

Rules and Regulations – 5th Edition
For
Grove Pointe Homeowners Association, Inc.

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The purpose of this document is to assist homeowners and home purchasers in better understanding the workings of the Board of Directors, the Architectural Review Committee and the criteria used to review and approve exterior alterations to all existing homes and lots within the Grove Pointe Unit 1 subdivision.

This document provides a means to preserve the environment of Grove Pointe as well as the exclusiveness of homes within the neighborhood. Adherence to the rules contained within this document will contribute to the continuation of the inherent and natural attributes of the community as a highly desirable place to live and to the protection of property values.

The rules have been established to maintain a measure of quality and consistency throughout the development, a standard to which the community should always meet.

Preapproved options for certain materials, colors, shapes, and standards are presented here to demonstrate the intent that homes harmonize with each other and present a pleasing and consistent style. Neither the association nor the architectural review committee shall restrict the right of a parcel owner to select from these options or submit other materials to the Architectural Review Committee (ARC) for individual review and approval or disapproval.

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1. MEMBERS RIGHTS TO SPEAK AT MEETINGS

Member's rights to speak at meetings are provided in Sections 720.303(2)(b) and 720.306(6) of the Florida Statutes. Understanding these rights in advance of a meeting will keep the meeting on track and minimize acrimony between the board and members in attendance when issues pertaining to member rights to speak at a meeting come up. In order to prevent abuse of the right of owners to speak, the following ground rules for members to speak at meetings are hereby promulgated.

If a member, or their authorized representative, attending the meeting signs in prior to the start of the meeting indicating he/she wishes to speak, or submits a written request to speak to the association prior to the meeting, they may speak, during the "Owner's Comments" section of the agenda, for a maximum of three minutes on any item on the meeting's agenda. However, they (either the member or their authorized representative) are restricted to speaking only once about the specific agenda item for that particular meeting and are prohibited from being able to bring up and discuss new issues that are not listed on the duly posted agenda for the meeting.

During "Owner's Comments" a member who has indicated they wish to speak to the association shall raise his or her hand and wait to be recognized by the chairperson at the appropriate time. The speaker only addresses the chairperson. They will then provide their name and address, identify the specific agenda item they wish to address and speak only on that matter. The member will not attempt to engage the board in a conversation by asking the board to answer a question or multiple questions.

The board may approve the speaker to go over the three-minute limit. The board may also grant permission for a member to speak on non-agenda items.

2. RECORDING OF MEETINGS

The Board of Directors of the association may adopt reasonable rules governing the recording of meetings of the board and the membership. Owners and their representatives are allowed to record open meetings using audio and/or video equipment, subject to the following restrictions.

1. The only audio and video equipment and devices which unit owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions.
2. Audio and/or video equipment shall be assembled and placed in position fifteen (15) minutes in advance of the commencement of the meeting. The placement location to be determined by the Board of Directors.
3. Any member videotaping or recording a meeting shall not be permitted to move about the meeting room.
4. Advance notice of twenty-four hours (24) shall be given to the Board of Directors by any member desiring to utilize any audio or video equipment to record the meeting(s).
5. Any tapes or videos taken at a meeting may not be disseminated outside of the association other than to an owner's legal counsel or agent without the written consent of the Board of Directors.
6. There shall be no audio or videotaping of meetings by a third party (non-member) without a 24 hour advance written request and approval by the Board of Directors.

Videotaping anyone and then posting it without their permission is illegal.

3. ACCESS TO HOA OFFICIAL RECORDS

Reference is made to Sections 720.303(5) & (6) of the Florida Statutes. Owners, or their authorized representatives, have a right to inspect and make or obtain copies of certain official records of the

association. HOA records will be made available to the owners, at the property management office during normal working hours, within 10 business days after receipt of a written request submitted by certified mail, return receipt requested to the property management company.

