INSTR# **2018204685** OR BK **9828 PG 813** Page 1 of28
12/07/2018 10:21 AM Rcpt: 2011638 Rec: 239.50 OS: 0.00
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Paula S. O'Neil, PhD., Pasco County Clerk & Comptroller

REVISED 6.24.2025 Changes denoted with (****)

REVISED 7.23.2024 Changes denoted with (***)

REVISED 4.11.2023 Changes denoted with (**)

REVISED 6.29.2022 Changes denoted with a (*)

Prepared by and Return to:

The Ridge at Wiregrass Ranch Homeowners Association, Inc.
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323
Attn: Steven M. Helfman, Esq.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

CERTIFICATE OF RECORDING
THE SECOND AMENDED AND RESTATED RULES AND REGULATIONS FOR THE RIDGE AT WIREGRASS RANCH HOMEOWNERS' ASSOCIATION, INC.

THIS CERTIFICATE OF RECORDING THE SECOND AMENDED AND RESTATED RULES AND REGULATIONS FOR THE RIDGE AT WIREGRASS RANCH HOMEOWNERS' ASSOCIATION, INC. (this "Certificate of Recording") is made this 6th day of December 2018 by **THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC.,** a Florida not-for-profit corporation (the "Association"), as follows:

RECITALS

WHEREAS, on February 13, 2015, the Declaration of Covenants, Restrictions and Easements for The Ridge at Wiregrass Ranch was recorded in the Official Records of Pasco County, Florida, in Official Records Book 9147, Page 3188 (the "Declaration"); and

WHEREAS, the Board of Directors of the Association adopted the initial Rules and Regulations for The Ridge at Wiregrass Ranch Homeowners Association, Inc. on March 2, 2016, pursuant to Section 10 of the Bylaws for The Ridge at Wiregrass Ranch Homeowners Association, Inc. which Bylaws are recorded as an exhibit to the Declaration (the "Bylaws"); and

WHEREAS, the Board of Directors of the Association adopted the Amended and Restated Rules and Regulations for The Ridge at Wiregrass Ranch Homeowners Association, Inc. on November 29, 2017, pursuant to Section 10 of the Bylaws; and

WHEREAS, effective July 1, 2018, Section 720.301(8)(c), Florida Statutes, was amended such that the term "Governing Documents" includes, inter alia, the "rules and regulations adopted under the authority of the recorded declaration, articles of incorporation, or bylaws and duly adopted amendmentst hereto"; and

WHEREAS, Section 720.306(1)(e), Florida Statutes, provides,

"(e) A proposal to amend the governing documents must contain the full text of the provision to be amended and may not be revised or amended by reference solely to the title or number. Proposed new language must be underlined and proposed deleted language must be stricken. If the proposed change is so extensive that underlining and striking through language would hinder, rather than assist, the understanding of the proposed amendment, a notation must be inserted immediately preceding the proposed amendment in substantially the following form: "Substantial rewording. See governing documents for current text." An amendment to a governing document is effective when recorded in the public records of the county in which the community is located."; and

WHEREAS, on November 27, 2018, the Board of Directors adopted the Second Amended and Restated Rules and Regulations for The Ridge at Wiregrass Ranch Homeowners Association, Inc. (attached hereto as Exhibit "A") pursuant to the provisions of Section 10 of the Bylaws.

NOW, THEREFORE, the undersigned hereby certify that the following Second Amended and Restated Rules and Regulations for The Ridge at Wiregrass Ranch Homeowners Association, Inc. are a true and correct copy of the amendments as adopted by the Board of Directors:

1. **Preface.** The foregoing recitals are true and correct and are hereby incorporated as if fully set forth herein.

2. **Rules and Regulations.** The Second Amended and Restated Rules and Regulations for The Ridge at Wiregrass Ranch Homeowners Association, Inc. approved on November 27, 2018, in accordance with Section 10 of the Bylaws evidence the current Rules and Regulations of the Association and are attached hereto as Exhibit "A".

IN WITNESS WHEREFORE, this Certificate of Recording has been signed by the Association on the date set forth below.

ASSOCIATION:

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit

WITNESSES AS TO ASSOCIATION:

Signature

Maria Mendez
Secretary

Print Name

Print Name

STATE OF FLORIDA)
) **ss:**
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 6th day of December, 2018, by Maria Menendez, as Secretary of The Ridge at Wiregrass Ranch Homeowners Association Inc., a Florida not-for-profit corporation, who known to me or produced _____as identification and did take an oath

My Commission Expires:

Print Name of Notary Public

K.RINKER JOLI AV
MY COMMISSION # FF 899459
EXPIRES: July 13, 2019

EXHIBIT"A"

THE SECOND AMENDED AND RESTATED RULES AND REGULATIONS OF THE RIDGE AT WIREGRASS RANCH HOMEOWNERS' ASSOCIATION, INC.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS' ASSOCIATION, INC. RULES AND REGULATIONS

GENERAL

These Rules and Regulations are designed for the mutual benefit of all Owners. All Rules and Regulations shall apply to and be binding upon all Owners. Notwithstanding the foregoing, the Rules and Regulations shall not apply to Declarant or Declarant's agents, employees, or contractors or to Lots or Homes owned by Declarant until they are conveyed to Owners. All initial capitalized terms used herein, but not defined, shall have the meaning given to such terms as set forth in the Declaration of Covenants, Restrictions and Easements for The Ridge at Wiregrass Ranch, as amended and/or supplemented from time to time (the "Declaration").

1. Responsibility. With respect to compliance with the Rules and Regulations, an Owner shall be held responsible for the actions of such Owner. and such Owner's family members, guests, invitees, tenants, contractors and other persons for whom Owner is responsible, as well as for the actions of persons over whom Owner exercises control and supervision.

2. Observance of Governmental Requirements. All applicable laws, zoning ordinances, orders, rules. codes, regulations, and requirements of all governmental bodies having jurisdiction (collectively, "Governmental Requirements") shall be observed. Violations of any Governmental Requirements relating to the Association Property, or any Lot or Home shall be corrected by, and at the sole expense of, the responsible Owner and, as appropriate, the violator.

3. Improper Use. No improper, hazardous, or unlawful use shall be made of the Association Property or any Home or Lot.

4. Nuisance. No obnoxious activity shall be carried on at any Home or Lot or in or about any portion of the Community. Nothing shall be done which may be an unreasonable annoyance or a nuisance to any other Owner or which interferes with the peaceful possession or proper use of the Homes or the surrounding areas. Nothing shall be done within the Association Property or any Home or Lot which tends to cause embarrassment, discomfort, unreasonable annoyance or nuisance to any Owner or such Owner's family members, guests, invitees and tenants using any portion of the Community.

5. Disturbance. No loud noises or noxious odors shall be permitted. None of the following shall be located, used or placed on any Lot or inside any Home, or exposed to other Owners without the prior written approval of the Board of Directors (the "Board"): (a) horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes); (b) noisy vehicles, power equipment, power tools or off-road motor vehicles; or (c) any items which may unreasonably interfere with television or radio reception. Owners shall not operate radios, televisions, musical instruments or any other noise producing items at times or at volume levels which shall disturb others.

6. Violations. Violations of any Rule or Regulation shall subject the responsible Owner and/or violator to any and all remedies available to the Association pursuant to the Declaration, the Rules and Regulations or Section 720 of the Florida Statutes ("the HOA Act"). All violations of any of the Rules and Regulations should be reported immediately to the Board or its designees. Violations shall be called to the attention of the responsible Owner(s) and, as appropriate, the violator(s) by the Board or its designees in writing. Disagreements concerning violations shall be presented to and be ruled upon by the Board or its designees in accordance with the Declaration and the HOA Act.

7. Enforcement. Failure of an Owner to comply with any Rule or Regulation adopted by the Association shall be grounds for action which may include an action to recover sums due for damages, injunctive relief or any combination thereof. In addition to all other remedies for failure to comply with any Rule or Regulation, the Association may suspend any or all of the rights of an Owner or an Owner's tenants, guests, or invitees to use the Association Property and facilities (including, without limitation, the Recreation Trace and Park Tract) as provided in the Declaration. In any actions, the Association shall be entitled to recover any and all court costs incurred by it, together with reasonable attorney's fees, against the responsible Owner(s) and, as appropriate, any violator(s). In addition, and in the sole discretion of the Board, fines may be imposed upon an Owner for failure to comply with any Rule or Regulation. Procedures for the impositions of fines are spelled out in the Declaration and the HOA Act.

