult supervision
12. Bathing load is 12 persons

POOL RULES

1. WARNING: NO LIFEGUARD ON DUTY
2. Pool Hours are from dawn to dusk
3. Shower before entering pool
4. No glass or animals in the fenced pool area
5. No diapers of any type (Child or Adult)

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6. NO DIVING
7. NO RUNNING
8. No food or beverages in pool or within 4 feet of the pool edge
9. Emergency phone located at top of stairs by gym
10. Call 911 in emergency - 3410 Clubview Drive, North Fort Myers
11. Children under 12 must have adult supervision
12. Bathing load is 38 persons

All persons using the swimming pool on the Common Areas shall do so at their own risk. All children, under twelve (12) years of age, must be accompanied by a responsible adult. Bathers must wear footwear and cover their bathing suits in any enclosed recreation facilities.

11. Pets

The Association adopts the policy of adhering to current Lee County Ordinances and Florida Statutes regarding pets, in order to avoid the necessity for creating and administering a number of potentially controversial rules on this subject.

"Any owner of a dog or person in possession, charge, custody or control of a dog is prohibited from allowing their dog to become stray or roam at large in or upon any public street, sidewalk, school grounds, in the area of school vehicles, beaches, parks or on the private property of others without the consent of the property owner."

'Roaming at large' is defined as any dog not under the restraint, confinement or direct control of its owner or his agent.

'Restraint' in Lee County is defined as the restraint of a dog by leash, fence, building, chain, cage, crate or other secure enclosure that prevents the dog from roaming at large. If dogs are restrained exclusively by chain or tether, the chain or tether must be at least ten (10) feet in length, weigh no more than one-eighth (1/8) of the dogs weight and have swivels on both ends.

'Direct Control' is defined as the immediate and continuous physical control of a dog at all times; such as by means of a leash not to exceed six (6) feet in length, cord or chain of sufficient strength to restrain the dog."

Current Lee County ordinances include:

"Section 6-38 Nuisance Animals

"Section 6-42 Prohibiting Animals from running at large
(Ord. No. 09-20, § 13, 3-24-2009)"

"Section 6-43 Threatening or menacing behavior
(Ord. No. 09-20, § 14, 3-24-2009)"

- A. Service animals will be handled on a case-by-case basis by the Board of Directors. Federal and State laws do not cover therapy, social, companion or facility animals. Animals that are "individually trained to meet the needs of one person's disability" are considered to be service animals.
- B. Pets are NEVER allowed on the golf course at any time.
- C. The feeding of any wildlife that is not authorized as a household pet is expressly

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prohibited and subject to fine as stated by the Florida Fish and Wildlife Commission (Florida Administrative Code 68A 45.001 & 68A 25.001).

- D. The ability to keep pets is a privilege, not a right, and the Board of Directors is empowered to fine an owner and/or order and enforce the removal of any pet that becomes a source of unreasonable annoyance to other residents, or a danger to the health, safety, and welfare of other residents. No reptiles, monkeys, rodents, amphibians, poultry, swine, rabbits, ferrets, or livestock may be kept anywhere on the properties. No commercial breeding or boarding of animals of any type is allowed.
- E. Domestic pets are permitted only with Association approval. (PIT BULLS, ROTTWEILERS, DOBERMAN PINSCHERS AND GERMAN SHEPHERDS WILL NOT BE PERMITTED)

12. Amenity/Activity Management

Recognizing that there are some existing groups organized for the benefit of the homeowners, and that there may be additional such groups in the future for other amenities/activities, the Board of Directors hereby grants under specific direction the authority and responsibility to carry out the management responsibilities for these amenities/activities. This delegation of authority and responsibility is subject to the submission of written guidelines by the requesting group for the review and approval by the Board of Directors. Sanctioning by the Board of Directors grants access to the community television channels 95/195 and the Sabal Sun Times. Access to the community email system and the television channels is made available to these groups but is monitored by the CAM or the Communications Chairperson for content. A listing of groups that have been recognized and sanctioned by the Board of Directors is posted on the community bulletin board and the community web site.

