10/14/2026

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC

FINING SCHEDULE

ADOPTED FEBRUARY 10, 2023

Restated May 11, 2023; September 5, 2023; January 9, 2024, May 30, 2024; February 20, 2025; October 14, 2026

Repeat Violation: A fine may be escalated by $100 for each repeat violation. Failure to comply shall be grounds for additional action as provided for under the Governing Documents.

Property Damage: Owners are liable to the Association for property damage as provided for under the Governing Documents

Description of Rule Violation	Notice Letters First and Second	Minimum # Days Provided To Cure Violation	One-Time Violation	Continuing Violation
GENERAL RULES				
Management should consult with Board.		Situational		
ARCHITECTURAL RULES	First & Second	Generally 30 Day		YES
Management should consult with the ACC and Board				
MAINTENANCE AND REPAIR OBLIGATIONS: Declaration Article IX, Section 2.				
Roof: Fix leaks in and otherwise maintain and repair the roof.	First Notice	30 Days	$100.00	
Windows: Repair or replace, as necessary, any broken or damaged window(s).	First Notice	30 Days	$100.00	
Trees: Replace any dead or obviously dying trees located on their	First Notice	30 Days	$100.00	
Fences: Maintain, repair and replace any fences located on their Lots.	First Notice	30 Days	$100.00	
Driveways: Clean, maintain, repair and replace the driveways located on their L	First Notice	30 Days	$100.00	
Sidewalks: Keep the sidewalks, if any, located on or contiguous to their Lots clean and free from any stains, trash, debris and/or impediments to pedestrian traffic.	First Notice	30 Days	$100.00	
RULES AND REGULATIONS				
EXTERIOR LIGHTING				
Except for seasonal decorative lights, which maybe displayed between November 15th and January 15th only, all exterior lights must be approved by the Committee.	Immediate	Immediate	$100.00	
FLAGS				
No flag(s) may be exhibited, displayed, inscribed, painted, or affixed in public view or on the exterior of any portion of a building, vehicle, or other Improvements in the Community (including, without limitation, a Home). Notwithstanding this restriction, any homeowner may display a United States flag or official flag of the State of Florida as well as a flag not larger than 4 ½ feet by 6 feet that represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, or any other flags required to be allowed pursuant to Florida Law. All flags must be displayed in a respectful manner and may be erected on a freestanding flagpole no more than 20 feet high on any portion of the Lot, so long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the Governing Documents.	Immediate	Immediate	$100.00	
TRASH AND OTHER MATERIALS				
No rubbish, trash, garbage, refuse tree limbs, grass clippings, hedge trimmings, or other waste material ("Trash") shall be kept or permitted on the Lots or Association Property except in sanitary self-locking contains located in appropriate areas (i.e., areas not visible from the street or any other Lot other than at times of scheduled curbside trash pick-up). For curbside pick-up Trash shall be placed in sanitary self locking containers	Immediate	Immediate		$100.00

Trash that is required to be placed at the front of a Lot in order to be collected may be placed and kept at the curb after 5:00 p.m. on the day before the scheduled day of collection, but not sooner. Any trash containers shall be removed after pick-up on the day of collection.	Immediate	Immediate	$100.00	
No odors shall be permitted to arise from trash containers so as to render any portion of the Community unsanitary, offensive or a nuisance to any Owners, to the Association Property or to any other property in the vicinity.	Immediate	Immediate		$100.00
No stripped-down vehicles, lumber or other building materials, grass, tree clipping, metals, scrap, automotive pieces or parts, refuse or Trash shall be stored or allowed to accumulate on any portion of the Community	First Notice	7 Days		$100.00
Each Owner shall regularly pick up all Trash around the Home and Lot	Immediate	Immediate	$100.00	
PARKING AND VEHICULAR RESTRICTIONS				
Parking shall be permitted only on driveways, inside garages or in areas specifically designated as "parking areas" by the Association. No parking shall be permitted on sidewalks. No overnight parking on the streets or swales is permitted.	Immediate	Immediate	$100.00	
If parked on driveways, vehicles shall not obstruct traffic on streets.	Immediate	Immediate	$100.00	
Only vehicles belonging to authorized persons actively using the Recreation Tract are permitted to be parked in the Recreation Tract parking spaces. The parking spaces in the Recreation Tract shall not be utilized for parking other than during periods of use of the Recreation Tract by the vehicle's owner.	Immediate	Immediate	$100.00	
No vehicle or other possessions belonging to an Owner or to an Owner's family member , guest, invitee or tenant shall be positioned in such a manner as to impede or prevent ready ingress or egress to another Owner's driveway.	Immediate	Immediate	$100.00	
Overnight parking of boats in the Community shall only be allowed from 6:00 p.m. on Friday evenings until 8:00 a.m. on Monday mornings (or until 8:00 a.m. on Tuesday mornings if the preceding Monday is a national holiday). At all other times, no overnight parking of boats in the Community is allowed unless within the garage of the Home and with the garage door closed.	Immediate	Immediate	$100.00	
No overnight parking of commercial vehicles on a Lot is allowed unless within the garage of the Home and with the garage door closed. Trailers, motor homes and recreational vehicles shall not be parked in the Community.	Immediate	Immediate	$100.00	
No repairs of vehicles shall be made within the Community unless the repairs take less than twenty-four hours, The only exceptions to the preceding shall be: (a) emergency repairs; and (b) repairs made within the garage of the Home and with the garage door closed.	Immediate	Immediate		$100.00
Disposal of drained automotive fluids is not allowed within the Community	Immediate	Immediate	$100.00	
All vehicles shall be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, appearance or otherwise.	First Notice	7 Days		$100.00
No Owner shall keep any vehicle on the Lot which is deemed to be a nuisance by the Board.	First & Second	14 days		$100.00
No Owner shall perform restorations of any motor vehicle, boat or other vehicle within the Community unless made with the garage of the Home and with the garage door closed.	First & Second	14 days		$100.00
Car washing shall be permitted only on an Owner's driveway.	Immediate	Immediate	$100.00	
Owners shall maintain a current registration and all required insurance coverages for all vehicles parked with the Community.	First & Second	14 days		$100.00
Vehicles which cannot operate under their own power and/or which remain within the Community for more than seventy-two hours shall be towed at the Owner's expense, unless parked on the Owner's driveway or inside the Owner's garage.	First Notice	4 days		$100.00