8. Revocation. Any waivers of the Rules and Regulations and/or consents or approvals in violation of the Rules and Regulations given by the Board shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless set forth in writing by the Board.

9. No Amendment. The Rules and Regulations contained in this document do not amend any provision of the Declaration. In the event of conflict between the two, the provisions of the Declaration shall prevail.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

GENERAL (continued)

10. Further Amendment. The Board reserves the right to amend, clarify or alter these Rules and Regulations at any time.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

ADDITIONS AND ALTERATIONS

As provided in the Declaration, no Owner shall make any improvement, addition or alteration to such Owner's Lot or the exterior of such Owner's Home without the prior written approval of the Architectural Control Committee ("ACC") and a security deposit in an amount determined by the Board to cover incidental damages caused to Association Property or to an adjacent Lot or Home by virtue of such Owner's construction of improvements, additions, or alterations to such Owner's Lot or the exterior of the Home. All requests for ACC approval of any Improvement (as defined below) must be on the form designated for this purpose by and available from the Association. No changes shall be commenced until such time as the Owner is in receipt of written approval from the ACC.

ARCHITECTURAL CONTROL COMMITTEE ("ACC"):

All exterior improvements, additions, modifications, decorations or alterations to the Lot or Home (the "Improvement") shall be reviewed by and have written approval given by the ACC. The ACC shall require the submission of plans and specifications showing the materials, color, structure, dimensions, and location of the proposed Improvement in sufficient detail to assure compliance with any criteria established for approvals. Submissions shall be accompanied by justification or reasoning for the Improvement and the security deposit, if any, required by the Board to cover the costs of incidental damage caused to Association Property or to an adjacent Lot or Home by virtue of an Owner's construction of improvements, additions or alterations to such Owner's Lot or exterior of the Home. Notwithstanding any criteria established, the ACC shall in its discretion determine whether the Improvement shall be in harmony with or detrimental to the appearance of the Community. The ACC shall approve or disapprove the request within 45 days from receipt of all requested submission plans and materials. In the event the ACC fails to approve or disapprove a request in writing within 45 days of receipt of all requested plans, materials, and information, unless a request is specifically deferred, the request shall automatically be deemed disapproved. The ACC shall employ the following minimum criteria for approval or rejection of requests:

i. Uniformity of type and design in relation to similar improvements.

ii. Comparability of quality of materials as used in existing improvements.

iii. Uniformity with respect to color, size, and location.

iv. Consistency with municipal requirements.

If approved by the ACC, all construction shall be subject to the terms and conditions set forth in the Declaration, the Rules and Regulations, and including obtaining all proper permits.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS

Without limiting the generality of the criteria included on Page 2 of these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for Improvements. Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each and every of the following items:

1. Painting. The painting, staining, or varnishing of the exterior of the Home, including doors and garage doors, may be approved only if the colors and style are consistent with existing improvements. Declarant's original paint color schemes provided to its original purchasers shall be the basis for determining consistency with existing improvements.
2. Metal or Aluminum Roofs. Metal or aluminum roofs shall not be permitted.
3. Temporary Structures. No tents, trailers, shacks, utility sheds or other temporary buildings or structures shall be constructed or otherwise placed on a Lot.
4. Antennae. No antennae, microwave receiving devices, satellite receiving devices, aerials or ham radios shall be placed or erected on any Lot, within any Home or upon any other portion of the Community, except to the extent applicable law requires the Association to permit any such device, in which case such improvement shall be subject to all of the other requirements of the Declaration, the Rules and Regulations and the ACC to the maximum extent permitted by law. Satellite dishes which are reasonable in size (such as one (1) meter (39.37 inches) or less in diameter) may be approved, subject to any rules adopted by the Associations relating to the location and effectiveness with respect to concealing their appearance from adjacent lots and rights of way.
5. Driveways. Approval for the widening of driveways may be considered if the width shall be no wider than the outside width of the garage and only if finished with material of a selection, color and style consistent with the original installation. Approval for the refinishing of driveways with brick pavers may be approved only if the colors and styles are consistent with existing improvements and it does not interfere with any existing utilities, as determined by the Association. The Homeowner assumes the responsibility for continued maintenance, repair and replacement of the extended driveway areas. Declarant's original brick paver schemes provided to its original purchasers (on either a standard or optional basis) shall be the basis for determining consistency with existing improvements. *On homes with street-facing garages, driveways shall be no wider than from the outside edge of the garage to the outside edge of the front entry porch. For dwellings with extended front patios, the driveway shall NOT extend to the edge of the patio. (ie: across the entire front of the home). For homes with two street facing garages and/or garage doors, the driveway shall not encompass the entire front of the home. Pavers shall never encroach within five (5) feet of the side property line. Driveway apron(s) shall be widened to match driveway. Lots with special geometries will be evaluated on a case-by-case basis. Pavers used shall match the residence’s original GL installed pavers.
6. Outdoor Furniture. Approval of outdoor furniture may be permitted ~~only~~ in the rear yard of a Lot, provided the Owner assumes the responsibility for maintenance, including the control of mildew, rust, wood rot and deterioration of equipment components. * It shall be permitted to have furniture on a front porch provided the furniture meets the following criteria: It is intended for outdoor use and it is placed on a porch made of pavers. Under no circumstances shall furniture be placed in a planting bed or in a walkway. Plastic furniture shall not be permitted. Submit photos and a layout along with the ACC application.
7. Screen Enclosures. Approval for screen enclosures shall be limited to aluminum frame structures which are bronze color only and screen meshes on the enclosure which are a standard dark color (e.g., charcoal, bronze or black). Kick plates may be approved which are no taller than 24" above the patio deck. Obscure screen materials shall be prohibited. No enclosures shall be permitted at the front entries if the proposed structure extends beyond the face of the covered entry, except where functionality of the front door of the home is affected, in which event the enclosure may be extended, but only to the extent the enclosure is more than 48" from the front door of the Home. No aluminum or flat roofing material shall be permitted. Either the existing roof line may be extended, or a screen enclosure may be installed if approved by the ACC. The composition of all pitched roofs shall be consistent with the composition of the existing roof of such home.
8. Awnings. An Owner shall not install or attach any awnings to the Home.
9. Lighting Fixtures. Approval may be given for lighting fixtures (e.g., coach lights and entry chandeliers), subject to limited wattage, fixture sizes which are to scale with others in Community and fixture styles which are consistent with others in the Community.

10. Above Ground Swimming Pools and Spas. Above ground swimming pools shall not be permitted. Above ground spas may be permitted if the entire spa is located under a covered patio of the Home. Screen enclosures are not considered a covered patio for purposes of this paragraph.

11. *Pool Walls. On a corner lot where the rear of a home faces another home's side yard, it shall be permitted to construct a portion of a pool wall to a height of six (6) feet provided the following rules are followed: The length of wall which is six (6) feet high does not exceed 1/3 the length of the pool and design features such as step-downs are incorporated. The average height of the wall shall be four (4) feet or less. The height shall be measured from the lowest existing adjacent grade prior to any construction. Water features must be installed at a height not taller than 4 feet. The rear of the wall must be stucco and painted to match the house. In addition, the rear of the wall shall be planted so that the wall is concealed from view from the street and neighboring properties. Planting shall be mature, the same height as the wall and planted close enough together to conceal the wall.

12. Fountains and Sculptures. Certain fountains may be considered for approval if installed with timers and if to scale with the area of installation. Approved fountains may be installed only in landscaped regions of the Lot originally created by Declarant. No fountain shall be approved or installed which exceeds 48" in height. ~~No exterior sculptures shall be permitted.~~ *In front yards or attached to the home and visible from the street, up to six (6) items of yard décor (statues, figurines, whirl-a-gigs, boulders, sculptures, wall hangings, plaques, welcome signs, and flags, other than a U.S. flag and/or an active-duty military branch flag) shall be permitted. Such items shall be earth tones or metal tones. Items must be suitable to the existing aesthetics of the community. A site plan showing the location of the item and a photo of the item must be submitted with the ACC application. The dimensions of the item must be clearly stated. The U.S. Flag and/or an active military branch flag shall not require approval by the ACC. One (1) security sign may be allowed and shall be placed adjacent to the walkway to the front door – not in the main planting bed.

