

**SPOONBILL COURTYARD HOMES ASSOCIATION, INC.
RULES AND REGULATIONS**

These Rules and Regulations shall apply to all owners, guests, and tenants. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other owners, pursuant to the terms of the Declaration of Covenants and Restrictions. Violations may be remedied by the Association by injunction or other legal means and the Association shall be entitled to recover in said actions any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the Rules and Regulations or the Declaration and any of the exhibits attached thereto.

1. VIOLATIONS OF RULES AND REGULATIONS

- 1.1 Violations should be reported to Sunstate Association Management Group at (941) 870-4920 or info@sunstatemanagement.com, not to the Board of Directors or to the officers of the Association.
- 1.2 Disagreements concerning violations will be presented to and judged by the Board of Directors who will take appropriate action.

2. FACILITIES

The common facilities of the subdivision are for the exclusive use of Association members, lessees, and guests accompanied by a member. Any damage to the Common Properties or equipment caused by any resident or his guest shall be repaired at the expense of the owner involved.

3. SIGNS

No sign of any kind shall be displayed to the public view on the properties, except only one sign if not more than 1 2" x 14" displaying the words "Open House" during daylight hours while someone is in a Unit may be approved by the Association, (in locations and in accordance with design standards approved by the Association Board). No sign of any kind shall be permitted to be placed inside or on the outside walls of any building or on any fences in the subdivisions, nor on the Common Properties, nor on any entryway or vehicles within the subdivision.

4. TEMPORARY STRUCTURES

No tents, trailers, vans, shacks, tanks, or temporary or accessory buildings or structures shall be permitted in the subdivision at any time or used at any time as a residence, either temporarily or permanently.

5. SOLICITATION- COMMERCIAL ENTERPRISE

There shall be no solicitation by any person anywhere in the subdivision for any cause, charity or any purpose whatsoever, unless specifically authorized, by the Board of Directors in writing. No commercial enterprise shall be conducted in the subdivision or one's home, except so long as its use conforms to the zoning regulations, is not detectable by sight, sound or smell, and does not increase traffic within the subdivision

6. FENCES

Fences are not permitted.

7. LOT MAINTENANCE

All units must be kept clean and free from equipment, debris and unsightly structures. In case of failure of the owners to do so, the Association reserves the right to enter upon all Lots, mow the grass.

clean the lot and remove unsightly structures and to charge the occupants or owners for the cost of the services performed.

It is the owner's responsibility to notify any contractor that disposal of any items/materials into the street drains is strictly prohibited. The drains are solely for rain run-off into the retention lakes.

8. GUEST

All Units shall be used for single-family residential purposes only and only one family per Unit shall be allowed as set forth in the Declaration.

9. NO CLOTHESLINE

No clothes lines are permitted on a Lot.

9.1. No articles of clothing, towels, swimsuits, or rugs are to be hung on any deck.

9.2 *In keeping with the coastal/nautical theme the white roping on the top of the deck posts on all units that overview the lakes shall be maintained to keep it in good appearance. If the rope has deteriorated, an acceptable alternative is to install a white flat top marina style plastic cap.*

The addition of any structure/motif atop these posts is not permitted

10. EXTERIOR ANTENNAS

No exterior antennas shall be permitted. Unless approved by the Board

11. TRASH AND GARBAGE

No lumber, metals, bulk materials, refuse or trash shall be kept, stored, or allowed to accumulate on any lot, except building materials during the course of construction of any structure approved in accordance with the provisions of Paragraph 4. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open on any day that a pick-up is to be made at such place on the Lot as will be accessible to persons making such pick-up. At all other times such containers shall be stored so that they cannot be seen from surrounding property. The Board of Directors, in its discretion, may adopt and promulgate reasonable

Rules and Regulations relating to the size, shape, color, and type of containers permitted and the manner of storage of the same.

12. PETS

A maximum of two household pets (excluding fish and birds) may be kept at the discretion of the Association provided they do not become a nuisance or annoyance to any neighbor. Cats, dogs, fish, and birds are the only pets permitted. Cats and dogs may not weigh over 40 pounds in the aggregate. All pets must be cleaned up after and no pets shall deposit on the Common Properties or any neighbor's Lot. Any exceptions must be approved by the Board.

13. LANDSCAPING

Each lot shall be landscaped and sodded to the edge of the street. Any additional landscaping other than that initially provided by the Developer must be approved by the Board.

14. NUISANCES

No noxious offensive, or unlawful activity shall be carried on within the subdivision, nor shall anything be done therein which may become an annoyance or nuisance or interfere with the rights, comforts, and convenience of other owners.

14.1. Volume of radios, televisions, and stereos should not disturb neighbors.

15. PARKING

Residents and guests may not park in the street except as otherwise permitted by the Association for special events. No vans will be permitted to park outside garages. No commercial vehicles, vans, open bed pick-up trucks or motorcycles shall be permitted to park in the subdivision except for such time as is necessary for performing repairs. No boat shall be kept upon a Lot unless within an enclosed garage in which case the lot owner or resident may keep only one car on the premises. All vans shall be parked in the garage with the door-closed when not in use. No garage shall be converted to a storage room or living space, nor shall any car be parked outside the individual owner's garage and covered with a "car cover" or "mitten" .

No vehicle, which cannot operate under its own power, shall remain within the Development for more than forty eight (48) hours, and no extensive and or major repair of vehicles shall be made within the subdivision.

All parking and traffic regulations posted for the safety , comfort and convenience of the owner must be obeyed .

16. BOATS

No boats will be allowed on the lake which is part of the Common Properties without the express written consent of the Developer.

17. RESIDENTIAL USE

All Lots shall be used, improved, and devoted exclusively for residential use. Leases shall be in accordance with the local zoning ordinances, and use provisions of the Declaration of Covenants and Restrictions for Spoonbill Courtyard Homes at Perico Bay Club. All leases shall be subject to prior approval of the Board of Directors. Applications shall be submitted at least ten days in advance, with a copy of the lease agreement, and applicable application , as established by the Board of Directors.

All leases of residential units shall be for a minimum of one month and a maximum of three {3} rentals in one calendar year.

18. WINDOW TREATMENTS

All window treatments are to appear white or off-white when viewed from the exterior of a unit.

19. LATE FEE

A late charge of \$25.00 per month will be charged on all payments for maintenance and insurance if not received by the 15th of the month.