The Board shall make a reasonable attempt to give notice to the Owners of offending vehicles. If such vehicle is not removed of if the violation is not corrected, the Board may have the offending vehicle towed at the expense and risk of the owner of the vehicle.	First Notice	7 days	$100.00	Plus Towing Cost
For purposes of this rule, motorized scooters, hoverboards, motorized in-line skateboards, and an electric personal assistive mobility device ("EPAMD" or Segway") shall be referred to as "Motor Assisted Devices."				
Motor Assisted Devices are limited to those devices which are not capable of being propelled at a speed greater than 20 miles per hour.	Immediate	Immediate	$100.00	
Any person operating a Motor Assisted Devices within all common areas from sunset to sunrise shall carry and maintain a valid driver's license. Operators not in possession of a valid driver's license shall not be able to proceed if stopped by security.	Immediate	Immediate	$100.00	
Hoverboards and motorized in-line skateboards shall be prohibited within all common areas from sunset to sunrise.	Immediate	Immediate	$100.00	
Motor Assisted Devices shall be prohibited from being used at any time in, at, or near any Recreational Facility, or any area appurtenant to any Recreational Facility. For purposes of this Rule, a "Recreational Facility" shall include, but shall not be limited to, the Clubhouse, the Clubhouse facility, the Clubhouse parking lot(s), all amenity areas near or appurtenant to the Clubhouse, the Tennis Center, the parking lots appurtenant to the Tennis Center, and all other areas used for recreational, sport, and/or entertainment purposes. Notwithstanding the above prohibition on use in at or near the Recreational Facility, Motor Assisted Devices may be used to travel to and from the Clubhouse and Tennis Center facilities and to park the device in a designated area.	Immediate	Immediate	$100.00	
Motor Assisted Devices shall be prohibited from being used at any time on Sauvignon Pkwy, and from the intersection of US Hwy 441 and Cabernet Drive to the Association rear entrance gates (441 Gates). Motor Assisted Devices may, however, be used in the bike lanes of Sauvignon Pkwy, and Cabernet Drive.	Immediate	Immediate	$100.00	
Every motorized scooter or EPAMD, when in use at any time after sunset to sunrise, must be equipped with a lamp on the front that emits a white light and with a red light on the rear.	Immediate	Immediate	$100.00	
Registration: Motor Assisted Devices are required to be registered annually with the Association, at which time a permanent identification number sticker will be issued. An annual decal will be issued for the Motor Assisted Device when the application is provided. Annual registration is due by January 1st of each year.	Immediate	Immediate	$100.00	
The parent or guardian of any child shall not authorize or knowingly permit any such child to violate any of these rules.	Immediate	Immediate	$100.00	
Any driver of a Motor Assisted Device operating on any sidewalk, or across a roadway upon and along a crosswalk, within the Association shall yield the right-of-way to any pedestrian and shall give an audible signal before overtaking and passing such pedestrian.	Immediate	Immediate	$100.00	
The use of go carts is prohibited in all common areas.	Immediate	Immediate	$100.00	
Street parking is restricted to either the odd side or even side of the road in line with the odd and even months. During the months of January, March, May, July, September, and November parking is permitted on the side of the road where homes end in odd number addresses. During February, April, June, August, October, and December parking is permitted on the side of the road where homes end in even number addresses.	Immediate	Immediate	$100.00	

Any person operating a motor vehicle shall abide by all traffic regulations applicable to vehicular traffic inclusive of posted speed limits, yield and stop signs. Camera and radar devices may be deployed within the Community to monitor speed and moving violations. A traffic fine violation may be issued in accordance with the sanction fining schedules adopted by the Board. Traffic fine violations may escalate per violation. Failure of an Owner to comply with any Rule or Regulation adopted by the Association shall be grounds for actions as provided by the Governing Documents, which may include but are not limited to possible suspension of automated Resident Gate Access privileges for multiple violations and/or the suspension of any and all of the rights of the Owner or an Owner's tenants, guests, or invitees to use the Association Property and facilities (including without limitation, the Recreation Tract). (Revised 2/29/2024)				
Violations Other Than Thoses Listed Immediately Below	Situational	Situational	$100.00	
Parking in Handicap Space without Valid Tag	Immediate	Immediate	$100.00	
Expired License Plate	First	30 Days	$100.00	
No Valid Drivers License	Immediate	Immediate	$100.00	
Failure to Stop at Traffic Sign	Immediate	Immediate	$100.00	
Failure to Stop for School Bus	Immediate	Immediate	$100.00	
Failure to Yield to Pedestrians In Cross-Walk	Immediate	Immediate	$100.00	
Speeding In Excess of Posted Sign(s)	Immediate	Immediate	$100.00	
Exceeds the Speed Limit in Excess of 25 MPH	Immediate	Immediate	$250.00	
ANIMALS AND PETS				
Ordinary house pets are permitted subject to the guidelines contained herein. Ordinary house pets shall include dogs (except Pit Bulls, Rottweilers, Presa Canarios (canary dog) and "Dangerous Dogs" – all as provided in the Declaration), cats, caged domesticated birds, hamsters, gerbils, guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits and pets normally maintained in a terrarium or aquarium. The Board may determine, in its discretion, a maximum number of pets per household.	First and Second	Situational		$100.00
Under no circumstances shall a Pit Bull, Rottweiler, Presa Canario (canary dog) or Dangerous Dog be permitted on the Property. As used in the Declaration: (i) a "Pit Bull" is defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one (1) or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds; and (ii) a "Dangerous Dog is defined as a dog which meets any one (1) of the following criteria: (a) has aggressively bitten, attacked, endangered or has inflicted severe injury on a human being at any time whether on or off the Property, (b) has severely injured or killed a domestic animal at any time whether on or off the Property, or (c) has, when unprovoked, chased or approached any person upon the Streets, Drives, Roads, Avenues, Roadways and/or Sidewalks, or any other portion of the Property in a menacing fashion or apparent attitude of attack; provided, however, a dog shall not be a "Dangerous Dog" if the threat, injury, death or damage was sustained by a person who, at the time, was unlawfully on the Property (or any portion thereof), or, while lawfully on the Property (or any portion thereof), was tormenting, abusing or assaulting the dog or its owner or a family member; provided further, that no dog may be a "Dangerous Dog" if the dog was protecting or defending a human being within the immediate vicinity of the dog from an unjustified attack or assault.	First and Second	Situational		$100.00
Notwithstanding the foregoing, breeding of any animals or pets, Including ordinary house pets, or any other keeping of pets for any commercial purposes whatsoever within the Community is prohibited.	First and Second	Situational		$100.00