13. *A/C Units. AC units shall not be relocated to a location which increases the noise level at a neighbors Lanai. AC units must be on a concrete pad of 36" x 36" or less. Minimum clearance of three (3) feet to the side property line. Under no circumstance can an AC unit be placed in a drainage easement. Plantings which conceal the AC unit(s) from the street and the neighbor shall be required and said plantings shall be as tall as the AC unit(s) and planted tightly so as to conceal the AC units from the outset. Note: If a minimum of five (5) feet clear space at the property line is not maintained, the homeowner may be required to maintain grass.

ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS (continued)

14. Exterior Lighting. Except for seasonal decorative lights, which may be displayed between Thanksgiving and January 31 only, all exterior lights must be approved by the ACC.

15. Play Equipment. Permanently installed play equipment which is of a common playground type designed for children may be approved. No equipment shall be permitted within the lake maintenance, utility, drainage, or access easements, except basketball hoops in driveway areas.

16. Basketball Hoops. Approval for the installation of permanent basketball hoops may be permitted if the installation shall occur at a location which is no closer to the street than midway between the garage door and the property line. Temporary or mobile basketball hoops shall be permitted if they are located such that the base and rime are entirely within the Lot and not in the right-of-way bounding the Lot. Owner shall maintain the basketball hoop in good appearance.

17. Setbacks. All improvements (including, without limitation, pools, and screen enclosures) shall comply with all setbacks and other dimensional requirements imposed by the appropriate development order for the Community as well as all other applicable laws, zoning ordinances and regulations of all governmental bodies having jurisdiction over the Community.

18. Conversion of Garages. Conversions of garages to air-conditioned space shall not be permitted.

19. Security Deposit. Any Owner desiring to make Improvements may be required by the ACC, depending upon the Improvements being requested and the manner of installation of such Improvements, to provide to the ACC, at the time of the Owner's submission of plans and specifications for review and approval by the ACC, a security deposit in an amount determined by the Board (initially, Five Thousand and No/100 ($5,000.00) Dollars) to cover costs of incidental damage caused to Association Property or to an adjacent Lot or Home by virtue of such Owner's construction of Improvements. The ACC shall have the sole and absolute discretion to determine whether a security deposit is required for the Improvement being requested.

20. Review and Inspection Fees. The ACC may set and establish fees ("Review and Inspection Fees") for, among other things, review of the plans and specifications for proposed Improvements and inspection of the Improvements constructed by an Owner, which review, and inspection may be performed by third parties. The ACC may require such Review and Inspection Fees be paid in advance (i.e., at the time of submission of the Owner's application). In the event any Review and Inspection Fees remain unpaid by an Owner, in addition to the other rights of the Association, the ACC shall have the right, at its option, to deduct all unpaid Review and Inspection Fees from any security deposit required to be paid by such Owner.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

ACTIONS WHICH WARRANT AN IMMEDIATE FINE

1. Violations of community security and entrance controls including: Allowance of tailgating at back gate, improper use of bar codes for guests, bypassing controlled entrances (ie, hopping gates), and allowing unauthorized entrance to the community and/or recreational tract.
2. Damages to the Ridge property gate and security systems. This could include but not limited to; license plate lookup fees, hardware/equipment replacement, and all labor.
3. Knocking off or removal of barrier gate arm by way of force or by resident's vehicle. This can include but not limited to: license plate lookup fees, hardware/equipment replacement and all labor.
4. Glass bottles/containers at the pool.
5. Not picking up pet waste.
6. Driving a non-licensed or non-registered vehicle.
7. Unlicensed drivers of golf carts.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS - FENCES

Without limiting the generality of the criteria included on Page 2 of these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for fences. Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each fence installation:

1. Aluminum rail fencing in bronze only shall be the only permissible type of fencing on the Lots within the Community. No fence shall be approved which is not at least 4' in height. Fence heights shall not exceed six (6') feet, with pickets spaced no closer than three (3") inches on center and no thicker than one (1") inch, unless otherwise required by applicable governmental laws, statutes, ordinances, rules or regulations. Notwithstanding anything to the contrary in this Declaration, such aluminum rail picket fence is the only type of fence which the ACC may approve for installation.
2. No style of wood, PVC or chain link fence shall be approved.
3. Except as expressly permitted in the Declaration and/or these Rules and Regulations, no fence shall be approved or installed which encroaches into Association Property or other Lots, lake maintenance easements, lake maintenance access easements, buffer areas, drainage easements, wetland mitigation areas, and/or wetland areas.
4. No landscaping shall be installed on Lake Lots which shall interfere with the view of the lake from other Lake Lots. The Association may require in its sole discretion the planting of landscaping in conjunction with the installation of the fence. Any plans for landscape improvements or alterations shall be submitted for approval to the ACC.
5. No fence shall be approved which is not set back a minimum of 1O' back from the front wall of the Home and at least 5' back from the sidewalk where applicable. No fences shall be attached to a neighbor's home. In considering requests for fence installations, the following may be taken into consideration: locations of air conditioning units; locations of garage access doors; and positions of adjacent Homes.
6. No fence shall be approved which extends in front of the front corner of a neighbor's Home where the two Homes are immediately adjacent to each other and where both Homes face the same direction. No fence shall be installed within the Fence Restricted Areas. The Fence Restricted Areas include (a) the area between the front of a Home and Street, Drive or Roadway at the front of the Lot on which the Home is situated, (b) any drainage easement on the Property as set forth on the Plat, any Additional Plat or in any separate instrument recorded in the public records of the County, and/or (c) any Lake Maintenance Easement.
7. For fences installed on corner Lots whose rear property line is common with the adjacent Lot's side property line and/or whose side property line is adjacent to or visible from a road, a landscape hedge must be installed on the outer side of the fence within the Lot to provide screening. For fences installed on corner Lots whose side property line is adjacent to a street or road, no fences shall be permitted to cross or be installed within any utility easement which runs along such side property line.
8. No fence shall be approved which does not provide access to the Owner's neighbor for maintenance of the neighbor's zero lot line wall and roof overhang, if possible.
9. For any fence, if approved, the Owner shall be responsible for the costs associated with any required removal, repair and/or replacement if that fence is erected on or adjacent to a lot line common with a Lot where the house is not yet under construction or, if under construction, not yet closed to the new Owner.
10. For Lots with drainage easements, the approval and execution of fence removal agreements with Pasco County Utilities and with the Association shall be required.
11. Any fence which crosses a utility easement must be approved in writing by all utility companies occupying the easement.
12. For any fence, if approved, the Owner shall be responsible to meet all County requirements and criteria including, but not limited to, proper permitting and surveying.

13. For any fence, if approved, the Owner shall assume the responsibility to maintain the fence, including trimming any grass or other plants from the fence.

