Sabal Springs Golf and Racquet Club
Rules and Regulations

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Sabal Springs Golf and Racquet Club
Rules and Regulations

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. It also includes adhering to the posted speed limit throughout the community.

3. 55 and Over 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 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

Persons 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 forty-five (45) 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.

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, non-exclusive easement for

the installation and maintenance, all underground, of water lines, sanitary sewers, storm drains, 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 use their home or permit it to be used in any manner, to make 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 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. In addition, an underground storage of fuel such as propane required for the operation of electric generators will be permitted upon approval of the Architectural Review Committee, provided adequate proof is presented that such installation has received all necessary governmental permits.

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 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 in the amount allowed by law 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 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 ºF.
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
13. No Smoking allowed

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)
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
13. No Smoking allowed

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

No reptiles, wildlife, livestock, poultry or animals of any kind shall be raised, bred or kept on any Lot except the Owners may keep no more than two (2) dogs and two (2) household pets provided they are not kept, bred or maintained for any commercial purpose, and provided that they do not become a nuisance or annoyance to any neighbor by reason of barking or otherwise. All pets must be on a leash, in container or carried when outside of the home. No dogs or other pets shall be permitted to have excretions on any common areas, except areas designated by the Association, and owners shall be responsible for the clean-up after their pets. For purposes hereof, "household pets" shall mean cats, parakeets and other animals that may be expressly permitted by the Board of Directors, if any but shall specifically exclude any of the following breeds including, without limitation, Doberman Pinchers, Pit Bulls, Rottweilers or German Shepherds. Nothing contained herein shall prohibit the keeping of fish or domestic (household-type) birds, as long as the latter are kept indoors and do not become a source of annoyance to the neighbors. The Board of Directors may also place additional restrictions on the privilege of keeping pets in the community.

A. Service and support animals will be handled on a case-by-case basis by the Board of Directors. Service and Emotional Support Animals are included in the two (2) dog and two (2) household pets limit and are not in addition to the two (2) dog and two (2) household pets' limit. Animals that are "individually trained to meet the needs of one person's disability" are considered to be service animals. Owners who require a service or support animal as prescribed by a medical professional must provide to the Association a Certificate of Proof that the owner does in fact require or needs a service or support animal. In addition, when

out in public, the service or support animal shall wear the appropriate service or support vest.

B. Pets are NEVER allowed on the golf course at any time.
C. It is illegal to feed the wildlife, including, but not limited to, alligators, ducks, birds and other fauna in the community.

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. Transponders

Sabal Springs HOA offers vehicle access control for the Front and North gates using a passive RFID tag affixed to a vehicle windshield. To get a transponder you must call the front gate and make an appointment. At your appointment you pay by check (cash is not accepted) and must give proof of residency and vehicle ownership before the transponder will be applied to your windshield. All transponders are registered to your home address and vehicle license tag.

A. New Residents must provide the warranty deed to your new property, your vehicle registration and your driver's license.
B. Registered Permanent Guests need to provide a valid driver’s license and vehicle registration.
C. Renters must provide a copy of their HOA approved lease agreement, their vehicle registration and their driver's license.
D. If you change vehicles (sell or buy another) or you change your license tag (such as a vanity plate) you need to notify the front gate of such changes.
E. Rules
    1. One transponder per vehicle.
    2. No handheld transponders.

3. No transponders on golf carts.

F. Violations

1. First Offense:
   a. *Must reattach to the proper vehicle registered to the transponder.
   b. Failure to comply will result in the transponder being deactivated for two weeks (14 days).
2. Repeat Offense:

Further failure to comply with HOA rules will result in permanent deactivation of the transponder.

*If a transponder is removed from a windshield, it is not guaranteed to work when reapplied to another windshield. In such cases you may have to buy a new transponder.

14. Commercial Trucks, Trailers, Boats

A. No trucks, commercial vehicles, 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 pickup 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. 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.

15. Non-Commercial Trucks

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

16. 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 sixty-four (64) 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.

17. Architectural Review Committee (ARC)

The Architectural Committee (ARC) is assigned by the Board to approve proposed changes, updates and modifications to any exterior aspect of a homeowners' home or property and to periodically inspect properties to ensure a clean, well-cared for attractive community. All approvals will be in writing and no verbal approvals are allowed. Any work that has been started and/or completed prior to receiving ARC approval will be subjected to a violation in accordance with Amended and Restated Bylaws, Section 8. Compliance, and Default; Remedies.