The request may be complied with by having a copy of the official records available for inspection or copying in the community or, at the option of the association, by making the records available to a parcel owner electronically via the Internet or by allowing the records to be viewed in electronic format on a computer screen and printed upon request.

The association shall allow a member or his or her authorized representative to use a portable device, including a smartphone, tablet, portable scanner, or any other technology capable of scanning or taking photographs, to make an electronic copy of the official records in lieu of the association's providing the member or his or her authorized representative with a copy of such records. The association will not charge a fee to a member or his or her authorized representative for the use of a portable device.

There will be no cost for the first 25 pages of copying, thereafter the cost of each page is 25 cents. Additionally if the time spent assisting, retrieving and copying exceeds one-half hour the costs required for personnel will be charged at a rate not to exceed \$20 per hour, charged in 15 minute increments.

Only one owner may inspect the records at a time.

An owner's inspection right is limited to no more than one eight-hour business day per month.

The association can require a representative be present during the inspection to insure the records are not damaged or removed. The personnel costs will not exceed \$20 per hour.

The association will not require a parcel owner to demonstrate any proper purpose for the inspection, state any reason for the inspection, or limit a parcel owner's right to inspect records to less than one 8-hour business day per month.

4. USE OF TRACTS A THRU C

Common Areas. A large portion of Tracts A and B is comprised of lakes that function as part of an overall surface water management system for Grove Pointe. All rights to the waters of such lakes belong to the Homeowners Association together with and subject to such rights as are granted to other persons and the rights of all applicable governmental bodies including Sarasota County and Southwest Florida Water Management District.

Lot owners and their guests may use the lakes located on the Common Areas, subject to these rules and regulations promulgated by the Homeowners Association.

The lakes are environmentally sensitive areas there will be no swimming, wading, netting or boating allowed; and fishing is allowed for residents and their guests. Fishing will be only be on a catch and release basis. Appropriate signage shall be posted indicating these rules.

Lake access is allowed only at the marked access points and only during daylight hours.

When walking around the lakes stay within 10 feet of the edge of the bank and off private property.

Lake plants and birds/animals are not to be disturbed.

No playing is allowed on the stormwater drain pipes or control structures.

No fertilizer shall be applied within 10 feet of the edge of the bank.

Shoreline vegetation should remain completely natural.

Tract C is a common area along the west side of I-75 serving as a noise and visual buffer. It shall be left in an undisturbed state with the native trees and plants. Nothing that might cause erosion of the soil is allowed. No burning or dumping of lawn or landscape debris is allowed.

No throwing or dumping of trash or other debris of any kind shall be allowed in the lakes, any part of the storm drain system, or any common area in Grove Pointe.

5. ARCHITECTURAL REVIEW COMMITTEE

The HOA's governing documents (Paragraph 24 in Article III of the Deed Restrictions) and Florida state statute 720.3035 dictate the way the architectural review committee (ARC) is created and its duties. This document sets out the guidelines as to how the Grove Pointe ARC operates.

The Board of Directors of GPHOA constitutes the ARC. All owners of property are bound by the decisions of the ARC. Furthermore, approval by the ARC is required for any improvement or structure of any kind, including, without limitation, any building, fence, wall, swimming pool, or structure, screened enclosure, water or sewer lines, drain, mailbox, solar energy device, decorative building, landscaping, landscape device or object or other improvements planned to be commenced, erected, placed, or maintained upon any lot or dwelling unit. Any addition, change or alteration thereof or thereto may not be made unless and until the Applications for Modification along with any required plans, specifications, and sketch showing the location of the work shall have been submitted to, and approved in writing by the ARC of the Grove Pointe HOA.

All Applications for Modification shall be submitted for approval by the ARC on the latest edition of the form which can be found on the HOA web site. There is no cost for submitting the request provided no work commences prior to the approval of the ARC request. However, failure to obtain approval prior to starting work will require submitting an "After the Fact" ARC request with a \$50.00 application fee the first time an "After the Fact" submittal is made. If a second "After the Fact" submittal is required by the same responsible party within thirty-six (36) months, the application fee shall be \$100.00 and for a third and any subsequent "After the Fact" submittal, within 36 months of the last submittal, there shall be a \$200.00 application fee.

