

Rules and Policies

applicable to Parker's Landing Owners and Residents.

In accordance with Article VI, Section 1d of our Covenants, the Association Board of Directors has voted and put in effect the following rules and restrictions.

These rules and restrictions will remain in effect until amended or repelled by a majority vote of the Board of Directors.

Restrictions on the use of the pool facilities (amended on 10/24/10)

The pool is open every day from 6am to 10pm and for adults only from 10pm to 12am on Fridays and Saturdays.

The last person leaving the pool facilities is responsible for locking all bathroom doors and pool gates.

The use of the pool facilities after hours or for parties is subjected to written authorization by the Board of Directors.

Guests or visitors over the age of 18 must be accompanied by a resident or be in possession of a pool pass which must be presented at any resident's request.

No guest or visitor under the age of 18 and no children under the age of 12 is allowed to be present at the pool facilities without the direct supervision of an adult.

Residents, guests and visitors use the facilities at their own risk

The use of the shower is required before entering pool.

Babies must wear swim diapers.

Jumping the pool fence or gates is prohibited.

No glass bottles or food is allowed in or around the pool.

No running, pushing or rough play is allowed in the pool area.

No cutoffs are allowed in the pool and maximum bath load is 20.

No animals are allowed at the pool facilities.

NO DIVE is allowed in the pool.

In case of an emergency, call 911.

Rules and policies in effect for guests and visitors (amended on 10/24/10)

Parker's Landing is a private and gated community and residents shall be held responsible for the actions of their guests and visitors while on the property.

Owners and Residents are considered responsible to inform their guests and visitors about the rules and covenants applicable to them.

Unwanted visitors shall not be granted access to the property and must be asked to leave immediately. The Sheriff Office should be called upon and trespassing warnings issued to any unwanted visitor refusing to leave or returning on the property.

Parents and/or Legal guardians shall be held responsible for the actions of their children's guests and visitors.

Residents shall not give their gate access code to their guests or visitors and must request a new code if they believe it is being used without their knowledge or consent.

Speed limit and parking of vehicles (amended on 10/24/10)

Vehicle speed on the property is limited to 15 MPH

Parking on common areas is prohibited

Vehicles must be parked in driveway or garage.

Parking in the street is prohibited from 10pm to 6am

Temporary parking waivers can be requested to the Board of Directors

Procedure in effect for suspension of privileges (amended on 10/24/10)

In accordance with Article VI, Section 1a of our Covenants, the Association may suspend the voting rights and the right of an Owner to use and enjoy any recreational facilities situated upon the Common Areas for any period during which any assessment against his Lot remains unpaid or any violation of the provisions of this Declaration remains uncured; and for a period not to exceed 90 days for any infraction of its published rules and regulations pertaining to the use and enjoyment of any such recreational facilities.

When such suspension of privileges is sought by the Association, a hearing date shall be set at the earliest convenience of the Hearing Committee members and notice shall be sent to the Owner and/or Resident.

Suspension of privileges will be decided by a majority vote of the Hearing Committee and notified to the Owner and/or Resident.

Non compliance by an Owner or Resident with the decision of the Hearing Committee shall result in immediate legal action by the Association against the Owner and/or Resident.

Policy in effect for past due association fees (amended on 10/24/10)

In accordance with our Covenants, Florida statutes and other applicable regulations, the board has adopted and asked our property manager to hardwire the procedure described hereafter for all past due accounts.

30 days past due: Reminder (statement) is sent to the Owner

60 days past due: Statement and suspension of privileges hearing notice are sent

75 days past due: Hearing for suspension of privileges (Owner and/or Resident privileges to the recreational areas should be suspended unless full payment has been made or a payment schedule agreement has been signed with the Association)

90 days past due: Certified Notice is sent (at this time, privileges should have been suspended)

100 days past due: Account is referred to Attorney for demand letter (cost to Owner is at least \$100)

120 days past due: Small claim court and lien proceedings (cost to Owner in excess of \$1,500)

Privileges of children living in the community shall not be suspended as a result of their guardians defaulting on their financial obligations but they should be suspended at the first reported violation of any rule or covenant (subjected to hearing process).

Policy in effect for violation of rules or covenants (amended on 10/24/10)

Any uncured violation of the provisions of our declaration of covenants or any infraction of the published rules and regulations pertaining to the use and enjoyment of our recreational facilities may result in a suspension of privileges in accordance with Article VI, Section 1a of our Covenants.

Policy in effect for acts of vandalism (amended on 10/24/10)

Acts of vandalism against the community assets shall not be tolerated and such acts shall result in suspension of privileges as well as legal action against the perpetrator and/or his legal guardians.

Parker's Landing Architectural Committee

Waivers issued to all residents

In accordance with Article IV, Section 25 of our Covenants, the Architectural Review Committee (ARC) has issued the following waivers.

These waivers will remain in effect until amended or repelled by a majority vote of the ARC or the Board of Directors.

Please contact the ARC if you have any question or concern.

Article IV, Section 6 of the Covenants waiver voted on 08/05/2010.

The ARC committee hereby authorize Parker's Landing residents, members of their family, guests, tenants, contractors performing work for the Owner, suppliers and purveyors of services solicited by the Owner or their tenants to keep their trash containers unscreened from view on the side of their house provided that such containers are kept clean, sanitary and are emptied at least twice a week. No trash containers shall remain on the front side of houses, driveways or curbside for more than 12 hours before or after trash pickup times. All other provisions and restrictions of Article IV, Section 6 of the Covenants remain in full effect.

Article IV, Section 10 of the Covenants waiver voted on 08/05/2010.

The ARC committee hereby authorize Parker's Landing residents, members of their family, guests, tenants, contractors performing work for the Owner, suppliers and purveyors of services solicited by the Owner or their tenants to walk their dogs or other household pets along the jogging path and on Common Areas provided that such pets are kept leashed at all time and are not permitted to be present in the pool area, recreational areas and the dock. Any pet waste shall be cleaned promptly and violators shall see their waiver revoked immediately. All other provisions and restrictions of Article IV, Section 10 of the Covenants remain in full effect.