Unusual pets shall not be kept, raised, bred or maintained on any portion of the Community, including the Home, Lot and Association Property. Unusual pets shall include, by way of example and not limitation, those animals not generally maintained as pets, such as poultry, livestock, horses, large reptiles, anthropoids, felines other than cats, canines other than dogs, rodents, birds and other creatures other than those listed above, or not maintained in a terrarium or aquarium. Pit Bulls, Rottweilers, Presa Canarios (canary dog) and Dangerous Dogs (all as provided in the Declaration) are also classified as an unusual pets and are, therefore, prohibited.	First and Second	Situational		$100.00
Pet owners are responsible for any property damage, personal injury or disturbance which their pet may cause or inflict. Each Owner who determines to keep a pet agrees to indemnify the Association and hold the Association harmless against any loss or liability of any kind or character whatsoever arising from or growing out of such Owner having any animal in the Community.	Immediate	Situational		$100.00
Pets shall not be left unattended outside the Home. No pet shall be kept tied up outside of a Home or in any covered or screened porch or patio, unless someone is present in the Home.	Immediate	Immediate	$100.00	
All dogs and cats shall be walked on a leash and in full control by their owners at all times. Any pet shall be carried or kept on a leash when outside of a Home or outside of a fenced-in area.	Immediate	Immediate	$100.00	
Any solid animal waste shall be immediately picked up and removed and shall not be deposited on or within the Association Property.	Immediate	Immediate	$100.00	
All pets shall have and display, as appropriate, evidence of all required registrations and inoculations and the name and address of its owners.	Immediate	Immediate	$100.00	
Every female animal, while in heat, shall be kept confined in the Home by its owner in such a manner that she shall not be in contact with another animal nor create a nuisance by attracting other animals.	First Notice	3 days	$100.00	
If any pet becomes obnoxious to the Owners by barking or otherwise, the owner of the pet shall cause the problem to be corrected. If the problem is not corrected, then the Owner, upon written notice from the Association, shall be required to rehome the animal.	First and Second	14 days		$100.00
No Owner shall inflict or cause cruelty upon or in connection with any pet.	Immediate	14 days		$100.00
USE AND ENJOYMENT OF LAKES				
Owners, or the family members, guests, invitees and tenants of Owners, shall be permitted to engage in “catch and release” fishing in the lakes. An Owner shall only access the lakes for fishing from the lake maintenance easement area or lake maintenance access easement area which immediately abuts Owner’s Lot if the Owner's Lot is a Lake Lot. If the Owner's Lot is not a Lake Lot, or if an Owner of a Lake Lot wishes to access a different lake or another area of the same lake, then access to the lake for fishing shall be exclusively from a lake maintenance access easement area abutting Association Property. Notwithstanding the preceding, an Owner shall not be permitted to fish from any lake maintenance easement or lake bank area which immediately abuts another Owner's Lake Lot. If no portion of the lake maintenance access easement or lake maintenance easement abuts Association Property, Owners other than lake lot Owners whose lots abut the lakes shall not be permitted access to that lake. In addition, no Owner shall be permitted access to or to fish in any lake maintenance easement or lake bank area which immediately abuts a Lake Lot owned by another Owner.	Immediate	Immediate	$100.00	
Lake Lot Owners, or the family members, guests, invitees and tenants of Lake Lot Owners, shall be permitted to operate non-motorized and electric watercraft in the lakes. No other persons shall be permitted to operate watercraft in the lakes. Notwithstanding the foregoing, a Lake Lot Owner shall only access the lakes from the lake maintenance easement area or lake maintenance access easement area which immediately abuts Owner’s Lot. The launching into and removal from a lake of any permitted non-motorized and electric watercraft by a Lake Lot Owner shall be limited to that Owner's Lake Lot. Watercraft shall be limited in size to eighteen (18’) feet in length.	Immediate	Immediate	$100.00	

No alteration, relocation, removal or damage shall be caused to any littoral plantings, wetlands plantings or upland plantings.	Immediate	Immediate	$100.00	
No planting, fencing or other improvements or additions to the grassed area surrounding the lake and outside the Lot is permitted.	First and Second	30 days		$100.00
No installation of sand or other materials intended to simulate a beach is permitted along the lake banks or within the lake maintenance easements or rear yards of Lake Lots.	First and Second	30 days		$100.00
Swimming and the operation of motorized watercraft, other than electrically operated watercraft, in the lakes are prohibited.	Immediate	Immediate	$100.00	
Watercraft and trailers shall not be stored on the lake banks or in the easement areas. Only watercraft which are permitted to be used within the lakes of the Community may be stored within the back yards of Lake Lots.	Immediate	Immediate	$100.00	
In no event shall an Owner cause any erosion or change in grade of any Lake Bank slope from design grade.	First and Second	30 days		Situational
LEASING OF HOMES				
No portion of a Home, other than an entire Home, shall be rented by the Owner. No Home, or portion thereof, shall be sub-let.	First and Second	30 days		Situational
All leases shall provide that the right of the tenant to use and occupy the Home and the Association Property shall be subject and subordinate in all respects to the provisions of the Governing Documents.	First and Second	30 days		Situational
All leases shall provide for a minimum lease term of seven months. No lease shall provide for an early lease termination which would reduce a lease term to a period of less than seven months except in the event of a default by the tenant. No home may be rented more than one (1) time during any twelve (12) month period.	First and Second	30 days		Situational
Each Owner shall be required to use a lease addendum which provides, among other things, that the tenant will pay the rent due under the lease directly to the Association upon receipt of notice from the Association that the Owner is delinquent in amounts due to the Association. Even if such lease addendum is not included, each lease entered into by Owner for a Home shall be deemed to include the foregoing by this reference.	First and Second	30 days		Situational
All leases shall provide, and if they do not so provide then the leases shall be deemed to provide, that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Declaration, the Articles, the Bylaws, the Rules and Regulations, or of any other agreement, document or instrument governing the Lots or Homes.	First and Second	30 days		Situational
The Owner of a leased Home shall be jointly and severally liable with such Owner's tenant for compliance with the Association Documents and the Rules and Regulations and to the Association to pay Assessments and/or any claim for injury or damage to persons or property caused by the acts or omissions of the tenant and/or those for whom the Owner is responsible.	First and Second	30 days		Situational
The Owner shall provide the Association with a copy of all executed leases in their entirety for the Home.	Immediate	7 Days		$100.00
A person occupying a Home for more than one (1) months without the Owner or tenant or a member of Owner's or tenant's family being present shall not be deemed a guest, but rather, shall be deemed a tenant for purposes of the Declaration and these Rules and Regulations (regardless of whether a lease exists or rent is paid) and shall be subject to the provisions of the Declaration and these Rules and Regulations which apply to tenants.	First and Second	30 days		Situational
MISCELLANEOUS RULES AND REGULATIONS				