The community was developed with the intent that homes harmonize with each other and present a pleasing and consistent style. Except as required by the governing documents, this style is not the result of a formal architectural code but rather the result of the vision of the original developer.

To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community, the Board of Directors and ARC hereby recognizes and adopts the style and form of the existing, as-built (and properly approved as otherwise required by the governing documents) properties as the standard, which is now confirmed in these Rules and Regulations. Properly exercised, these rules and regulations shall control, create and preserve an attractive livable community, as well as protect property values.

6. PRE-APPROVED HOUSE PAINT COLORS

The pre-approved house paint colors are listed below. Alternative colors will be reviewed on a case-by-case basis when a request is made through the HOA Architectural Review Committee (ARC). Since any colors approved will have a far-reaching impact for years to come, only colors varying slightly from the pre-approved colors will be considered.

Typically the pamphlets from the paint stores show samples of combinations of paint colors for the Body of the house, the Trim, and any Accents.

Note: Even if the colors requested are on the pre-approved list they might not be approved for your home if it is identical or nearly identical to your neighbors. Look around and make sure your colors don't mirror another home close by.

6.1 BODY, TRIM, AND ACCENT COLORS OF HOUSE (includes the garage door)

The following named styles in the pamphlets from Sherwin-Williams and Behr are mostly earth-tones or muted pastels and are on the pre-approved list. Paint from other manufacturers may be used.

1. Desert and Southwest Style – this palette highlights the warm, earth tones of terra-cotta roof tiles with warm and inviting, casual and rustic, rich colors and just enough contrasting hues of green and gray to cool you off. See them on the internet at: <https://www.sherwin-williams.com/homeowners/desert-and-southwest-style>
2. Suburban Modern Style – this palette contains rich ambers, avocado greens and inky blues. See them on the internet at: <https://www.sherwin-williams.com/homeowners/exterior-color-schemes/suburban-modern>
3. Southern Shores and Beaches Style – a palette of sun-washed tones that are hospitable and accommodating. See them on the internet at: <https://www.sherwin-williams.com/homeowners/exterior-color-schemes/southern-shores-and-beaches>
4. Suburban Traditional Style – a palette of established color combinations that befit traditional residential architecture and blend well with suburban landscape. See them on the internet at: <https://www.sherwin-williams.com/homeowners/exterior-color-schemes/suburban-traditional>

See the following named styles from Behr as shown in their Behr Exteriors Color Collection Pamphlet. See them on the internet at: <https://alafayawoodshoa.com/download/general/Beyer-Paint-Colors-Brochure.pdf>

5. American Casual – a palette of soft yet strong pastels
6. Timeless Appeal – classic color palette with tradition and elegance
7. Modern Views – a palette of neutrals with brilliant accents with streamlined sensibility and design
8. Refined Craft – a palette of organic, natural hues

Repainting exteriors with original paint colors still requires approval from the Architectural Review Committee; however, the review and approval process will be expedited if they are on the pre-approved list. Other color requests will be reviewed by the ARC committee on a case by case basis.

7. APPROVED ROOF COLORS:

Grove Pointe HOA governing documents specifies that asphalt shingles shall be 300-pound architectural grade shingle, or such other composition or material as may be approved by Homeowners Association.

The ARC Committee and Board of Directors have pre-approved the following **shingle** roof colors and ARC approval will be expedited if shingles in the following list are used.

Manufacturer	Class/Category	Color
Certainteed	Landmark Architectural Shingles	Silver Birch
CertainTeed	Landmark	Mojave Tan
GAF	Timberline	Shakewood 3-D
GAF	Timberline Dimensional Shingles	Driftwood
Tamko	Heritage Ployglass IRX-e	Rustic Cedar

The ARC Committee and Board of Directors have pre-approved the following **tile** roof colors and ARC approval will be expedited if colors in the following list are used.