Property Modification Procedure

A. All outside changes, updates or modifications to homes and properties require ARC approval prior to any work being done, must meet Lee County code requirements and some will require a Lee County permit. This includes, but not limited to, painting, screening, windows, roof, doors, driveways, lanais, pools, hot tubs, swim spas, tree removal and landscaping. Forms are available from the HOA office or on the Sabal Springs website. Requests for structural additions to your home and driveway/walkway expansions must have a lot plat/survey attached and, if permitting is required, the modification must be approved by Lee County. Homeowner may be required to meet with the Architectural Review Committee (ARC) to help reduce possible misunderstandings prior to approval. Upon completion, homeowner must notify HOA office so that, following a positive inspection of modifications, final

approval can be given. Additionally, before and after pictures should be provided to the HOA office.

B. No driveway expansion allowed beyond outer edge of garage walls; some exceptions may be considered for homes with less than a two-car garage. The maximum driveway width expansion of a 1 car or 1.5 car garage is 18 feet, which is measured beginning from the outside wall. Approved materials for driveway expansion are pavers, concrete, stamped concrete. Black top or asphalt driveways are not allowed. Any irrigation costs required by modification are at homeowner's expense. A 3"- 4" PVC pipe must be installed beneath newly installed driveways near the front easement line (usually 10 feet from the front property line).
C. Roof replacement, regardless of materials used (tiles, asphalt shingles, powdered coated steel that resemble tile) must meet Lee County code requirements and the color must compliment the color of the house. If powdered coated steel is used it must be grounded. All roof additions must be gabled/trussed and finished with the same roofing material that is on the existing home.
D. Lanai or patio installation or expansion must meet Lee County code requirements. A plot or survey plan must be included with the ARC application. All pools, hot tubs, swims spas etc. must be within a screened area. A slanted and gabled metal roof may be installed over a lanai, but it MUST be covered with the same material that is on existing roof, or a canvas/vinyl material that has up to an 8” valance/overhang. Material and color must be approved by the ARC.
E. Window replacement must have ARC approval, meet code requirements and the color must compliment the house. Window size, shape and muntin’s must remain the same. Window repairs do not require approval.
F. Changes to house base colors must be selected from "Approved Color Palette" located in HOA office and approved by the House Painting Coordinator and/or the ARC. All existing paint colors on homes painted prior to introduction of the "Approved Color Palette" may be retained, even if the existing color is not on the new palette. Changes to colors on trim, garage door, main entry door and driveway must also be approved by the ARC. Driveway colors must compliment the house color.
G. All tree planting and removal must be approved by the ARC. Removal of a protected tree requires a Lee County permit. Tree stumps must be completely removed or cut flush with the ground and not visible and not interfere with grass cutting. Trees and/or shrubs cannot be planted within 10 feet from a perimeter fence and must comply with the setback rules as defined in the codes. If

heavy equipment or trucks must be moved onto lawn to aid in removal, all sprinkler heads shall be marked, at owner's cost, before work is done. Any damage to the lawn or sprinkler heads caused by the planting or removal must be repaired at the owner's expense.

H. Satellite dishes and antennas require approval before installation and should be affixed to any side of home other than front.
I. All hard-wired outside lighting requires approval prior to installation. No lights shall be placed in yards that would be intrusive to a neighbor's property. Lights shall not exceed 60 watts (or equivalent). Motion detection lights must be set to go off after 10 minutes.
J. Fences and trellis of any material, regardless of their intended use, are not permitted. Electronic buried dog fences, section of fences used as decoration or edging are not allowed.
K. Curbing around garden beds should complement the house color. Garden walls of decorative blocks are allowed to a maximum height of 12 inches with a cap stone. Freestanding walls are not allowed.
L. Landscape design changes require ARC approval. Landscaping cannot be planted within 10 feet from a perimeter fence. Any plantings within the landscaping adjacent to the home is not subject to ARC approval. All removals of trees regardless of the location require ARC approval.
M. Propane gas tanks and water softener equipment installation require approval by the ARC. Large (in excess of 20#) propane gas tanks are permitted with the installation of a whole house generator. The large tank must be buried and the property must be of sufficient size to accommodate the tank. All State of Florida and Lee County code requirements must be met. Water filters must be inside the garage or buried inside of a garden next to the water line to the house. Free standing gas tanks and water filters are not allowed on the exterior of the house. No larger than 20# tanks for grills are allowed.
N. No more than seven (7) ornaments (house and yard inclusive) with given types including birdbaths, fountains, gazing balls, planted and/or decorative pots, statuary or wall décor shall appear on any property. This does not include house numbers, small solar lights and US flags. Artificial flowers, trees and plants are not allowed.
O. ALL construction and landscaping debris must be removed weekly.
P. No porta potties allowed.