Signs. No sign, display, poster, advertisement, notice or other lettering whatsoever (including, without limitation, "For Sale", "For Rent" or", "By Owner" or "Open House" signs) shall be exhibited, displayed, inscribed, painted or affixed in public view of any portion of a building, vehicle or other Improvements in the Community (including, without limitation, a Home without the prior written approval of the Board, which approval may be given, conditioned, withheld or denied in the sole and absolute discretion of the Board. Notwithstanding anything to the contrary contained in these Rules and Regulations, the Board shall not approve any sign, display, poster, advertisement, notice or other lettering which is or in the nature of a "For Sale" or", "For Rent, "By Owner", "Open House" or any other similar sign for the sale or renting of a Home for so long as Declarant owns a Lot in Boca Bridges or so long as Declarant or any of Declarant's affiliates (or any of their respective successors or assigns) are conducting sales and marketing of homes in the Community or other communities developed or marketed by Declarant or any of Declarant's affiliates, whichever is later.	Immediate	7 days		$100.00
Chemicals. Except as otherwise specifically provided herein, Owners shall not keep any flammable, combustible or explosive fluids, fuels, chemicals or substances in any Home, its adjacent yard area or within the Association Property. No above-ground propane or other fuel storage tanks shall be permitted except only for: (a) customary propane tanks associated with barbecue grills, and (b) those substances use for normal household or yard maintenance use. Any such propane tanks and household substances shall be maintained in accordance with the prescribed use and safety instructions but in no event shall they be installed or stored on Association Property.	Immediate	7 days	Situational	Situational
Moving. Owners or tenants who are moving in or out of the Community shall do so between the hours of 8:00 am and 9:00 p.m. Portable self storage containers are permitted but may not be stored outside of the Home for more than 48 hours. Portable self storage containers shall be placed entirely within the Lot and not in the right-of-way bounding the Lot. At no time shall such units be placed on Association Property.	First and Second	7 days	Situational	
Solicitation. All door-to-door commercial solicitation is prohibited. Placing of materials in mailboxes or on or within any portion of the Homes or Lots is strictly prohibited unless express written permission is granted by the Board.	Immediate	Immediate	$100.00	
Residential Directory. Use of addresses, phone numbers and e-mail addresses set out in any resident directory is for official Association use only. The resident directory and all information therein contained may not be used by any Owner for their own political, charitable, or business purposes. Any contact information (including, without limitation, email addresses) provided to the Association or included in any correspondence to the Association may be used by the Association. All contact information in the Association's records may be included in the residential directory unless Owner sends written notice to the Association directing that such contact information not be included in the residential directory.	First and Second	7 days		Situational
Hunting, Trapping or the Use of Firearms. Hunting, trapping, or the use/discharge of firearms, including, but not limited to, hand guns, rifles, shotguns, BB guns, pellet guns, paint guns, slingshots and bows and arrows, are not permitted anywhere in the Community. This rule shall not prohibit an Owner from keeping a lawful firearm such Owner's Home.	Immediate	Immediate	$100.00	
Garage/Yard Sale. No Owner shall be permitted to conduct or hold a garage sale, yard sale, tag sale or other similar sale from any portion of their Lot.	Immediate	Immediate	$100.00	
Garage Door Screening. No portion of the opening to any garage door may be covered or enclosed by screen material.	Immediate	Immediate	$100.00	
Golf Carts. No gasoline-powered golf carts shall be operated within the Community, except as may be owned and operated by the Declarant or the Association. All other golf carts shall be powered by electricity or by similar non combustion means.	First and Second	30 days	Situational	
Storage: When not in use, golf carts shall be parked or stored within the garage of the Home and with the garage door closed.	Immediate	Immediate	$100.00	

Golf carts may only be operated upon the paved roadways located within the Community. Operators of golf carts shall abide by all traffic regulations applicable to vehicular traffic and shall operate their golf cart in accordance with all manufacturers' and other safety recommendations. The operator shall not impede the flow of traffic.	Immediate	Immediate	$100.00	
Golf carts occupying a designated disabled parking space must visibly display the disabled placard for the entire duration of the parking session.	Immediate	Immediate	$100.00	
The Association may restrict, prohibit or regulate the use of golf carts upon heavily traveled roadways within the Community if the Association determines such use is incompatible with the normal and safe movement of traffic.	Immediate	Immediate	$100.00	
Golf Cart Operator: Any person operating a golf cart within the Community shall carry and maintain a valid driver's license. Operators not in possession of a valid driver's license will not be able to proceed if stopped by security. Golf carts will be parked at the location (off road/sidewalk) where they are stopped and will only be allowed to proceed when a licensed driver arrives. Security personnel are not permitted to drive passengers in security vehicles or golf carts. The Association will not be responsible for any damage to a golf cart which may occur as a result of a potential violation stop or temporary parking of the golf cart.	Immediate	Immediate	$100.00	
Golf carts may be operated only during the hours between sunrise and sunset, unless the golf cart is equipped with headlights, brake lights, turn signals and a windshield.	Immediate	Immediate	$100.00	
Each owner of a golf cart operated within the Community shall keep the golf cart in good condition and appearance. Each golf cart shall be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror and red reflectorized warning devices in both the front and rear. The Association reserves the right to enforce a high level of maintenance for private golf carts.	Immediate	Immediate	$100.00	
No owner of a golf cart may modify their golf cart in a manner that affects the recommended mode or operation, speed or safety of the vehicle.	Immediate	Immediate	$100.00	
Registration: Golf carts are required to be registered annually with the Association, at which time a permanent identification numbered sticker will be issued. An annual decal will be issued for the golf cart when the application and proof of liability insurance is provided. The identification number and annual decal should be placed in clear view, on both sides of the golf cart. Annual registration is due by January 1st of each year. Proof of insurance is required at the time of renewal.	Immediate	Immediate	$100.00	
Insurance: Golf cart owners must carry liability and property damage insurance on the golf cart of at least $500,000.	Immediate	Immediate	$100.00	