14. Any Owner whose Lot is adjacent to a Buffer, Landscaped Area or Grassed Area containing a perimeter wall forThe Ridge in such Buffer, Landscaped Area, or Grassed Area, shall not fence along the rear property line of such Lot, but rather, subject to approval of the ACC, may extend the side yard fences across such Buffer, Landscaped Area or Grassed Area and attach such side yard fences to the perimeter wall as may be approved by the ACC. In the event an Owner installs a fence which is attached to the perimeter wall as provided herein, such Owner shall be responsible to repair any damages to such perimeter wall resulting from the installation of such connection and any subsequent failure of Owner to maintain and repair any damages caused to the perimeter wall.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS - FENCES (continued)

15. In accordance with the Declaration, an Owner who elects to install a fence on any portion of such Owner's Lot shall be required to install access gates in locations approved by the ACC which provide adequate and sufficient access to the Association to perform the maintenance obligations. Such locations shall include the front and both sides of the Lot. In the event that access to any portion of a Lot by the Association becomes inaccessible or is impeded in any manner, the Owner of such Lot shall assume the full the responsibility for the maintenance and care of the lawn and landscaping located within that portion of the Lot which is inaccessible to the Association, and the Association shall have no further responsibility to do so as long as the Lot remains inaccessible or access is impeded. This maintenance includes, by way of example and not limitation, cutting of the grass, maintaining of the irrigation system, fertilization, spraying, mulching, edging and replacement of sod. There shall be no reduction in the Association assessments for the Owner in return for the preceding maintenance obligation assumed by the Owner. In addition, Owners of a Lot to which access by the Association is impeded shall be responsible to cutting and maintenance of any hedge located with Association Property which is immediately adjacent to such Owner's Lot.
16. In the event an Owner desires to install a hedge in lieu of a fence, such hedge shall be subject to the same rules as fences as provided herein including, without limitation, rules regarding providing access along the front and sides of the Lot for access by the Association to perform Association's maintenance obligations.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS - PERMANENT GENERATORS

Without limiting the generality of the criteria included in these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for a permanent emergency generator and any underground propane storage tank and other appurtenances applicable to the permanent generator (collectively, a "Generator System"). Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each and every installation of a Generator System on a Lot:

1. Location. No above-ground portions of a Generator System shall be permitted to be installed within any portion of the front yard of a Lot. No portion of a Generator System shall encroach onto: (a) any Association Property, (b) any other Lot in the Community, (c) any easements benefiting or burdening the Lot including, without limitation, utility easements, drainage easements, lake maintenance easements, fence and hedge easements, wall and hedge easements, or (d) drainage swales on the Lot. In addition to the foregoing, the locations of the various components of the Generator System shall otherwise comply with all Governmental Requirements. The location of the Generator System shall also comply with all applicable setback requirements.
2. Applications; Submittals. All applications for Generator Systems shall include, without limitation: (a) the make, model, propane capacity and sound level ratings for all components of the Generator System, and (b) an indemnification and hold harmless agreement from the Owner(s) of the Lot in favor of the Association, the ACC and all other Owners. With the application for installation of a Generator System, the Owner shall be required to submit a survey to the ACC showing the general location and placement of all components of the Generator System, including any underground propane storage tank. The survey shall depict (i) the location of all components of the Generator System including, without limitation, the storage tank and the distances from the Home on the Lot and the Home(s) adjacent to the Lot on the side(s) where the Generator System or any portion thereof is to be installed, (ii) the size and layout of the slab that the physical generator will be installed on, (iii) the location of all easements and applicable setbacks affecting the Lot to show that no portion of the Generator System encroaches thereon, and (iv) the location and size and species of any screening to be installed to screen the above-ground portions of the Generator System as required below.
3. Screening. Generators shall at all times be screened from view by all adjacent Lot Owners and from the street. Screening may include the use of fences, walls or hedges, or a combination thereof, as determined by the ACC. Owner shall be required to submit a landscaping/screening plan to show proper screening of the Generator.
4. Compliance with Governmental Requirements. For any Generator System approved by the ACC, the Owner shall at all times be responsible to comply with all Governmental Requirements relating to the installation and use of the Generator System including, without limitation, applicable set-back requirements and maximum sound level restrictions. In that regard, all approvals for a Generator System shall require the Owner to obtain all necessary building permits and other approvals required by the Governmental Requirements. Regardless of an approval by the ACC, no Generator System may be installed or used without such building permits and approvals. No portion of an Owner's Security Deposit shall be returned to an Owner unless and until evidence satisfactory to the ACC of such compliance with Governmental Requirements has been delivered to the ACC.
5. Underground Propane Tanks and Plumbing. A licensed and insured LP gas contractor must be used to install any underground propane tank and any necessary plumbing.
6. Maintenance. All Generator Systems must be regularly and properly maintained, repaired and replaced, as applicable, by the Owner of the Lot on which such Generator System is installed.
7. Required Removals. For any Generator System, if approved, the Owner shall be responsible for the costs associated with any required removal, repair and/or replacement if the Generator System is erected on or adjacent to a lot line common with a Lot where the house is not yet under construction or, if under construction, not yet closed to the new Owner.
8. Limitations. Not all Lots in the Community may be able to have Generator System installed thereon due to, among other things, the Governmental Requirements, applicable set back requirements, location of easements and the configuration of the Lot. Accordingly, even if an application for a Generator System is approved by the ACC, there is no guarantee that a particular Lot will accommodate a Generator System thereon. Accordingly, each Owner shall be responsible to confirm that their Lot can accommodate a Generator System prior to making application to the ACC and/or applying for any necessary permits and approvals.

THE RIDGE ATWIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

TRAMPOLINES

These Rules and Regulations regarding the use and location of trampolines are designed for the mutual benefit of all Owners. The mere fact that the Association has established rules regarding the use of trampolines on privately owned Lots should not be read, viewed, understood, or taken as Association approval of the use or placement of any trampoline. These rules regarding trampolines are in addition the Additional Guidelines for Additions and Alterations titled "Play Equipment".

1. Approval. No trampoline shall be installed or otherwise placed on the Lot of any Owner without the Owner first submitting an application and receiving approval from the ACC. All applications for a trampoline shall include, in addition to other standard information (a) the make, model and specifications of the trampoline, (b) a picture of the proposed trampoline, (c) the intended designated location for placement of the trampoline on the Lot, and (d) such other requirements as may be set out herein, and/or as requested by the ACC and/or the Board. The ACC, in its sole discretion, may, upon application of any Owner in accordance with this Rule, permit the trampoline to be placed on the Owner's Lot. Each submission will be evaluated separately, on a case-by-case basis. The approval by the ACC of placement of a trampoline on an Owner's Lot does not prohibit the Board or ACC from denying the placement of a trampoline on another Owner's Lot under similar circumstances. All ACC approvals are and shall remain contingent upon each Owner ensuring that upon issuance of a tropical storm, hurricane or severe weather watch or warning the approved trampoline is stored indoors.
2. Trampoline Materials. All trampolines must be constructed with heavy duty steel tubing and must not show rust on the exterior. All trampolines must include a fixed safety net designed to prevent a user from falling off the trampoline. All trampolines must be capable of being stored indoors.
3. Dangerous Activity; Hold Harmless. By submitting a request to the ACC to review and approve the placement of a trampoline on a Lot, the Owner shall be deemed to have automatically recognized and agreed that use of a trampoline is an inherently dangerous activity, and the ACC's approval of the placement of the trampoline is in no way an indication of acceptance of responsibility for, or liability by, the Association. By submitting such request to the ACC, the Owner shall be deemed to have automatically agreed, by virtue of such request, to release, hold harmless and indemnify the Association and its officers, directors and members, the ACC Members and the Declarant for any and all claims, damages, liabilities, injuries (including personal injuries and/or death), fees, costs, and expenses including, without limitation, reasonable attorneys' fees, expert fees, and costs in any and all actions, judicial, municipal, legal or appellate, that may arise from the use and/or placement of the trampoline.
4. Trampoline Use. Use of a trampoline by anyone under the age of eighteen (18) is prohibited without adult supervision. No trampoline may be used unless a fixed safety net is properly installed and in use.
5. Trampoline Placement. The placement and use of a trampoline is only permitted in the back yard of the Lot. No trampoline is, or shall be, permitted on a Lot that is not completely fenced in. No trampoline shall be located within any required setback, and/or easement including, but not limited to, the lake maintenance, utility, drainage or access easements.
6. No Maintenance/Replacement of Sod under Trampoline. By submitting a request to the ACC to review and approve the placement of a trampoline on a Lot, the Owner shall be deemed to automatically agree that the Association shall not have any responsibility for the maintenance and care, mowing, fertilization, repair and/or replacement of sod located under the trampoline, all such responsibilities thereafter being the responsibility of the Owner of the Lot.
7. Remedies. In the event the Owner does not properly care for or otherwise maintain the approved trampoline and the area immediately adjacent to and/or under the approved trampoline, then, after five (5) business days written notice sent to the Owner, the Association shall have the right, but not the obligation, to remove the approved trampoline from the Owner's Lot and dispose of the removed trampoline in a proper trash receptacle and/or the Association may perform such lawn care maintenance around and under the trampoline and charge the Owner for such service. In that regard, all fees and costs related to the enforcement of these rules and regulations including, without limitation, attorneys' fees, trash disposal, and lawn maintenance and care, shall be collectible from the Owner by the Association in a manner similar to Assessments including, without limitation, the right to lien and foreclose the Owner's Lot.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

MAINTENANCE AND APPEARANCE OF HOMES

1. General. Each Owner shall keep and maintain such Owner's Home and Lot in good order, condition, and repair, and shall perform promptly all maintenance and repair work within the Home and Lot which, if omitted, would adversely affect the Community, other Owners or the Association. Maintenance obligations are more fully defined in the Declaration.

