

Rules and Regulations

For all Residents of University Groves Estates Reserve Association, Inc.
Amended and Adopted May 17, 2023

General

1. All residents within University Groves Estates are required to follow these Rules and Regulations. Residents are defined as homeowners and their families, tenants, guests, and invitees. Exceptions to these rules require a waiver by the Board of Directors. Failure to obtain a waiver can result in financial penalties, depending on the violation. By purchasing a unit within the community, you have given the Board of Directors the authority to levy these penalties in the form of fines or a lien against your property. The Board of Directors is assumed to act with their best judgment to maintain the excellent quality of life we currently enjoy within our community.

Homeowners Association (HOA) Assessment and Collection Policy

2. Owners will be assessed quarterly dues. The assessment must be paid within fifteen (15) days of the due date. Fines for late payments may be assessed in accordance with Florida laws. {UGE Covenants 8.8}

Nuisances

3. Substances or devices which may lead to noxious odors are not permitted within or outside your residence. {UGE Covenants 10.22}

4. No one is permitted to play or operate a musical instrument or play a stereo, television, radio or sound amplifier at a noise level which may disturb one's neighbors. Reduced noise levels, as provided for by Manatee County Noise Ordinances, between the hours of 11:00 p.m. and 7:00a.m. are required. {Manatee County Noise Ordinance 2-21-34}

Garbage

5. Keep all garbage in sanitary containers totally within enclosed or screened areas (i.e., garage) and not placed outside these areas except on or just before the day of collection (7:00 p.m. the night before the day of collection). Homeowners must take reasonable precautions to prevent trash from blowing onto other homeowners' properties or into the community common areas or being strewn by animals. {UGE Covenants 10.18}

Residential Community

6. Homes in the community are intended for residential use, which in accordance with community standards established by the board of directors, shall mean use by single families, their domestic employees, and short-term (30 days or less) guests. {UGE Covenants 1.19, 10.1}

7. Only certain limited home-based businesses may be conducted from a residence. The activities of the home-based business shall be secondary to the property's use as a residential dwelling. The business activities of the home-based business shall comply with the applicable provisions of the Manatee County Land Development Code, section 511.7, as of 4-7-23 or as later amended. In short, business uses must be NON-VISIBLE in the community. {UGE Covenants 10.1 and Manatee County Land Development Code 511.7}

Pets

8. An owner may keep up to three (3) animals customarily regarded as household pets (domestic animals, such as dogs, cats, birds, and small aquarium fish). No horses, cattle, swine, goats, poultry or other animals or fowl not customarily regarded as household pets shall be kept on any lot. {UGE Covenants 10.17}

9. Each owner must dispose of all pet droppings. {UGE Covenants 10.17}

10. Pursuant to community standards established by the board of directors, all pets, when outside the home, must be kept on a leash or other suitable restraining device within the owner's constant control. No pet shall be permitted to run free. {UGE Covenants 1.19, 10.17}

11. No pet, service animal, or support animal will be permitted to be a nuisance to one's neighbors. {UGE Covenants 10.17}

Exterior Maintenance and Appearance

12. The Homeowners Association is responsible for maintaining the landscaping of your home. {UGE Covenants 6.5}

13. The Homeowners Association will determine the kind and quality of all plants that replace plants failing to thrive pursuant to community standards established by the board of directors. {UGE Covenants 1.19, 6.5}

14. The homeowner is responsible for maintaining the exterior (roof, walls, fences, garages, porches, patios) and general appearance of their property to meet acceptable community standards. Any repairs to these structures or painting/sealing are the homeowner's responsibility. {UGE Covenants 6.7}

15. Pursuant to community standards established by the board of directors, homes must be repainted every ten (10) years. The initial period begins with the original purchase date. Any variation from the existing paint color must be approved by the

Architectural Review Committee. {UGE Covenants 1.19}

16. The Homeowners Association is responsible for the maintenance of the irrigation system, including any repairs to the pipes feeding the sprinklers/soakers. The irrigation system is under the control of the Homeowners Association. [UGE Covenants 6.5, 10.9]