- | | |
|-----------------|--------------------|
| 1. White | 7. Light Green |
| 2. Terracotta | 8. Light Goldenrod |
| 3. Silver Gray | 9. Desert Sand |
| 4. Pebble Gray | 10. Driftwood |
| 5. Putty | 11. Earth Brown |
| 6. Saddle Brown | 12. Forest Green |

The following **composite** roofing material has been pre-approved for use.

Manufacturer	Class/Category	Color
Brava https://www.bravarooftile.com/roof-tiles/barrel-tile/	Recycled Industrial Plastic Barrel Tile	Terra Cotta White

ROOFING PERMITS: A permit through Sarasota County is required in addition to the ARC approval.

8. APPROVED SHAPES AND COLORS FOR ARCHITECTURAL METAL ROOFING

The following shapes/styles are pre-approved for architectural metal roofing in GPHOA.

1. Metal Barrel Tile Appearance



(Continued on next page)

Metal Barrel Tile Appearance (Continued)



2. Metal Flat Tile or Slate Appearance



3. Metal Architectural Shingle Appearance



4. Metal Wood Shake Appearance



The following colors are approved for architectural metal roofing in GPHOA.

1. Bronze
2. Greens
3. Grays
4. Sandstone
5. Tans
6. Terra Cotta
7. Tri-Color
8. White and Off-Whites

9. INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS

The requirements contained in Florida Statute 720.306 Meetings of members; voting and election procedures; amendments Paragraph (9) Elections and board vacancies shall be followed; along with Article IV Board of Directors; Elections; Vacancies of the Association's Bylaws

If, at that time the Intent to be a Candidate form is required to be submitted, a member who owes the Association money for any reason may not become a candidate, their name will not appear on the ballot, if one is needed, and they may not become a director nor hold any office.

10. NEIGHBOR TO NEIGHBOR DISPUTES

When there is a neighborly dispute that does not involve the Association's property and there is not an architectural, maintenance, or deed restriction standard being broken then the Association is not obligated to take any action on the matter. The owners need to settle the dispute themselves.

11. ENFORCEMENT PROCESS FOR VIOLATIONS OF THE DECLARATION OF RESTRICTIONS OR RULES AND REGULATIONS

The Board of Directors (Board), or their designee, shall make periodic inspections of the properties in the HOA to see if there are any violations of the restrictions or rules and to confirm any violations that have been reported by others. The process will conform with Florida State Statutes 720.305 (2) as amended from time to time.

Upon discovering, or confirming the violation, a courtesy warning letter is emailed or mailed out via USPS. It gives the owner notice of the violation with a clear description of the specific problem, the corrective action needed, reference to the appropriate deed restriction, gives them a certain number of days in which to correct the violation before a fine is levied.

The number of days allowed for correction is determined by the Board or their designee and depends on the seriousness of the violation and the speed with which it should be corrected. There are three categories of violations. Category 1 would be for simple violations that need to be corrected immediately and generally do not require difficult to obtain materials. Category 2 would be for violations that require some lead time to gather materials or hire someone to help. Category 3 would be for violations that require additional lead time due to supply-chain issues, limited material or contractor availability, seasonal working conditions, etc. Here are some examples of violations, their category, and typical time for correction.