2. Personal Property. The personal property of an Owner shall be stored inside such Owner's Home or garage and not be visible to surrounding neighbors or from Association Property.

3. Hurricane Season. Each Owner who plans to be absent from such Owner's Home during the hurricane season shall prepare the Home and Lot prior to departure by removing all furniture, potted plants and other movable objects, if any, from the covered patio or screen enclosure area and from the outside of the Home. The Owner shall also designate a responsible firm, person or individual satisfactory to the Association to care for the Home and Lot should it suffer hurricane damage and shall furnish the Association with the name of the designated firm or individual.

4. Hurricane Shutters. No hurricane shutters shall cover window or door openings except during periods of a hurricane watch or a hurricane warning that impacts the Community. Any removable tracks which have been installed by Declarant or approved by the ACC as part of a hurricane shutter package shall not remain installed on a home other than during periods of a hurricane watch or a hurricane warning. An Owner shall remove any removable type of hurricane shutters attached to the Home immediately after a hurricane watch or a hurricane warning has been lifted. In that regard, if an Owner installs removable hurricane shutters on the Home during a hurricane watch or a hurricane warning and thereafter leaves the Home, that Owner must either: (a) immediately return to the Home after the hurricane watch or hurricane warning has been lifted and remove such hurricane shutters from the Home; or (b) make arrangements for another individual to remove such hurricane shutters from the Home immediately after the hurricane watch or hurricane warning has been lifted. The installation of hurricane shutters, other than those provided by Declarant, shall require ACC approval.

5. Window Decor. Window treatments (drapery, blinds, decorative panels, or other tasteful window coverings) are permitted. No newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding two (2) weeks after an Owner first moves into a Home, or when permanent window treatments are being cleaned or repaired.

6. Landscape Material. No trees, shrubbery or landscaping shall be removed from or added to Lots without the prior written consent of the ACC, except for mature plants under 18 inches(**). No additional trees, shrubbery or landscaping are permitted to be planted by an Owner on the Lot without the prior written consent of the ACC, except for mature plants under 18 inches (**). * Fruit trees shall NOT be permitted outside a screened lanai as they are a nuisance to neighbors and the maintenance company. They also attract vermin which pose safety and health risks. ** If a homeowner wishes to replace plants that are of a mature height of 18" or less with other plants that are of a mature height of 18" or less, an ACC application is not necessary provided that the following guidelines are followed: Plants are removed, and replacement plants are planted within 30 days. Existing plants may not be removed and a planting bed be left bare. The new landscaping shall include plants of varying types and heights. This rule is intended to allow for changes in seasonal color within beds, not the complete overhaul of garden beds.

7. *Gravel. Gravel, used as an accent, shall not exceed 20% of the total landscape bed area. Under no circumstance shall white gravel, or very light-colored gravel be permitted. Gravel shall be a color or blend of colors which are part of the approved palette. See the samples at the clubhouse for approved colors. A representative sample must be submitted in conjunction with the ACC application. The sample should be in a one (1) quart bag and shall be labeled with the homeowner's name and address and the color name. If the proposed rock is a mix of colors, label with the percentage of each color. Dark landscape edging (one half inch wide maximum) is required to be installed between the gravel and grass. Homeowner is responsible to maintain gravel and edging.

8. Alteration of Drainage. No sod, topsoil, fill or muck shall be removed from Lots without the prior written consent of the ACC. No change in the condition of the soil or the level of land shall be made which would result in any permanent change in the flow or drainage of surface water within the Community or on the Lot.

9. Clotheslines. No clothesline or similar device shall be allowed. No linens, cloths, clothing, curtains, rugs, mops, laundry of any kind or other articles shall be hung, dried or aired from any window, door, fence or balcony, or in such a way as to be visible to any other Owner.

10. Outdoor Furniture. Outdoor furniture shall be permitted ~~only~~ in the rear yard of a Lot, provided the Owner assumes the responsibility for maintenance, including the control of mildew, rust, wood rot and deterioration of

equipment components. It shall be permitted to have furniture on a front porch provided the furniture meets the following criteria: It is intended for outdoor use and it is placed on a porch made of pavers. Under no circumstances shall furniture be placed in a planting bed or in a walkway. Plastic furniture shall not be permitted. Submit photos and a layout along with the ACC application.

11. *Flower Pots. In front yards, up to six (6) potted plants of a decorative nature, placed up against a wall or in a planting bed, may be permitted. Maintenance of potted plants shall be the responsibility or the homeowner.
12. *Trellis. Trellis may be allowed in side or rear yards provided that they comply with the following criteria: they are ten (10) feet from the front corner of the dwelling, they do not exceed (10) ten feet in height, they are either bronze colored or are painted to match the home, and they are covered with vines.
13. Basketball Hoops. Temporary or mobile basketball hoops shall be permitted provided that they are located such that the base and rim are entirely within the Lot and at all times located and stored in the driveway at a location which is no closer than midway between the garage door and the front property line.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

TRASH AND OTHER MATERIALS

1. 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 containers 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.
2. 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. All Trash containers shall be removed after pick-up on the day of collection.
3. 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.
4. No stripped-down vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse or Trash shall be stored or allowed to accumulate on any portion of the Community.
5. Each Owner shall regularly pick up all Trash around the Home and Lot.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

PARKING AND VEHICULAR RESTRICTIONS

1. Except as expressly provided in these Rules and Regulations, parking shall be permitted only on driveways, inside garages or in areas specifically designated as "parking areas" by the Association. No parking on the swales is permitted. Parking on the streets shall only be permitted between the hours of 8:00 AM and 9:00 PM *** 12:00 AM

2. No vehicle or other possessions belonging to an Owner or to an Owner's family member, guest, invitee or tenant, whether in the driveways or on the streets (if and when permitted), shall be positioned in such a manner as to hinder, impede or obstruct: (a) ready ingress or egress to any other Owner's driveway, or (b) traffic on the streets of the Community.

3. Only vehicles belonging to authorized persons actively using the Recreation Tract are permitted to be parked in the Recreation Tract parking lot. 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·.

4 No commercial vehicles. or campers. mobile homes. motorhomes. house trailers or trailers of every other· description. recreational vehicles. boats. boat trailers. horse trailers or vans. shall be permitted to be parked or to be stored at any place on the Lot. except in (i) enclosed garages and with the garage door closed. and (ii) spaces for some or all of the above specifically designated bv Declarant or the Association. if any. For purposes of this Section. "commercial vehicles" shall mean those which are not designed and used for customary. personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle: however. the presence of such graphics or lettering shall create a presumption that the vehicle is commercial unless otherwise determined by the Board. The prohibitions on parking contained in this Section sl1all not applv to temporary parking of trucks and commercial vehicles. such as for temporary construction use or providing pick-up and delivery and other commercial services. nor to passenger-type vans with windows for personal use which are in acceptable condition in the sole opinion of the Board (which favorable opinion may be changed at any time). nor to any vehicles of the Declarant or its affiliates. All Owners and other occupants of Homes are advised to consult with the Association prior to purchasing. or bringing onto the Lot. any type of vehicle other than a passenger car inasmuch as such other type of vehicle may not be permitted to be kept within the Community.

5. 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.

6. Disposal of drained automotive fluids is not allowed within the Community.

7. 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.

8. 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.