<u>Property Inspections</u>

A. Periodic inspections are conducted to maintain the appearance of the community and to ensure compliance. All sides of the property

are required to be in compliance. If a complaint is made regardless of the side of the property, there will be an inspection and if issues are discovered regardless of the side of the property, a notice describing the issue will be sent.

B. All pots and other lawn ornaments must be removed from yard and placed in a secure area before leaving home between June 1st and November 30th (Hurricane Season).
C. Garbage and recycle containers must be stored in garage except 24 hours prior to scheduled pickup.
D. Horticultural waste shall not be placed at curb until 24 hours prior to scheduled pickup.
E. Planting beds are to remain free of weeds.
F. Driveways and roofs must be kept clean.
G. Plants/bushes around Fire Hydrants are prohibited (Ordinance 86-17) based on North Fort Myers Fire Department and Code Enforcement Officer of Lee County.
H. Plants/bushes around Utility boxes shall not conceal the entrance or prevent power crews from opening boxes when necessary. Plants or figurines shall not be placed on top of Utility boxes.

Enforcement

A. 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.

B. 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 and/or the CAM to discuss the issue(s). An extension of the thirty (30) day grace period may be granted by the committee.

C. If, after the thirty (30) day grace period, the maintenance issue remains uncorrected, a Second & Final Violation Notice is sent via certified mail to the homeowner at the address 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.

Setback Requirements

A. Setback requirements for all properties in Lee County, Florida are determined by building codes developed by Lee County and passed on to the developer of Sabal Springs.

B. Every property has boundaries defined by the developer. You can see the property layout by getting a Plat of Survey for your property. If you are fortunate to have a copy of the original building plans for your property it includes the original Plat of Survey.

C. Inside each property line boundary there is a dotted line on all sides that represents the Easement for the property. This line is typically defined by four (4) setbacks: two side yard setbacks are typically three (3) feet each; the front yard setback is typically ten (10) feet and the back yard setback of the property is typically six (6) feet. The exact setback for a property can be found on the Plat of Survey under the legend section.

D. The most common setbacks are UE (utility easement) and DE (drainage easement). The property owner cannot and should not build or plant anything inside an easement, meaning nothing allowed between the property line and the easement line. The only exceptions where something intrudes into an easement are driveways and air conditioner compressors. Any other intrusion has to be approved by the ARC Committee, including landscaping around mailboxes.

18. Common Areas
    A. 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 ARC. No plantings or landscaping within ten (10) feet of the perimeter fences.

    B. Mailboxes. Sabal Springs owns, provides, and maintains all resident mailboxes, mailbox posts and lights. Mailboxes, posts, and post lights may not be changed or painted by homeowners and they may not, at any time, have any items or objects attached to them including items placed on them, or hung from them. If homeowners need repairs and/or replacements to any aspect of their mailboxes, they are responsible for submitting a work order request to the office for maintenance. All landscaping around mailbox posts requires ARC approval.

19. 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 hurricane damage. The homeowner must furnish the Association with the name(s) of such firm or individual. A form for this purpose is available on the Sabal Springs website, in the HOA office and at the Gatehouse.

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

21. Fences
No fence, wall or other structure shall be erected in the front yard, back yard or side yard setback areas. No plantings or landscaping within ten (10) feet of the perimeter fences.