- 1. Things to correct immediately – Timeline as noted in letter, typically 1 week max**
 - a. Garbage cans, yard waste, or recycle bins set out too early
 - b. Grass needs mowing
 - c. Improper parking or parking on the grass
 - d. Improper vehicles parked in plain view (bus, R/V, boat, trailers, commercial vehicles)
 - e. Inoperative yard/post light, if bulb is burned out
 - f. Recycle bin, garbage cans, and other items not stored out of sight
 - g. Remove fallen dead limbs
 - h. Remove weeds in flower beds
 - i. Trim hedge, bushes, and/or branches away from sidewalks
 - j. Trim plants away from house numbers

- 2. Things that may take a bit longer – Timeline as noted in letter, typically 2 to 4 weeks**
 - a. Dirty driveway
 - b. Dirty roof
 - c. Dirty sidewalk
 - d. Excessive weeds in yard
 - e. Fence repair or replacement
 - f. House needs pressure washing/cleaning
 - g. Inoperative yard/post light, if photocell is defective
 - h. Rain gutters need cleaning
 - i. Remove dead trees
 - j. Remove mold, mildew, or stains on house, fascia, soffit, doors, etc.
 - k. Screening A/C and/or mechanical equipment from view
 - l. Trimming taller trees - palm fronds or other branches above 12' from ground

3. Things that may take even longer – Timeline as noted in letter, typically 10 to 12 weeks

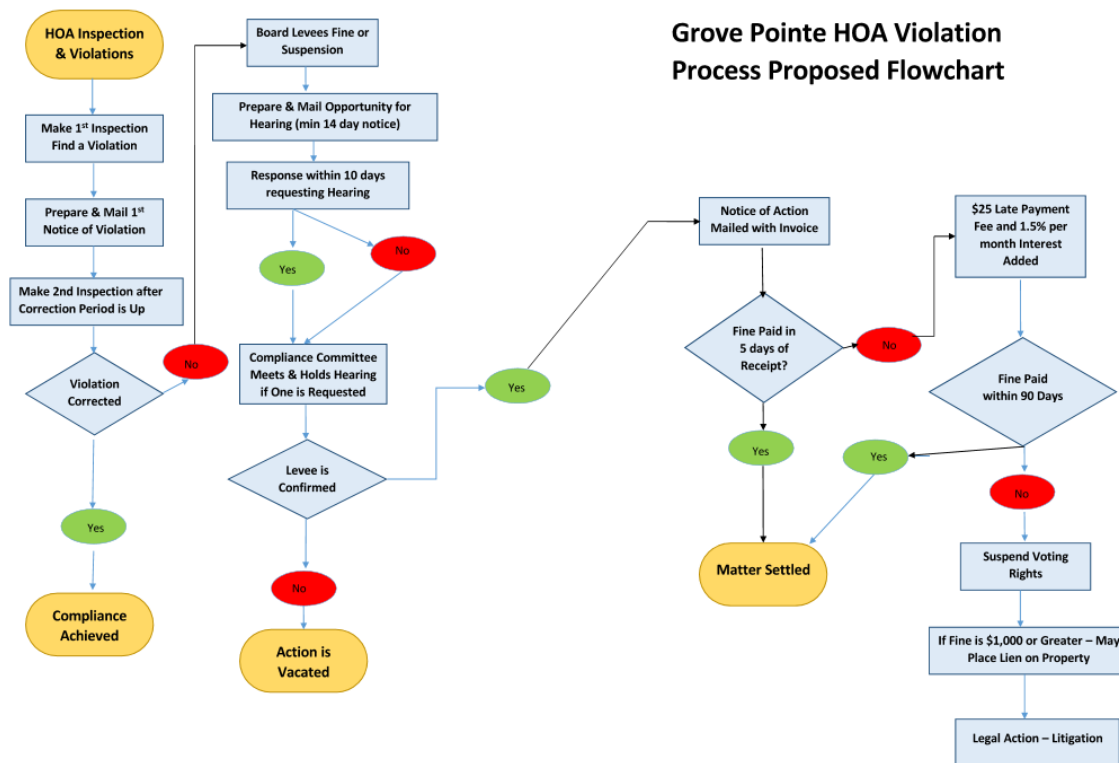
- a. Fascia and/or soffit repair or replacement
- b. House painting
- c. Lanai cage/frame replacement or rescreening
- d. Privacy wall cleaning, repair, painting, etc.
- e. Replace roofing