9. No Owner shall keep any vehicle on the Lot which is deemed to be a nuisance by the Board.

10. No Owner shall perform restorations of any motor vehicle, boat or other vehicle within the Community unless made within the garage of the Home and with the garage door closed.

11. Car washing shall be permitted only on an Owner's driveway.

12. Owners shall maintain a current registration and all required insurance coverages for all vehicles parked within the Community.

13. The Board shall make a reasonable attempt to give notice to the owners of offending vehicles. If such vehicle is not removed or 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.

14. The operation of motorized scooters, go-carts, and other non-licensed or non-registered vehicles shall be prohibited in the Community except: (a) non-licensed and non-registered wheelchair or similar vehicles may be used for the transportation of disabled persons; and (b) golf carts which may be operated within the Community in accordance with the rules and regulations set forth herein.

*** 15. Parking in driveways is limited as follows:
- Parking is not allowed on the driveway approach aprons.
- Any vehicle parked in a driveway may not extend beyond the end of such driveway and/or may not obstruct sidewalks.

*** 16. Parking is not allowed on the grass or landscaped areas.

*** 17. All vehicles parked on the street must be parked front facing the direction of traffic. (Right side of the street)

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

ANIMALS AND PETS

1. Ordinary house pets are permitted, subject to the guidelines contained herein. Ordinary house pets shall include dogs (except Pit Bulls, Rottweilers, Doberman Pinschers, Presa Canaries (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.
2. Under no circumstances shall a Pit Bull, Rottweiler, Doberman Pinscher, 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.
3. Notwithstanding the foregoing, breeding of any animals or pets, including ordinary house pets, or any other keeping of pets for any commercial purpose whatsoever within the Community is prohibited.
4. 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 in item 1 above, or not maintained in a terrarium or aquarium. Pit Bulls, Rottweilers, Doberman Pinschers, Presa Canaries (canary dog) and Dangerous Dogs (all as provided in the Declaration) are also classified as unusual pets and are, therefore, prohibited.
5. 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 Owner having any animal in the Community.
6. 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.
7. All dogs and cats shall be walked on a leash and in full control by their owners. Any pet shall be carried or kept on a leash when outside of a Home or outside of a fenced-in area.
8. Any solid animal waste shall be immediately picked up and removed and shall not be deposited on or within the Association Property.
9. All pets shall have and display, as appropriate, evidence of all required registrations and inoculations and the name and address of its owners.
10. 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.
11. 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 dispose of the animal.
12. No Owner shall inflict or cause cruelty upon or in connection with any pet.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

USE AND ENJOYMENT OF LAKES

1. · Owners, and their family members, guests, invitees and tenants, shall be permitted to engage in "catch and release" fishing in the lakes. Notwithstanding the preceding, an Owner shall only access a Lake from the Lake Maintenance Easement which immediately abuts such Owner's Lot if such 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 shall be exclusively from the Lake Maintenance Easement abutting a Landscaped Area or Grassed Area and such access shall be limited to the portion of the Lake Maintenance Easement and Lake bank abutting the Landscaped Area or Grassed Area. If no portion of a Lake Maintenance Easement abuts Association Property, Owners other than the Lake Lot Owners who's Lots abut the Lake shall not be permitted access to the Lake.
2. No Owner shall be permitted ace to or to fish from any Lake Maintenance Easement or lake bank area which immediately abuts a Lake Lot owned another Owner.
3. Lake Lot Owners and their family members, guests, invitees, and tenants shall be permitted to operate non--motorized and electric watercraft in the Lakes. No other persons shall be entitled to operate watercraft in the Lakes.
4. The launching into and removal from a Lake of any permitted non-motorized or electrically powered watercraft by a Lake Lot Owner shall be limited to such Lake Lot Owner's Lake Lot and the Lake Lot Owner shall only access the Lakes from the Lake Maintenance Easement which immediately abuts such Lake Lot Owner's Lake Lot. Watercraft shall be limited in size to eighteen (18') feet.
5. No removal or damage shall be caused to any littoral plantings.
6. No planting, fencing or other improvements or additions to the grassed area surrounding the lake and outside the Lot is permitted.
7. No installation of sand or other materials intended to simulate a beach is permitted along the Lake banks or the Lake Maintenance Easements along the rear yards of Lake Lots.
8. Swimming and the operation of fuel-powered watercraft in the Lakes are prohibited.
9. Watercraft and trailers shall not be stored on Lake bank or in any easement areas. No watercraft (including watercraft permitted to be used within the Lakes of the Community) may be stored on a Lake bank or in a Lake Maintenance Easement within the rear yard of a Lot or otherwise visible in any manner on a Lot.
10. In no event shall any Owner cause any erosion or change in grade of any Lake bank slope from design grade.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

LEASING OF HOMES

1. No portion of a Home, other than an entire Home, shall be rented by the Owner, and no Home may be rented more than two (2) times in any twelve (12) month period. In addition, no Home, or portion thereof, shall be sub-let.
2. All leases shall provide for a minimum lease term of seven (7) months. No lease shall provide for an early lease termination which would reduce a lease term to a period of less than seven (7) months except in the event of a default by the tenant.
3. 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 Declaration and the Rules and Regulations.
4. All leases shall provide that the Association shall have the right to terminate the lease upon the tenant's failure to observe any of the provisions of the Association Documents or the Rules and Regulations.
5. The Owner of a leased Home shall be jointly and severally liable with 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.
6. The Owner shall provide the Association with a copy of all executed leases in their entirety for the Home.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

MISCELLANEOUS RULES AND REGULATIONS

1. Signs. No sign, display, poster, advertisement, notice or other lettering whatsoever (including, without limitation, "For Sale", "For Rent" or "By Owner" signs) shall be exhibited, displayed, inscribed, painted or affixed in public view of any portion of a building, vehicle or other Improvement 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" or similar sign for renting or sale of a Home for so long as Declarant owns a Lot in The Ridge 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 its affiliates, whichever is later.

2. Barbecuing. If Owners barbecue on covered or screened patios or at a close distance away from the Homes, then those Owners shall take responsibility to clean or paint over any smoke discoloration which may result from such activities.

3. 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 or under-ground propane or other fuel storage tanks shall be permitted except only for: (a) customary propane tanks associated with barbecue grills, (b) those substances used for normal household or yard maintenance use, and (c) an under-ground propane tank associated with a Generator System approved and installed pursuant to the "Additional Guidelines for Additions and Alterations - Permanent Generators" as set forth above. 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.

4. 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 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.

5. 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.

6. Hunting, Trapping or the Possession/Use of Firearms. Hunting, trapping, or the possession/use/discharge of firearms, including but not limited to, handguns, rifles, shotguns, BB guns, pellet guns, paint guns, slingshots and bows and arrows, are not permitted anywhere in the Community including, without limitation, the Preserve Areas, or any wetland mitigation areas. This rule shall not prohibit an Owner from keeping a lawful firearm. (a) in
such Owner's Homes. or- (b) on such Owner's person strictly in accordance with a lawfully issued Florida concealed weapons license.

7. Bicycles. All bicycles, other than those which are being used, shall be stored within the garage of the Owner's Home.

8. Golf Carts. Provided golf carts are permitted to be operated by applicable laws, ordinances, rules and regulations, golf carts may only be operated upon the paved roadways (not sidewalks) 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 the manufacturer's safety recommendations. The operator shall not impede the flow of traffic. 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 permitted golf carts shall be powered by electricity or by similar non-combustion means. When not in use, golf carts shall be parked or stored only within the garage of the Home and with the garage door closed. The Association may restrict, prohibit or regulate the used 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. Any person operating a golf cart within the Community shall carry and maintain a valid driver's license. 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. 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. 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. Appropriate written

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

MISCELLANEOUS RULES AND REGULATIONS (continued)

warnings and/or violations will be issued where deemed appropriate or necessary by the Association. The issuance of two written warnings or violations will suspend an Owner's golf cart privileges for one year. Five such warnings and/or violations within one year will permanently revoke such Owner's golf cart privileges within the Community.