Recording and Broadcasting of Association Meetings. Owners shall provide not less than twenty-four (24) hour advance written notice to the Board expressing their desire to utilize any audio or video equipment at an official meeting of the Board or an official meeting of the Owners (collectively, "Association Meetings"). The only audio and video equipment and devices which Owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions. All audio and video equipment shall be assembled and placed in position in advance of the commencement of Association Meetings. Owners videotaping or audio recording Association Meetings shall not be permitted to move about the meeting room in order to facilitate the audio or video recording. Owners who have audio or video recorded an Association Meeting shall not share such audio or video recording with non-Owners. Live streaming and/or broadcasting of Association Meetings, including, without limitation, through Periscope, Facebook Live, or other similar social media platforms, is prohibited. These rules only apply to official Board meetings, Annual Members' Meetings and Special meetings of the Members scheduled in accordance with the Governing Documents; thus, no other meetings may be recorded, live streamed and/or broadcasted in any manner whatsoever.	Immediate	7 days	$100.00	
GENERAL USE OF ASSOCIATION PROPERTY AND RECREATION TRACT				
Responsibility:				
Rule 1.a. Not/Applicable				
Rule 1.b. With respect to the use of Association Property, including but not limited to the Recreation Tract, an Owner shall be held responsible for the actions and conduct of Owner and the actions and conduct of such Owner's family members, guests, invitees and tenants. Decorum, good conduct and safety shall be observed and shall be strictly enforced.	Immediate	Immediate	$100.00	
Rule 1.c. Any damage to Association Property, including but not limited to the Recreation Tract, which is caused by any Owner or family member, guest, invitee or tenant of the Owner shall be repaired or replaced at the expense of the Owner.	Immediate	Immediate	$100.00	
Rule 1.d.The use of Association Property, including but not limited to the Recreation Tract, by persons other than an Owner or the family members, guests, invitees or tenants of the Owner is strictly prohibited and shall be at the risk of those involved and not, in any event, the risk of the Association or its manager. Use of the Tennis Courts and facilities by persons other than family members, guests, invitees or tenants of Owner shall be pursuant to the "Rules for Tennis Courts and Tennis Facilities" section set forth herein.	Immediate	Immediate	$100.00	
Rule 1.e. Not Applicable				
Rule 1.f. The Association shall have the right to require Owners (on behalf of themselves and their family members) and Owners' guests, invitees and tenants (on behalf of themselves and their family members) to execute a Recreational Amenities Release and Waiver in a form acceptable to Association prior to: (i) use of the Recreation Tract, and/or (ii) participation in any activities sponsored, promoted or set up by the Association.	Immediate	Immediate	$100.00	
General Use Restrictions:				
Rule 2.a. The Association Property, including but not limited to the Recreation Tract, shall be solely for the use of the Owner and such Owner's family members, guests, invitees or tenants, subject to the provisions of the Governing Documents. The Association retains the right to limit the number of guests or invitees per household that are permitted to (i) use the Recreation Tract, and/or (ii) participate in any activities sponsored, promoted and/or set up by the Association.	Immediate	Immediate	$100.00	
Rule 2.b.Use of the Recreation Tract, by any organized team (i.e., school teams, municipal recreation league teams, etc.) as a practice or scrimmage court, facility, field or area is strictly prohibited except in connection with the Tennis Courts, as more particularly set forth in the "Rules for Tennis Courts and Tennis Facilities" section herein.	Immediate	Immediate	$100.00	

Rule 2.c.Any use of the Recreation Tract, or any other portion of Association Property, for any private use shall be submitted for prior approval to the Board or its manager. For this purpose, "private use" shall include, by way of example but not limitation, any of the following: private lessons (such as swimming lessons), group lessons, instructional classes, aerobics classes, weight training instruction, exercise classes (including karate or other martial arts classes), social meetings, fraternal meetings, political meetings, religious group meetings, parties, socials, barbecues, seminars, educational classes, computer training courses, and motivational speakers. The foregoing shall not apply to the Tennis Courts and facilities. Use restrictions and requirements relating to the Tennis Courts and facilities shall be as set forth in the "Rules for Tennis Courts and Tennis Facilities" section herein.	Immediate	Immediate	$100.00	
Rule 2.d.Residents shall accompany and remain with their guests and invitees to the Recreation Tract.	Immediate	Immediate	$100.00	
Rule 2.e. Pets shall not be permitted in the Recreation Tract.	Immediate	Immediate	$100.00	
Rule 2.f.The walkways and entrances of the Recreation Tract and facilities located thereon and therein shall not be obstructed or used for any purpose other than ingress and egress.	Immediate	Immediate	$100.00	
Rule 2.g.. No grilling, barbecuing or cooking of food shall be permitted within the Association Property except in those areas designated for such purposes by the Association.	Immediate	Immediate	$100.00	
Cleanliness:				
Rule 3.a. It is prohibited to litter or cause debris to be put in any of the Association Property, including the Recreation Tract. Owners, their family members, guests, invitees and tenants shall cause to be removed or disposed of all rubbish, garbage, trash, refuse or other waste materials generated during their respective use within any recreational facilities or other Association Property.	Immediate	Immediate	$100.00	
Rule 3.b. No personal articles shall be allowed to stand overnight in any of the Association Property.	Immediate	Immediate	Situational	
Rule 3.c. No garbage cans other than those provided by the Association, supplies, water bottles or other articles shall be placed or left in the Association Property, including, but not limited to the Recreation Tract.	Immediate	Immediate	$100.00	
Rule 4. Not Applicable				
RULE FOR THE CLUBHOUSE				
Clubhouse Use:				
Rule 1.a.Clubhouse hours shall be as established by the Board from time to time. Time extensions for social or Community events may be granted at the discretion of the Board. Activities outside the Clubhouse shall not be allowed after 9:00 p.m. without the prior approval of the Board. The foregoing time restrictions shall not apply to activities which have been organized by the Association.	First and Second	28 Days	$100.00	
Rule 1.b Any person not capable of using the equipment or the Clubhouse facilities in a proper manner not to cause physical harm to the equipment and/or facilities or bodily harm to their person(s) should have proper supervision.Supervision must be provided by an Owner or supervising adult (18) years of age or older. No person may supervise more than (5) people at the same time. The supervisor must be able to observe all people under his or her supervision from one location. [Gym] Equipment with a specified age range by the manufacturer must be followed. In the gym, an Owner or supervising adult shall not supervise more than 2 people, at the same time.	Situational	Situational	$100.00	
Rule 1.c. Not Applicable				
Rule 1.d. No immoral, offensive or unlawful use shall be made of the Clubhouse. All Governmental Requirements of all applicable governmental entities shall also be strictly observed.	Immediate	Immediate	$100.00	