After the days allowed for correction are up, a reinspection is conducted by the Board or their designee and if the violation has not been corrected, then a violation notice is sent to the owner notifying them of the fine levied by the board for each day the violation continues. The notice will include a description of the alleged violation, the specific action required to cure such violation, and their right to attend a hearing before the Compliance Committee by telephone or other electronic means. The notice will also provide the date and time of the hearing, which will be no sooner than 14 days from the date of the letter, along with directions on how to join the meeting. If they wish to attend the meeting, they will be given a chance to explain any extenuating conditions as to why they should not be fined. After the hearing, the Compliance Committee will discuss the matter and by majority vote either confirm or deny the fine.

After the Compliance Committee action has taken place the property manager will send a letter by mail or email to the owner notifying them of what action the committee took. If the fine was confirmed the letter will state the amount of the fine and demand payment within five (5) days of the date the letter was sent.

If payment in full is not received by the due date a \$25 late fee and interest at 18% APR will be charged.

The enforcement procedure will generally follow the flow-chart on the next page.



12. TABLE FOR STANDARD FINING GUIDANCE

Effective 9-12-2023

STANDARD FINE GUIDANCE: Except as otherwise specifically set forth below the administrative fine amount imposed pursuant to Article 12 of the GPHOA deed restrictions and FL Statute 720.305 (the FL Homeowners’ Association Act) for a first violation of the governing documents by a member of the Association shall generally be One Hundred Dollars (\$100.00) per day.

Below is a table identifying the more frequent violations and the respective fining guidance for the first offense. This table does not include every violation. As provided in the governing documents, owners and/or occupants will receive written notice of the specific violation(s) that has occurred or continues to occur, and what steps must be taken to correct the violation before a fine is assessed.

Description	Restriction Reference	Notes	Fine
1. Trailers, Commercial Tag Vehicles	Deed Restrictions 6.2. and 6.19.	No trailers or commercial tagged vehicles are permitted without consent of HOA. No trucks or vehicles which are used for commercial purposes, other than those present on business, nor any trailers, may be parked in the Subdivision unless inside a garage and concealed from public view.	\$100 per day
2. Grade of the Lot changed	6.4.	No change in grade (whether filling or otherwise) shall be made which will adversely affect drainage of any Lot or drainage of any adjacent Lots or Tracts.	\$100 per day