Plumbing/Air Conditioning/Heating

17. Pursuant to community standards established by the board of directors, maintenance of the gas/electric/county water connections to each home from the public utilities is the homeowner's responsibility. The required backflow valve inspection is the homeowner's responsibility. Repairs to the air conditioning/heating units or other appliances within each home are also the homeowner's responsibility. {UGE Covenants 1.19,6.7}

Home Improvements/Additions

18. All improvements/additions to the exterior of a home or lot must be approved by the Architectural Review Committee and must meet both community and county/state requirements. Improvements, including but not limited to pool, pool/patio cage and related pool equipment, porch, patio, walkway, driveway modifications, fences, new plant installations, externally placed antennae, as well as roof upgrades or changes should comply with the existing designs and color schemes of the community. Upon request, the management company will provide the Architectural Modification Request form. {UGE Covenants 10.2,11.1,11.3}

19. Yard fences can only be wrought iron (black, brown or matching screen color), no more than four (4) feet in height and can only extend to the lot property line. Fences will be approved on a case-by-case basis, due to the open character of the community, and to minimize visual and physical impacts on adjoining properties. Landscaping issues may also arise with the addition of fences, hedges, and other landscaping to provide privacy and are encouraged over fences. Also, drainage utility easement access must be maintained per individual lot surveys. {UGE Covenants 10.12}

Parking

20. Pursuant to community standards established by the board of directors, only passenger vehicles are permitted, including cars, station wagons, passenger vans, passenger minivans, sport utility vehicles and pickup trucks. No oversized vehicles will be permitted to be parked or kept within the community, except for loading and unloading. No parking is permitted on lawns, common areas or blocking sidewalks. On street parking in front of mailboxes or parking on both sides of the street in such a manner as to impede transit of emergency vehicles should be avoided. {UGE Covenants 1.19}

Common Areas

21. All property outside of platted lots is common area, conservation, or drainage utility easement. No modifications may be made outside of platted lot lines without express

permission of the Homeowners Association and Manatee County. {UGE Covenants 4.1,4.3,10.33}

Flags, Signs, Advertisements, Holiday Decorations

22. Generally, the only sign permitted to be displayed is one advertising the sale of the home. Signs for renting the property are not permitted. Any other signs may only be displayed after obtaining permission from the Board of Directors. Only one sign per property is allowed, must be installed on the owner's property, and only on the home side of the sidewalk. {UGE Covenants 10.16}

23. Owners may display one United States flag, which must be portable, removable and displayed in a respectful manner. Owners may also display official flags permitted by Florida statute 720.304 currently in effect or as later amended, including flags of the United States Army, Navy, Air Force, Marine Corps, Coast Guard, Space Force and POW-MIA. No flag shall exceed 4-1/2 feet by 6 feet in dimension. Display of any other flag must be approved by the HOA. {Florida Statute 720.304}

24. Pursuant to community standards established by the board of directors, holiday decorations are permitted. However, such decorations may not be put up more than four (4) weeks before the holiday and must be removed within two (2) weeks following the holiday. {UGE Covenants 1.19}

Rental Policy

25. No owner shall lease less than his/her entire lot, lease his/her lot to more than two (2) different tenants during a twelve (12) month period, or lease his/her lot for a term of less than three (3) months in duration. An application presenting the background of the prospective renters must be submitted to the Board of Directors. The management company will provide the application and information regarding the application process. The fee for the application/background check of the prospective renter is \$150.00. **Multiple tenants and sub-leasing are not permitted.** {UGE Covenants 10.30}

26. Pursuant to community standards established by the board of directors, **the homeowner is responsible for providing an application to any potential renter and for providing a copy of the rules and regulations to renter(s).** {UGE Covenants 1.19}

Maintenance Personnel

27. The Homeowners Association is responsible for maintaining all landscaping and irrigation in accordance with our covenants. Any complaints or suggestions must be directed to the Management Company for delivery to the Board of Directors.
{UGE Covenants 6.5}