22. 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. Additionally, two (2) signs of not more than five (5) square feet advertising the property for sale or for rent, which must be placed inside of plant bed, or any sign used by a contractor to advertise their firm during repair or reconstruction, which must be placed inside of a plant bed and removed on the day of work completion. 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 (except HOA Director election), whether partisan or non-partisan, will be permitted at any time.

23. Flags
In accordance with Florida Statute 720.304(2) (a) homeowners may at any time display one United States flag in a respectful manner from a home mounted flag holder or an approved flagpole. In addition to the United States Flag flown per Florida Statute 720.304 (2) (b) one official State of Florida on one official flag representing the United States Army, Navy, Air Force, Marines or Coast Guard or a POW_MIA flag may be displayed, so long as one flag is displayed in a respectful manner and so long as one flag is equal in size to or smaller than the United States flag, which may not be larger than 4 ½ feet by 6 feet.

Unless otherwise permitted by law, the United States flag, the Florida flag, and all the U.S. Military flags must be displayed in accordance with Section 6a of the Flag Code which states that it is the universal custom to display the United States flag from sunrise to sunset only on buildings or stationary flagstaffs in the open. However, when a patriotic effect is desired, the flag may be displayed 24 hours a day if properly illuminated during the hours of darkness. Permitted flags and banners, regardless of type, should remain serviceable, and not be faded or tattered.

If a resident chooses not to display a United States, Florida or U.S. Military flag, then a single flag or banner pertaining to a holiday may be displayed from a house mounted flag holder or approved flag pole, but only for a period not to exceed seven (7) days during the time of the holiday, Special event (e.g., sports games, birthday and anniversary) flags or banners are permitted for that day only. Notwithstanding the above, Holiday flags or banners may be displayed starting from the Monday before Thanksgiving to January 10 each year. No other flags are permitted.

24. HOA Director Election Guidelines

These guidelines apply only to the time of year the HOA has an election, beginning on the date of the Final Notice mailing and up to HOA Director Election Day, generally early January to mid-February.

During this specific time period candidates for election may do the following:

A. Go door-to-door soliciting to introduce themselves to the residents and hand out an invitation to a meet the candidate event
B. Put up a sign for the purpose of announcing a driveway event to meet one or more candidates
    1. Signs can be no larger than 3’ x 4’
    2. Signs can be displayed two days in advance of the event date
    3. Can have two signs to be placed near the driveway on each side
    4. Signs must be removed after the event concludes
C. Residents may NOT display a “Vote For (Candidate Name)” sign on golf carts.

25. <u>Unit Air Conditioners and Reflective Materials</u>

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 Review Committee for energy conservation purposes.

26. 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 Review Committee and/or the Community Association Manager.

27. 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.

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

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

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

31. 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.

32. 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.

33. 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;
    b. By an Owner from his Lot, if the Lot is located upon a lake;
    c. All fish must be thrown back.

34. 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.

35. Hunting/Firearms

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

36. Golf Cart Path Usage

Please note the golf cart paths are only for people playing golf and are to be used only for those persons who have signed up to play golf in the pro shop during regular hours of operation AND FOR NO OTHER USE!

A. Homeowners along the golf cart paths have an expectation of privacy and quiet enjoyment when the golf course is closed.
B. Pets are never allowed on the golf course or golf cart paths.

37. 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, ROTTWEILERS, DOBERMAN PINSCHERS AND GERMAN SHEPHERDS WILL NOT BE PERMITTED)"

38. Car Covers

No vehicle may be covered by any protective cloth, plastic, or vinyl material parked outside but may be covered if parked in the garage.

39. 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.

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 in an amount allowed by law 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 17 on July 18, 2017
Revisions to Regulation 12 on August 8, 2017
Revisions to Regulation 17 on November 8, 2017
Revisions to Regulation 12 on February 28, 2018
Revisions to Regulations 2,4,8,10,11,16,17,18,21,23,24,25, 32 and 35 on March 13, 2019

Revisions to Regulations 2,3,4,5,6,9,13,17,25 and 34 on January 19, 2021
Revisions to Regulations 17 on February 3, 2022
Revisions to Regulations 11, 22 new 23, and new 24 on August 23, 2022
Revisions to Section 17 ARC by Document Committee August 24, 2022
Revision to Section 18 on November 15, 2022
Revision new Section 13 Transponders, April 18, 2023