3. Screening of A/C compressors, pool equipment, oil and gas storage tanks, garbage containers, etc.	6. 14.	All garbage or trash containers must be placed within walled or screened areas, except when it is necessary to be set out for pickup. Heating, ventilation, air conditioning equipment, fans, pool equipment, generators, water treatment and water storage tanks located outside a building shall not be visible from directly in front of the house. Oil and Gas storage tanks shall be underground. Water treatment and water storage tanks shall be screened from view.	\$100 per day
4. Post Light with photosensitive cell	6. 11	A post light with a photosensitive cell installed at or near the front Lot line of each Lot shall be always kept in good working condition, so the light is on at dusk and off at dawn.	\$25 per day
5. Fences, Hedges and Walls	6. 13	No fence or wall shall be over six (6) feet in height from the original grade. There shall be no chain link fences on any Lot. The composition, location and height of any fence or wall to be constructed on any Lot shall be subject to the approval of the Association. No fences shall be erected unless at least six (6) feet behind the nearest front corner of the dwelling. All fences and gates must be maintained in good repair. Fences must have ARC approval prior to installation.	\$100 per day
6. Landscaping	6. 15	Landscape involving the use of rock, stone, sand, shell, or hard surfaces for total or substantially total landscaping in front yards is not allowed. Uses of such materials are limited to fifty percent (50%) of the front yard landscape area coverage, without approval of the Association. The use of Florida native plants is encouraged. Plants on the Florida Invasive Species Council (FISC) List of Invasive Plant Species list are not allowed. Maintenance of all lawns and landscaping shall extend to the pavement line in front of any dwelling and to the normal water line for those Lots adjacent to lakes. Yards and landscaping shall be kept free of excessive weeds.	\$100 per day
7. Trees	6. 16	No tree the trunk of which exceeds four (4) inches in diameter at 4.5 feet above the natural grade, shall be cut down or otherwise destroyed without the prior consent of the Association. Each Lot shall have a minimum of four Florida native trees with at least a two-inch caliber measured at 4.5 feet above the ground line or one tree with at least an eight-inch caliber measured at 4.5 feet above the ground line, or any combination thereof.	\$100 per day (for each tree)
8. Artificial Vegetation	6. 17	No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any Lot, unless behind an approved fence and not visible from the front of the property or as approved by the Association.	\$100 per day
9. Vehicle Parking	6. 19	No vehicle shall be parked in the Subdivision except on a paved driveway or inside a garage. No trucks, buses, or vehicles which are used for commercial purposes, other than those present on business, nor any trailers, may be parked in the Subdivision unless inside a garage and concealed from public view. No boats, trailers, campers, motor homes, motorcycles, recreational vehicles, and any vehicle not in operable condition shall be permitted to be parked in the Subdivision except while loading or unloading or while parked inside a garage and concealed from public view unless approved by the Association. No maintenance or repair of any boat, trailer, or vehicle shall be permitted upon any Lot except within an enclosed garage. Low speed vehicles and converted golf carts, as defined by the Florida Department of Highway Safety and Motor Vehicles, must be licensed, insured, street legal, and driven by a licensed driver. Regular golf carts and all-terrain vehicles are not allowed to be operated on roadways or sidewalks within the subdivision.	\$100 per day

10. Signs (On Resident's Property)	6. 21.	Only one For Sale sign, 4 SF or less in size, per Lot in front yard. A construction sign, 4 SF or less in size, can be displayed on the Lot during construction but removed within 5 days of completion. Political candidate signs 4 SF or less, can be displayed no more than 30 days before an election and removed no later than 2 days after.	\$100 per day (for each sign)
11. Animals	6. 22.	Only animals customarily regarded as a household pet can be kept. All pets must be on a leash when not on the owner's Lot. The owner must remove and clean any excrement or waste from his pet in all parts of the Subdivision.	\$100 per day
12. Sidewalks	6. 23.	Any condition such as large cracks, missing cement or uneven sidewalk which could be a tripping hazard should be reported to the Association or management company, who will pass it on to the appropriate County authority. All toys, bicycles, and other such items shall be kept off sidewalks when not being used. All limbs, shrubs or hedges shall be trimmed away from the edge of sidewalks to provide a minimum horizontal clearance of twelve (12) inches on either side of the sidewalk. A minimum vertical clearance of six (6) feet shall be maintained free of limbs, brush, or other obstructions above sidewalks.	\$100 per day
13. Building and Site Plan Approval	6. 24.	No exterior construction, alteration, addition, or erection of any nature whatsoever shall be commenced upon any part of a Lot without ARC approval.	\$100 per occurrence
14. Solar Panels	6. 25.	Solar panels must have ARC approval prior to installation.	\$100 per day
15. Exterior Colors	6. 26.	No exterior colors of any structure shall be permitted that, in the sole judgment of the ARC would be inharmonious or discordant or incongruous with Grove Pointe. Any future exterior color changes desired by Owner must be first approved by the ARC prior to commencing work.	\$100 per day
16. Nuisances	7. 1.	Nothing shall be done or permitted to be done or maintained, or failed to be done, on any Lot which may be or become an annoyance or nuisance to other owners of Lots in the Subdivision.	\$100 per day
17. Maintenance of Lots and Landscaping Yard Debris, Recycle Bins and Garbage Cans	7. 2.	No weeds, underbrush or other unsightly growth shall be permitted to grow or remain uncut or unmowed upon any Lot, and no refuse pile or unsightly objects shall be allowed to be placed or remain anywhere thereon. Yard debris must be kept out of site and not be put to the curb for collection until the evening before pick-up. The owners of the Lots in the Subdivision shall be responsible for the maintenance of all areas located (a) between their respective Lot lines and the pavement of the street or streets adjacent to the Lot; (b) between their respective Lot lines and the waters of any adjacent lakes, banks of any adjacent drainage ditches. All Lot owners shall maintain their hedges, trees, plants, lawns, and shrubs in a neat and trim condition at all times.	\$100 per day
18. Maintenance of Improvements	7. 3.	Lot owners shall maintain their residences and all other improvements, including, without limitation, walls, fences, screen enclosures, driveways and accessory structures, in good appearance and safe condition, and the repair of any damage, deterioration or evidence of wear and tear on the exterior of any building shall be made promptly.	\$100 per day
19. Hurricane Protection	7. 4.	Temporary hurricane shutters or panels may not be put in place or closed before the National Weather Center (NWC) issues a storm watch for the County. Protection shall be removed or opened no later than seven (7) days after that same storm watch or warning is no longer in effect.	\$100 per day
20. Maintenance of Privacy Wall	7. 7.	The Owner of the Lot shall maintain his side of the wall free from any brush, trees, or other vegetation that might grow on, lean on, or push against the wall. The owner of a Lot shall maintain (by painting or	\$100 per day