9. **Wetland and wetland mitigation areas around the Community are required by Pasco County and the Southwest Florida Water Management District, and may not be altered, relocated, destroyed or removed by any Owner.**
10. 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 a meeting of the Board or a meeting of the Owners (collectively. 'Association Meetings') . The only audio and video equipment and devices which Owners me 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 Owner's 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. Twitter. Instagram or other similar social media platforms. is prohibited.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

GENERAL USE OF ASSOCIATION PROPERTY AND RECREATIONAL TRACT

"Recreation Tract" as used herein shall mean and refer to the Recreation Tract (as defined in the Declaration) and any portion thereof, including, without limitation, recreation amenities, facilities and equipment located thereon and therein.

1. Responsibility:

   a. ALL PERSONS USING ASSOCIATION PROPERTY, INCLUDING BUT NOT LIMITED TO THE RECREATION TRACT, SHALL DO SO AT THEIR OWN RISK. The Association and its Board assumes no responsibility for any accident or personal injury or for any loss or damage to personal property arising out of or in connection with the use of Association Property in general, including but not limited to the Recreation Tract. Persons using Association Property, including but not limited to the Recreation Tract, agree not to hold the Association or the Board liable for actions of any nature occurring within Association Property, including but not limited to the Recreation Tract.

   b. With respect to the use of Association Property, including the Recreation Tract, an Owner shall be held responsible for his/her actions 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.

   c. Any damage to Association Property, including the Recreation Tract or equipment therein, 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.

   d. The use of 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.

   e. The Association shall not be responsible for any personal injury or any loss or damage to personal property at the Recreation Tract regardless of where such property is kept, checked, left or stored on the premises.

   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 use of the Recreational Amenities or participation in any activities sponsored, promoted or set up by the Association.

2. General Use Restrictions:

   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 Ridge at Wiregrass Ranch 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.

   b. Residents shall accompany and remain with their guests and invitees to the Recreation Tract.

   c. The use of the Recreation Tract and/or any other portion of the 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 tennis lessons or swimming lessons), group lessons, instructional classes, aerobic classes, weight training instruction, exercise classes (including karate or other martial art classes), social meetings, fraternal meetings, political meetings, religious group meetings, parties, socials, barbecues, seminars, educational classes, computer training courses and motivational speakers.

   d. The use of the Recreation Tract by an organized team (i.e., school teams, municipal recreation league teams, etc.) as a practice or scrimmage court, facility, field or area is strictly prohibited.

   e. Pets shall not be permitted in the Recreation Tract.

   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. Use of the parking lots on the Recreation Tract shall be used for parking only. The Association reserves the right to use the parking lots on the Recreation Tract for Association events and/or activities.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

GENERAL USE OF ASSOCIATION PROPERTY AND RECREATIONAL TRACT /continued)

g. The Board reserves the right, from to time and in its sole discretion, to create, adopt, impose, alter or amend rules and regulations relating to the use of any portion of the Association Property, including the Recreational Areas, the Clubhouse and the facilities and/or amenities therein.

3. Cleanliness:

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.

b. No personal articles shall be allowed to stand overnight in any of the Association Property.

c. No garbage cans other than those provided by the Association, supplies, water bottles or other articles shall be placed or left within in the Association Property, including the Recreation Tract.

4. The Board reserves the right, from time to time and in its sole discretion. to create. adopt. Impose, alter, or amend rules and regulations relating to the use of any portion of the Association Property. including the Recreation Tract, the Clubhouse and the facilities and/or amenities therein.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

RULES FOR THE CLUBHOUSE

1. Clubhouse Use:
   a. Clubhouse hours shall be 7:00 a.m. until 10:00 p.m. Time extensions for social or community events may be granted at the discretion of the Board or, if applicable, the Clubhouse Committee.
   b. All persons ages thirteen (13) and younger shall at all times be accompanied by an Owner or supervising adult who is eighteen (18) years of age or older when using the Clubhouse amenities. Additional age ~~requirements may apply as listed in the usage guidelines for specific areas.~~
   b. ****All persons aged twelve (12) and older may use the Clubhouse amenities independently excluding the Fitness Room, provided they possess a valid amenities card and adhere to all community conduct rules. Children under the age of twelve (12) must be accompanied by an adult or responsible supervisor aged sixteen (16) or older while inside the Clubhouse.
   c. The Clubhouse shall not be used at any time for religious services by any sect, cult, or group with the following exception: In the spirit of respect and togetherness, a table decoration of a lighted Chanukah Menorah and a Christmas tree, not to exceed eight (8) feet in height, may be displayed in the Clubhouse during the December holiday season.
   d. All belongings shall be removed from the Clubhouse when leaving. The Association and its Board shall not be responsible for belongings lost or stolen.
   e. No immoral, offensive, or unlawful use shall be made of the Clubhouse. All Governmental Requirements shall also be strictly observed.
2. Code of Conduct for the Clubhouse:
   a. No smoking in the Clubhouse or any rooms therein shall be allowed.
   b. Proper attire shall be worn in the Clubhouse.
   c. 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.
   d. When the Clubhouse and Party Pavilion are in use by an Owner who has properly reserved the facility, no other Owner shall be permitted in those areas other than for ingress and egress.
   e. 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.
3. Rules for Use of Exercise/Fitness Room:
   a. All equipment shall be used at the risk of the person exercising.
   b. All residents between the ages of thirteen (13) and eighteen (18) years of age must participate in a Fitness Room orientation program and must be accompanied by a parent/guardian at all times to utilize the Fitness Room.
   c. All residents twelve (12) years of age and younger may not use the Fitness Room unless they are registered in a structured Association program.
   d. All residents sixteen (16) years of age and older may utilize the Fitness Room independently but must have an access card and a signed waiver on file.
   e. Athletic shoes and shirts shall be worn at all times.
   f. As a courtesy to others, people exercising are requested to allow others to work in with them.
   g. A thirty (30) minute time limit shall apply on all cardio-vascular equipment when someone is waiting.
   h. Equipment shall be wiped down after usage. Accordingly, people exercising are requested to bring a towel to the exercise room for that purpose.

4. Rules for Use of Indoor Sports Court:

   a. The Indoor Sports Court are restricted to the playing of appropriate games or game-related activities (i.e., exhibitions and clinics) only.

   b. No one shall be permitted on the Indoor Sport Court except those persons playing.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

RULES FOR THE CLUBHOUSE (continued)

c. Roller skates, skateboards, roller blades, bicycles, scooters and other play or exercise equipment are prohibited on the Indoor Sports Court.

d. The Indoor Sports Court play shall be limited to ~~one (1)~~ ** one and a half (1 1/2) hours of play. Play may continue providing no other players are waiting at the expiration of the preceding time limits.

e. 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 Indoor Sports Court. Black soled sneakers shall not be permitted.

f. No intoxicants, food or breakable containers shall be permitted on the Indoor Sports Court.

g. Use of the Indoor Sports Court by any organized team (i.e., school teams, municipal recreation league teams, etc.) is strictly prohibited.

h. Boisterous or profane language shall be not used by players or spectators.

i. Walking through the Indoor Sports Court during play shall be prohibited.

j. Entering or leaving a court shall only occur when the play of other players is stopped.

k. Equipment and supplies shall not be stored in any location other than as specifically approved in writing by the Board or, if applicable, the Clubhouse Committee.

l. 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.

5. Renting of the Clubhouse and/or Party Pavilion:

a. All reservations of any area of the Clubhouse facility or Party Pavilion by Owners must first be approved by the Board or, if applicable, the Social Director. Renting of any area of the Clubhouse facility 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.

b. Any Owner or other authorized person reserving a portion of the Clubhouse facility or Party Pavilion shall have the care, custody and control of such portion of the Clubhouse facility 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 Clubhouse facility 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 Clubhouse facility or Party Pavilion shall be responsible for the care and cleaning thereof, including the kitchen. All furnishings and equipment shall be replaced to their previous locations, but in no event shall they be removed from the Clubhouse facility or Party Pavilion.

c. Owners wishing to reserve a portion of the Clubhouse facility, or the Party Pavilion must first contact the Association manager 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 there has been no damage, misuse or theft to the Clubhouse facility, the Party Pavilion, or their components, and if the Clubhouse facility and 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.

d. All community events and meetings shall supersede the use of all other events throughout the Clubhouse facility and/or the Party Pavilion.