Rule 1.e. Equipment and supplies shall not be stored in any location other than as specifically approved in writing by the Board or, if applicable, the Social Director.	First and Second	28 Days		$100.00
Rule 1.f.No signs, notices or photos shall be posted on any of the walls or windows of the Clubhouse, other than on bulletin boards, if made available by the Association for that specific purpose. All postings must first be approved by the Board.	First and Second	28 Days		$100.00
Rule 1.g.All community events and meetings shall supersede the use of all other events throughout the Clubhouse.	First and Second	28 Days	$100.00	
Code of Conduct for the Clubhouse:				
Rule 2.a.No smoking (including e-cigarettes) in the Clubhouse or any rooms therein shall be allowed.	Immediate	Immediate	$100.00	
Rule 2.b.No breakable containers shall be permitted outside of the restaurant and lounge.	Immediate	Immediate	$100.00	
Rule 2.c.All alcoholic beverages consumed within the Clubhouse and related exterior amenities (i.e., pool deck, etc.) must be purchased from the Association's restaurant operator. Owners and their Occupants are not permitted to bring their own alcoholic beverages for consumption to the Clubhouse and related exterior amenities (i.e., pool deck, etc.). Alcoholic beverages may only be consumed in designated areas as approved by the Board from time to time. Alcoholic beverages shall not be served to anyone under the age of 21 or to intoxicated persons.	Immediate	Immediate	$100.00	
Rule 2.d.. Proper attire shall be worn in the Clubhouse.	Immediate	Immediate	$100.00	
Rule 2.e.Bare feet, bare chests and swimsuits shall be prohibited in the Clubhouse, other than to use the locker room facilities provided that entry to and exit from the Clubhouse is through the door adjacent to the locker rooms directly accessing the Pool Area (as hereafter defined).	Immediate	Immediate	$100.00	
Rule 2.f. An Owner shall be responsible for repair and/or replacement costs incurred as a result of deliberate, careless or irresponsible behavior resulting in damage to the Clubhouse furniture, accessories, appliances and/or any related equipment caused by the Owner and/or Owner's family members, tenants, guests, invitees and others for whom the Owner is responsible.	Immediate	Immediate	$100.00	Plus Damages
Rule 2.g. Boisterous or profane language shall be not used in the Clubhouse.	Immediate	Immediate	$100.00	
Rules for Use of Indoor Sports Complex:				
Rule 3.a.The sports court is restricted to the playing of appropriate games or game-related activities (i.e., exhibitions and clinics) only.	Immediate	Immediate	$100.00	
Rule 3.b.No one shall be permitted on the sports court except those persons playing.	Immediate	Immediate	$100.00	
Rule 3.c. Roller skates, skateboards, roller blades, bicycles, scooters and other play or exercise equipment are prohibited on the sports court.	Immediate	Immediate	$100.00	
Rule 3.d. Only sneakers shall be worn on the sports courts. Black soled sneakers shall not be permitted.	Immediate	Immediate	$100.00	
Rule 3.e. Use of the sports court or arcade by any organized team (i.e., school teams, municipal recreation league teams, etc.) is strictly prohibited.	Immediate	Immediate	$100.00	
Rule 3.f. Walking through the sports court during play shall be prohibited.	Immediate	Immediate	$100.00	
Rule 3.g. Entering or leaving a court shall only occur when the play of other players is stopped.	Immediate	Immediate	$100.00	
Fitness Center/Fitness Studio/Multipurpose Room Rules:				
Rule 4.a. Not Applicable: Fitness Center and Fitness Studio hours shall be as established by the Board from time to time.				