13. Commercial Trucks, Trailers, Boats

- A. No trucks, commercial vehicles, or golf carts, motor homes, or trailers of every other description, boats, boat trailers, horse trailers, unmuffled motorcycles or vans, shall be permitted to be parked or to be stored at any place on The Properties, nor in dedicated easement areas. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up and delivery and other commercial services, nor to passenger-type vans for personal use which are in acceptable condition (in the sole opinion of the Board, and which favorable opinion may be changed at any time). No on-street parking shall be permitted.
- B. Subject to applicable laws and ordinances, any vehicle parked in violation of these and other restrictions contained herein or in the rules and regulations now or hereafter adopted may be towed by the Association at the sole expense of the owner of such vehicle, if such vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed on the vehicle and a certified letter is mailed to the property owner. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean boats and trailers. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

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14. Non-Commercial Trucks

All pickup trucks must have a bed cover that conforms to original equipment manufacturer (OEM) standards.

15. Household Garbage/Trash, Recycling and Horticultural Disposal

No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements of the applicable authority for collection/disposal of household trash and garbage, recycled materials and horticulture may vary from time to time and must be followed. All containers for the storage and disposal of such material shall be kept in a clean and sanitary condition. Containers for garbage and trash must be of rigid plastic, no less than twenty (20) gallons nor more than thirty-two (32) gallons in capacity, and well sealed. Recycled materials may be kept in the containers supplied by the applicable authority. Horticulture disposal may be placed in plastic bags or loose (up to 4 feet in length). All containers and materials must be placed out for collection no sooner than twenty-four (24) hours prior to scheduled collection and must be removed within twelve (12) hours of that collection.

16. Architectural Committee

The primary functions of the Architectural Committee are to:

- Review proposed modifications to homeowners' properties and
- Periodically inspect properties to maintain a clean, well cared for and attractive community.

Property Modification Procedure

Forms for proposed Property modification forms are available from the Homeowners' Association administrative office. These request forms must be completed for any modification or addition to the outside of a property. When completed, the form must be returned to the office with a sketch or other descriptive material showing details of the proposed modification or addition. The Architectural Committee then reviews the request and advises the homeowner of its decision in writing within seven (7) to ten (10) business days.

Property Inspections

All homeowners shall be expected to maintain their property in accordance with the items included in the checklist below.

The Architectural Committee inspects residential properties semi-annually to check for the following conditions:

- Proper maintenance of the exterior of the home (soffit, fascia, gutters, sidewalks, front of home, outside frame of screened enclosure)
- Proper weed control in planting beds and driveways
- Maintenance of trees and shrubbery that prevents trees from becoming overgrown with low-hanging or dying fronds, and shrubs from running together covering windows or entryways
- Driveways and roofs that are free of mold and accumulated dirt
 - Chains across driveways are highly discouraged. However, if they are used, they must be attached to green wooden posts, using white plastic chains. NO plastic pipe shall be used.
- No artificial flowers

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- Garbage/trash cans and recycle receptacles properly stored per Covenants and Restrictions, Pg. 15, No. 8.11 (C)
- Modifications or additions to the property that were not approved. Examples:
 - Paint colors on garage doors
 - Painted driveways
- NOTE: All house colors MUST be approved by the ARC Committee utilizing the HOA Board approved current Base color palette available at the HOA Office.
- Satellite Dish – Installation can be on any side of a home or property other than the front. Any installation that is problematic including signal quality will be addressed by the ARC on an individual basis with focus on aesthetic appearance to the property and in conformance with FCC Rule 4.1000 and Rule 25.104.
- Tree stumps must be completely removed or cut flush with the ground and not visible and not interfere with grass cutting.
- Plants/bushes around Fire Hydrants are prohibited (Ordinance 86-17) based on North Fort Myers Fire Department and Code Enforcement Officer of Lee County.
- Plants/bushes around Utility boxes shall not conceal the box or prevent power crews from opening boxes when necessary. Plants or figurines shall not be placed on top of boxes.
- From the view from the street, no more than 6 ornaments (house and yard inclusive) with given types including birdbaths, fountains, gazing balls, pots, statuary or wall decor shall appear on any property.

Should a property be discovered to have a maintenance issue, a notice describing the issue is sent to the homeowner at the address last appearing in the Association's records or to the homeowner's physical address or to the e-mail address in the Association's records. The owner is then allowed a thirty (30) day grace period to remedy the situation.