6. Rules for Use of Fireplace Area:

a. Do not touch the fire or the fireplace screen while the fireplace is in operation.

b. Do not touch the fireplace or the fireplace screen after the flame has been turned off, as the fireplace screen remains very hot.

c. Turn off fireplace immediately after use.

d. The fireplace may only be operated by persons sixteen (16) years of age or older.

7. Use of the Clubhouse shall also be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Association Property and Recreational Tract"

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

RULES FOR THE SWIMMING POOL AREA

"Pool Areas" as used herein shall mean and refer to the resort pool, the lap pool, the spa, pool deck area, water slide, wading pool and the water play area.

1. Pool Area Use:

   a. THERE SHALL BE NO LIFEGUARD ON DUTY. ALL PERSONS USING THE POOLS. SPA. WATER SLIDF OR OTHER VVATER FACILITIES IN THE POOL AREA SHALL DO SO AT THEIR OWN RISK INCLUDING WITHOUT LIMITATION. ALL RISK OF PERSONAL lf\JJURY AND/OR DEATH. The Association and its Board assumes no responsibility for any accident or personal injury or for any loss or damage to personal property arising out of or in connection with the use of the pool and/or the pool area. Persons using the pools. Spa, water slide or Pool Area agree not to hold the Association or the Board liable for actions of any nature occurring within the Pool Area including, without limitation any personal injury and/or death.

   b. Pool hours are from Dawn to Dusk, but in no event later than 9:00 p.m. Outdoor recreation lights shall be turned off no later than 9:00 p.m. Prior to 8:00 a.m., the use of pool facilities shall be restricted to Owners only. 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.

   ~~c. All persons under the age of thirteen (13) and under shall be accompanied and closely supervised by an Owner or supervising adult who is eighteen (18) years of age or older. Persons over the age of twelve (12) are not permitted to use the wading pool, water play area and water slide.~~

   c. ****All persons under the age of twelve (12) must be accompanied by an adult or responsible supervisor aged sixteen (16) or older while in the Pool Areas. Persons over the age of 12 are not permitted to use the Splash Pad /Wading Pool other than to supervise and assist.

   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 Pool Area.

2. Code of Conduct for the Pool Area:

   a. No nude swimming shall be allowed at any age. Paper or cloth diapers are prohibited in the pool. Infants/children who are not toilet trained and adults who are incontinent must appropriate wear 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.

   b. No intoxicants shall be permitted in the Pool Area.

   c. No smoking (including e-cigarettes) shall be permitted in the pool or Pool Area.

   d. 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 schedule by the Association.

   e. No running, pushing, dunking, rough play, profane language, diving or jumping in the Pool Area shall be permitted.

   f. Improper use of the water slide or play equipment is prohibited.

   g. 0nly one person at a time shall be permitted on the water slide and no trains or chains of riders shall be permitted. All riders must slide feet first. either lying on their back or in a seated position. and only after the previous rider has cleared the area below.

   h. N o d iv in g or jumping from the water slide shall be permitted.

   i No climbing up the water slide or on the water slide tower shall be permitted. No standing. kneeling. rotating or stopping on the water slide shall be permitted.

   ~~j~~. Only appropriate swimwear shall be permitted on the water slide (i e.. no loose garments and/or garments featuring metal buckles. rivets. zippers o r r i ngs . No jewelry shall be worn while on the water slide.

   k. No music devices or portable televisions shall be permitted in the Pool Area without the use of headphones.

3. Health and Safety Considerations:

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

a. All users shall shower before entering the pool and spa.

b. No soaps or shampoos shall be used at the pool side shower.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

RULES FOR THE SWIMMING POOL AREA (continued)

c. Persons wearing bandages or having colds, coughs, inflamed eyes, diarrhea, infections or open sores shall not use the pool and spa.

d. No glass containers or other breakable objects shall be permitted in the Pool Area.

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.

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.

g. A five (5) foot walking area shall be maintained around the pool at all times. Additionally, walking areas around and through the Pool Area shall not otherwise be blocked.

h. The spa may reach temperatures in excess of one hundred degrees Fahrenheit (100°F). If a permitted user of the spa has a health risk, such user should first check with their physician before using the spa.

i. In accordance with health department regulations, no food or drink are permitted in the resort pool, the lap pool, the spa, the wading pool or the water play area.

4. Use of pool furniture and equipment:

   a. Pool furniture shall not be removed from the Pool Area.

   b. Pool furniture shall not be reserved for anyone not in the Pool Area.

   c. Pool furniture and equipment shall not be modified, altered, or changed in any manner.

   d. Towels shall be placed on pool furniture when in use.

5. 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".

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

RULES FOR THE OUTDOOR COURTS

"Outdoor Courts" as used herein shall mean and refer to the tennis, outdoor ~~basketball~~ ** sports court, and beach volleyball courts.

1. PLAYERS SHALL PLAY AT THEIR OWN RISK.
2. Use of Courts:
   a. The outdoor ~~basketball~~ ** sports court and the volleyball court is open for play from 7:00 a.m. until Dusk. The tennis courts are open from 7:00 a.m. to 10:00 p.m.
   b. During morning hours (7:00 a.m. to 12:00 noon), players shall maintain low noise levels.
   c. Private lessons shall not be given during prime playing hours (5:00 p.m. to 9:00 p.m.).
   d. Tennis play shall be limited to ~~one and a half (1 1/2) hours for doubles play and one (1) hour for singles play~~ ** two (2) hours. The outdoor ~~basketball~~ ** sports court and beach volleyball court shall be limited to ~~one (1~~) ** one and a half (1 1/2) hours of play. Play may continue providing no other players are waiting at the expiration of the preceding time limits.
3. Specific Court Use Restrictions:
   a. The courts are restricted to the playing of appropriate games or game related activities (i.e., exhibitions and clinics) only.
   b. No one shall be permitted on the courts except those persons playing.
   c. Roller skates, skateboards, roller blades, bicycles, scooters, and other play or exercise equipment shall be prohibited on the courts.
   d. All persons ages thirteen (13) and younger shall at all times be accompanied by an Owner or supervising adult who is eighteen (18) years of age or older when using the courts and shall not disrupt the play of others.
   e. No intoxicants, food or breakable containers shall be permitted on the courts.
   f. All belongings shall be removed from the courts when play is complete. The Association and its Board shall not be responsible for belongings lost or stolen.
   g. An Owner shall be responsible for the repair and/or replacement costs incurred as a result of deliberate or irresponsible behavior resulting in damage to the courts and/or related equipment caused by the Owner, his/her family members, tenants, guests, invitees and others for whom the Owner is responsible.
   h. Use of the courts or any other open play area(s), or any portion thereof, by an organized team (i.e., school teams, municipal recreation league teams, etc.) as a practice or scrimmage court, facility, field or area is strictly prohibited.
4. Code of Conduct for the Courts:
   a. Boisterous or profane language shall be not used by players or spectators.
   b. Walking behind or through the courts during play shall be prohibited.
   c. Entering or leaving a court shall only occur when the play of other players is stopped.
   d. Only proper attire and shoes 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.

THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

RULES FOR THE OUTDOOR COURTS (continued)

5. Tennis Court Rules:

   a. If a reservation schedule is maintained on a board at the tennis courts, the following shall apply:

      i. Reservations for play shall not be made earlier tha~~n the day~~ ** two (2) days before the requested time.

      ii. Names of all players shall be posted with the requested time.

      iii. Players shall not reserve more than one time slot daily. Any duplicate reservations shall not be honored until all other players have played.

      iv. Unassigned court time may be signed up for by the same players on the same day.

      v. Court time shall be forfeited if players do not show up within ten (10) minutes of the reserved time.

      vi. If the court loses playability during a reserved time, playing time shall not be extended if other players are waiting or have reservations.

   b. There may be a Tennis Committee consisting of residents who are familiar with the game of tennis. The Tennis Committee shall supervise the use of the court and bring all problems that arise to the attention of the Board. All special events, lessons and planned activities shall be scheduled and approved in advanced through the Tennis Committee.

7. Use of the courts shall also be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Association Property and Recreational Tract".