Rule 4.b. Not Applicable: All personal belongings shall be removed from the Fitness Center and Fitness Studio when leaving. The Association and its Board shall not be responsible for belongings lost or stolen.				
Rule 4.c. Not Applicable: All equipment shall be used at the risk of the person exercising.				
Rule 4.d. Athletic shoes and shirts shall be worn at all times.	Immediate	Immediate	$100.00	
Rule 4.e. Not Applicable: As a courtesy to others, people exercising are requested to allow others to work out with them.				
Rule 4.f. A thirty (30) minute time limit shall apply on all cardio-vascular equipment when someone is waiting.	Immediate	Immediate	$100.00	
Rule 4.g. Equipment shall be wiped down after usage. Accordingly, people exercising are requested to bring a towel for that purpose.	Immediate	Immediate	$100.00	
Rule 4.h. Phone Conversations. Verbal phone conversations are prohibited while inside the Fitness Center (Gym) or Fitness Studio, including conversations conducted using speakerphone, headphones, earbuds, or other hands-free devices. This restriction applies regardless of the volume of the conversation. Mobile devices may continue to be used for texting, listening to music through headphones or earbuds, and other nonverbal activities, provided such use does not otherwise violate the Association's Rules and Regulations.	First	Immediate	$100.00	
Renting of the Lounge and/or Party Pavilion:				
Rule 5.a. All reservations of the Lounge or Party Pavilion by Owners must first be approved by the Board or, if applicable, the Lifestyle Director. Renting of the Lounge or Party Pavilion by Owners for their private use, if permitted by the Board, shall be subject to availability, the payment of scheduled fees and deposits as may be determined by the Board, and the execution of the Association's form of rental agreement.	Immediate	Immediate	$100.00	
Rule 5.b. Any Owner or other authorized person reserving the Lounge or Party Pavilion shall have the care, custody and control of such portion of the Lounge or Party Pavilion, as applicable, during the period the facility is reserved and shall, therefore, be responsible for any and all costs for repairs and/or replacement to the Lounge and Party Pavilion, and their respective furniture, equipment, accessories, appliances and the like which are damaged or destroyed for any reason while under their care, custody and control. In addition, any Owner or authorized person using a portion of the Lounge or Party Pavilion shall be responsible for the care and cleaning thereof, including the kitchen, as applicable. All furnishings and equipment shall be replaced to their previous locations, but in no event shall they be removed from the Lounge or Party Pavilion.	Immediate	Immediate	$100.00	
Rule 5.c. Owners wishing to reserve the Lounge or the Party Pavilion must first contact the Lifestyle Director to request a date and time. A deposit shall be due and payable at the time of reservation, and a portion thereof shall be non refundable, all as determined by the Board. The balance of the deposit shall be refunded only if: (i) there has been no damage, misuse or theft to the Lounge or Party Pavilion and all furniture, equipment, accessories, and all appliances therein and (ii) if the Lounge or Party Pavilion, as applicable, is left clean. The amount of the required deposit and the non-refundable portion of the deposit may be established and amended by the Board at any time and from time to time.	Immediate	Immediate	$100.00	
Rule 5.d. All community events and meetings shall supersede the use of all other events throughout the Lounge and/or the Party Pavilion.				
Rule 6. Use of the Clubhouse shall also be governed by all other applicable Rules and Regulations adopted by the Board from time to time, including but not limited to those concerning the "General Use of Association Property and Recreation Tract".	Situational	Situatonal	Situational	Situational
RULES FOR THE SWIMMING POOL AREA				

Pool Area Use:				
Rule 1.a. Not Applicable: Risk Warning				
Rule 1.b. Pool Area hours are from Dawn to Dusk, but in no event later than 9:00 p.m. No use prior to 8:00 a.m. shall be allowed which is deemed disruptive to the peaceful enjoyment of those residents living in close proximity to the Pool Area. The foregoing time restrictions shall not apply to activities occurring in the Pool Area which have been organized by the	Immediate	Immediate	$100.00	
Rule 1.c. Any person who is not capable of using the Pool Area in a proper manner not to cause physical harm to the equipment and/or facilities or bodily harm to their person(s) should have proper supervision. Proper supervision means actively watching and directing a person's activities. An Owner or supervising person shall not supervise more than 5 people at the same time. A supervisor must remain in direct physical contact with an infant younger than one year. Any child five years or younger must be within an arm's reach and in the sight of the supervisor at all times. Supervision must be provided by an Owner or supervising adult (18) years of age or older.	Situational	Situational	$100.00	
Rule 1.d. Wheelchairs, strollers and child waist and arm flotation devices shall be permitted in the Pool Area. No rafts and similar flotation devices shall be permitted in the lap pool.	Immediate	Immediate	$100.00	
Code of Conduct for the Pool Area				
Rule 2.a. No nude swimming shall be allowed at any age. Paper or cloth diapers are prohibited in the pools or whirlpool spa. Infants/children who are not toilet trained and adults who are incontinent must wear appropriate swim diapers which fit snugly around the legs and waist. If the swim diapers become soiled, the person must exit the pool immediately and not return until he/she has taken or been given a soap shower and has been covered by a new, clean swim diaper.	Immediate	Immediate	$100.00	
Rule 2.b. Animals shall not be permitted in the Pool Area.	Immediate	Immediate	$100.00	
Rule 2.c. No roller skates, skateboards, roller blades, bicycles, scooters, balls of any kind, scuba equipment, swimming fins and other play or exercise equipment shall be permitted in the Pool Area unless the equipment is used in conjunction with an event or activity scheduled by the Association.	Immediate	Immediate	$100.00	
Rule 2.d. No running, pushing, dunking, rough play, profane language, diving or jumping in the Pool Area shall be permitted.	Immediate	Immediate	$100.00	
Rule 2.e. No music devices or portable televisions shall be permitted in the Pool Area without the use of headphones.	Immediate	Immediate	$100.00	
Rule 2.f. Live musical entertainment (i.e., DJ, live band, etc.) is not permitted in the Pool Area unless organized by the Association.	Immediate	Immediate	$100.00	
Health and Safety Considerations				
Rule 3.a. All users shall shower before entering the resort pool, lap pool, whirlpool spa and/or interactive wet play area. Water is circulated; persons using the Pool Area shall not swallow pool water.	Immediate	Immediate	$100.00	
Rule 3.b.No soaps or shampoos shall be used at the pool side shower.	Immediate	Immediate	$100.00	
Rule 3.c. Persons wearing bandages or having colds, viruses, coughs, inflamed eyes, infections, diarrhea and/or open sores shall not use the resort pool, lap pool, whirlpool spa and/or interactive wet play area.	Immediate	Immediate	$100.00	
Rule 3.d. No glass containers or other breakable objects shall be permitted in the Pool Area.	Immediate	Immediate	$100.00	
Rule 3.e. All belongings shall be removed when the user is leaving the Pool Area. The Association and its Board shall not be responsible for any belongings lost or stolen.				