If the homeowner believes a maintenance notice was issued in error, an appeal of the notice may be filed by asking for a re-inspection of the property or by requesting a meeting with the committee to discuss the issue(s). An extension of the thirty (30) day grace period may be granted by the committee.

If, after the thirty (30) day grace period, the maintenance issue remains uncorrected, a Second & Final Violation Notice is sent to the homeowner at the address(es) used for the original notice. This notice informs the homeowner of the remaining issue(s) and states that if the matter is not resolved within an additional fourteen (14) day period, the Association intends to exercise its authority granted by the governing documents of our community.

17. Common Areas

No Owner may alter in any way, any portion of the Common Areas, including, but not limited to, landscaping, without obtaining the prior written consent of the Architectural Committee.

18. Absent Owner During Hurricane

An Owner who plans to be absent during the hurricane season (June 1st through November 30th) must prepare the Unit and Lot prior to departure by designating a responsible firm or individual to care for the Unit and Lot, should the Unit suffer

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hurricane damage. The homeowner must furnish the Association with the name(s) of such firm or individual.

19. Hurricane Shutters

Hurricane shutters must be approved by the Architectural Committee. All shutters must be clear, white or match the color of the house.

20. Fences

No fence, wall or other structure shall be erected in the front yard, back yard or side yard setback areas.

21. Signs

No sign of any kind shall be displayed to the public view on the Properties, except for only three (3) signs of not more than one (1) square foot indicating the name of the resident, the house number and a security system, if any, plus two (2) signs of not more than five (5) square feet advertising the property for sale or for rent (in locations and in accordance with the design standards approved by the Architectural Committee), or any sign used by a contractor to advertise their firm during repair or reconstruction. No sign of any kind shall be permitted to be placed inside a window or on the outside walls of the home or on any fences on The Properties, nor on the Common Areas, nor on dedicated areas, entryways nor any vehicles within The Properties, except for events or activities endorsed by the Sabal Springs Homeowners Association. No political signs, whether partisan or non-partisan, will be permitted at any time.

22. Unit Air Conditioners and Reflective Materials

No air conditioning units may be mounted through windows or walls. No building shall have any aluminum foil placed in any window or glass door or any reflective substance or other materials (except standard window treatments), placed on any glass, except for those that may be approved by the Architectural Committee for energy conservation purposes.

23. Visibility at Intersections

No obstruction to visibility at street intersections or Common Area intersections shall be permitted. Obstructing trees or bushes are subject to inspection, review and action by the Architectural Committee.

24. Exterior Antennas

Exterior antennas are permissible on any Lot or improvement thereon, subject to the Federal Communications Commission's Over-The-Air-Reception Device (OTARD) rule:

"The rule (47 C.F.R. Section 1.4000) has been in effect since October 1996, and it prohibits restrictions that impair the installation, maintenance or use of antennas used to receive video programming. The rule applies to video antennas including direct-to-home satellite dishes that are less than one meter (39.37") in diameter (or of any size in Alaska), TV antennas, and wireless cable antennas. The rule prohibits most restrictions that:

- (1) unreasonably delay or prevent installation, maintenance or use;
- (2) unreasonably increase the cost of installation, maintenance or use; or
- (3) preclude reception of an acceptable quality signal."

<<http://www.fcc.gov/guides/over-air-reception-devices-rule>>

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25. Radio/TV Interference

No electronic equipment is permitted in or on any Unit or Lot which interferes with the television or radio reception of another Unit.

26. Garage Doors

Except for entering or leaving the garage, or while working in the yard, each garage door shall remain closed.

27. Drying Laundry

No clothes lines are permitted on any portion of the Properties.

28. Vegetable Gardens

No vegetable gardens shall be permitted except in fully enclosed patio areas.

29. Supervision of Association Employees

Employees of the Association are not to be sent out by Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

30. Motor Vehicles without Power; Repair

No motor vehicle which cannot operate on its own power shall remain on The Properties for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon. No portion of the Common Areas may be used for parking purposes, except those portions specifically designed and intended therefore.