		otherwise) the surface of the perimeter privacy wall exposed to such owner's Lot; such maintenance shall be done with the same color, materials and methods used by the Homeowners Association or as approved by the Homeowners Association so that the wall has a uniform appearance.	
21. Garage, Yard Estate or Sales of Any Kind	6. 21 and 6. 27	Require minimum of 1-week prior approval from Board of Directors. Limit of 3 per year. Fridays & Saturdays only. 7 AM to 3 PM maximum. No handmade signs and limit of 6 signs. No posting in center medians or HOA landscaping.	\$25 per day
22. Roofs, driveways or sidewalks that need cleaning	7.3	Lot owners shall maintain their residences and all other improvements, including, without limitation, walls, fences, screen enclosures, driveways, and accessory structures, in good appearance and safe condition, and the repair of any damage, deterioration or evidence of wear and tear on the exterior of any building or other improvement shall be made promptly	\$100 per day
23. Other Violations not provided above	General		Varies to \$100 per day
24. Other Nuisances	General		Varies to \$100 per day
25. Antenna	6. 7	The Association has the authority to promulgate rules and regulations governing antennas and satellite dishes that owners may wish to install or erect, including rules that such improvements be screened so that they are not visible from adjacent homes or from the Common Areas. However, such rules and regulations must be promulgated in accordance with all applicable FCC regulations, including, but not limited to, the FCC rules for Over-the-Air-Reception Devices (OTARD), as amended from time to time.	\$100 per day

REPEAT VIOLATIONS: The administrative fine amount for a second violation of the same provision by the same responsible party within thirty-six (36) months from the date of an administrative citation shall equal one hundred twenty-five percent (125%) of the fine amount listed in this table for a first violation of that section at the time of the second violation. The administrative fine amount for a third and any subsequent violation of the same provision by the same responsible party within thirty-six (36) months from the date of an administrative citation shall equal one hundred fifty percent (150%) of the fine amount listed in this table for a first violation of that section at the time of the third, or as applicable, subsequent violation.

LATE PAYMENT CHARGES: Payment of the administrative citation fine amount after five (5) days from the date of mailing the administrative citation shall be subject to an additional late payment charge of \$25. Late payment charges shall be in addition to the amount of the administrative citation fine.

INTEREST: In addition, interest shall accrue on all unpaid monies due, exclusive of late payment charges, at the annual percentage rate of eighteen (18) percent of the total amount due from the date the administrative citation fine amount becomes delinquent until the date that all delinquent amounts are paid to the Association.