Rule 3.f.All rubbish, garbage, trash, refuse or other waste materials shall be placed into containers around the Pool Area provided for this purpose or removed from the Pool Area.	Immediate	Immediate	$100.00	
Rule 3.g. A four (4) foot walking area shall be maintained around the resort pool, lap pool, whirlpool spa and/or interactive wet play area. Additionally, walking areas around and through the Pool Area shall not otherwise be blocked.	Immediate	Immediate	$100.00	
Rule 3.h.In accordance with health department regulations, no food or drink are permitted in the resort pool, lap pool, whirlpool spa and/or interactive wet play area.	Immediate	Immediate	$100.00	
Rule 3.i.No intoxicants are permitted in the resort pool, lap pool, interactive wet play area and/or whirlpool spa.	Immediate	Immediate	$100.00	
Use of Pool Furniture and Equipment				
Rule 4.a.Pool furniture shall not be removed from the Pool Area.	Immediate	Immediate	$100.00	
Rule 4.b.Pool furniture shall not be reserved for anyone not in the Pool Area.	Immediate	Immediate	$100.00	
Rule 4.c.Pool furniture and equipment shall not be modified, altered or changed in any manner.	Immediate	Immediate	$100.00	
Rule 4.d. Towels shall be placed on pool furniture when in use.	Immediate	Immediate	$100.00	
Rule 5.Not Applicable: The whirlpool spa may reach temperatures in excess of one hundred degrees Fahrenheit (100°F). If a permitted user of the whirlpool spa has a health risk, such user should first check with their physician before using the whirlpool spa.				
Rule 6. Use of the Pool Area shall also be governed by all other applicable Rules and Regulations adopted by the Board from time to time, including but not limited to those concerning the "General Use of Association Property and Recreation Tract."	Situational	Situational	Situational	
Rules for the Outdoor Courts and Open Play Areas				
Rule 1. Not Applicable: Player Shall Play At Their Own Risk				
Outdoor Court and Open Play Area Use:				
Rule 2.a. The Outdoor Courts and Open Play Area are open for play from dawn to dusk.	Immediate	Immediate	$100.00	
Rule 2.b. During morning hours (8:00 a.m. to 12:00 noon), players shall maintain low noise levels	Immediate	Immediate	$100.00	
Rule 2.c.Private lessons shall not be given during prime playing hours (5:00 p.m. to 9:00 p.m.).	Immediate	Immediate	$100.00	
Rule 2.d.Use of the Outdoor Courts and Open Play Area is limited to one and a half (1½) hours of play. Play may continue provided no other players are waiting at the expiration of the preceding time limits.	Immediate	Immediate	$100.00	
Specific Use Restrictions:				
Rule 3.a. The Outdoor Courts and Open Play Area are restricted to the playing of appropriate games or game-related activities only.	Immediate	Immediate	$100.00	
Rule 3.b.No one shall be permitted on the Outdoor Courts or Open Play Area except those persons playing.	Immediate	Immediate	$100.00	
Rule 3.c.Roller skates, skateboards, roller blades, bicycles, scooters and other play or exercise equipment are prohibited on the Outdoor Courts and Open Play Area.	Immediate	Immediate	$100.00	

Rule 3.d. Any person who is not capable of using the Outdoor Courts and Open Play Area in a proper manner not to cause physical harm to the equipment and/or facilities or bodily harm to their person(s) should have proper supervision. Proper supervision means actively watching and directing a person's activities. A person must receive supervision and care in accordance with their needs. Supervision must be provided by an Owner or supervising adult (18) years of age or older. No person may supervise more than five (5) people at the same time. The supervisor must be able to observe all people under his or his supervision from one location. No one shall disrupt the play of others.	Situational	Situational	$100.00	
Rule 3.e.. No intoxicants, food or breakable containers shall be permitted on the Outdoor Courts or Open Play Area.	Immediate	Immediate	$100.00	
Rule 3.f.All belongings shall be removed from the Outdoor Courts and Open Play Area when play is complete. The Association and its Board shall not be responsible for belongings lost or stolen.				
Rule 3.g. An Owner shall be responsible for repair and/or replacement costs incurred as a result of deliberate or irresponsible behavior resulting in damage to the Outdoor Courts, Open Play Area and/or related equipment caused by the Owner, such Owner's family members, tenants, guests, invitees and others for whom the Owner is responsible.	Immediate	Immediate	$100.00	
Rule 3.h.Use of the Outdoor Courts, the Open Play Area, or any portion thereof, by any organized team (i.e., school teams, municipal recreation league teams, etc.) as a practice or scrimmage court, facility, field or area is strictly prohibited.	Immediate	Immediate	$100.00	
Code of Conduct for the Outdoor Courts and Open Play Area:				
Rule 4.a. Boisterous or profane language shall be not used by players or spectators	Immediate	Immediate	$100.00	
Rule 4.b.Walking behind or through the playing areas during play shall be prohibited.	Immediate	Immediate	$100.00	
Rule 4.c.Entering or leaving an Outdoor Courts or Open Play Area shall only occur when the play of other players is stopped.	Immediate	Immediate	$100.00	
Rule 4.d.. Only proper attire, shoes and protective wear shall be worn. No swimsuits or bare chests shall be allowed. Only sneakers shall be worn on the courts. Black soled sneakers shall not be permitted.	Immediate	Immediate	$100.00	
Pickleball Court Rules				
Rule 5.a.The Pickleball Courts are open from 8:00 a.m. to 8:00 p.m.	Immediate	Immediate	$100.00	
Rule 5.b. Play shall be limited to one and a half (1½) hours for doubles play and one (1) hour for singles play. Play may continue providing no other players are waiting at the expiration of the preceding time limits.	Immediate	Immediate	$100.00	
Rule 5.c.. The Board reserves the right to require the use of specific pickleball paddles and/or pickleballs.	Immediate	Immediate	$100.00	
Rule 5.d. Reserving Pickleball Court Time: If a reservation schedule is maintained on a board at the pickleball courts or online through the Association, the following shall apply: i. Reservations for play shall not be made earlier than the day before the requested time. Unassigned court time may be signed up for by the same players on the same day. ii. Players shall not reserve more than one time slot daily. Any duplicate reservations shall not be honored until all other players have played. iii. Court time shall be forfeited if players do not show up within ten (10) minutes of the reserved time.	Immediate	Immediate	$100.00	
				Situational

Rule 6.Use of the Outdoor Courts and Open Play Area shall also be governed by all other applicable Rules and Regulations adopted by the Board from time to time, including but not limited to those concerning the "General Use of Association Property and Recreation Tract".	Situational	Situational	Situational	
Rules for the Tennis Courts and Tennis Facilities				
				Situational
Tennis Director is authorized by Board to impose fees; determine owner/guest ratios and ban the use of facilities by guests for non-compliance.	Situational	Situational	Situational	