31. Limitation on Fishing

Fishing shall only be permitted within The Properties as follows:

- a. From the banks of the lake located southwest of the main entrance to The Properties;
- b. By an Owner from his Lot, if the Lot is located upon a lake;
- c. On any golf course lake when the course is closed, provided you do not trespass upon the private property of other homeowners.

32. Oil/Mining

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in the Properties, nor on dedicated areas, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Properties. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any portion of the land subject to these restrictions.

33. Hunting/Firearms

No hunting or use of firearms shall be permitted anywhere in the Properties.

34. Reserve Accounts

In formulating the budget for the forthcoming year, the Board of Directors is required to include and appropriately fund, at a minimum, the following specified reserve accounts:

- a. Clubhouse

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- b. Physical Security (e.g. gatehouse, gates, fences)
- c. Homeowners' Irrigation
- d. Swimming Pool & Spa
- e. Tennis & Shuffleboard Courts
- f. Roadways
- g. Surface Water Systems
- h. Golf Course & Pro Shop (including maintenance building)
- i. Restaurant (including related facilities and equipment)
- j. Signage & Street Lights
- k. Contingency
- l. Liability Insurance Deductibles

35. Potential Home Buyers

Realtors must be knowledgeable of the Sabal Springs Homeowners Association, Inc. and their governing documents. The selling homeowner must provide a copy of each of the current governing documents of the association to the potential buyer. The buyer must also be advised that when the application to join the association is submitted, that buyer must sign a statement acknowledging receipt of those documents and agrees to abide by each and every item in the documents, in order to join the association. Submission of the form to the Association's Property Manager initiates the approval process and enables provision of an estoppel letter, which is required to close the sale.

The current purchase application requires that it be submitted to the property management administrative office, along with a non-refundable processing fee and a non-refundable criminal background check fee per adult, not less than twenty (20) days prior to closing or occupancy. In addition, it states: "This application has been designed for protecting you and the current property owner. It is the desire of the present owners of the Association to welcome you to an environment in which pride in ownership and adherence to all Rules and Regulations will ensure an ideal private and community life." It also states: "Domestic pets are permitted only with Association approval. (PIT BULLS, ROTWEILLERS, DOBERMAN PINSCHERS AND **GERMAN SHEPHERDS WILL NOT BE PERMITTED**)"

36. Car Covers

No vehicle may be covered by any protective cloth, plastic, or vinyl material.

37. Grandfather Clause

There shall be a defined period of one (1) year beginning on the date of passage of this document, during which a Lot owner may seek Homeowner Association approval of a condition, situation or circumstance perceived as non-compliant with these Rules and Regulations, but for which the Lot owner believes that prior approval had been obtained from the previous administration. The identification of such a matter may occur by:

1. A Lot owner raising it voluntarily;
2. The Homeowners Association Architectural Committee in its observance of community conditions; or
3. Any Lot owner who provides written notice to the Homeowners Association about a neighborhood condition, situation or circumstance.

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This one (1) year period will be a ONE TIME ONLY opportunity to have a non-compliant situation considered for a grandfathered-in status. There is no guarantee that proper notice and review will assure approval. Upon reviewing the request for grandfathering, the Board of Directors may:

1. Approve the request without conditions
2. Approve the request with conditions; or
3. Disapprove the request.

Should a request be disapproved as a grandfathered matter, the Lot owner will be granted a reasonable period of time, but not more than twelve (12) months from the date of request disapproval, to correct the condition, situation or circumstance. The Board of Directors shall be empowered to assess a fine ranging from Twenty-Five (\$25) to Two Hundred Fifty (\$250) dollars for each thirty (30) day period that the condition, situation or circumstance has gone uncorrected beyond one (1) year from the date of the Lot owner's request for grandfather status.

The intent of this provision is to recognize that there may be differences between historical practice and future expectations, and to assure that Lot owners have a reasonable and orderly review of such matters for appropriate disposition. This policy will be carried out pursuant to a procedure established and directed by the Board of Directors.

Approved by the Board of Directors on December 4, 2013
Revisions to Regulations 7 and 16 on July 18, 2017
Revisions to Regulation 12 on August 8, 2017
Revisions to Regulation 16 on November 8, 2017
Revisions to Regulation 12 on February 28, 2018