Rules and Regulations

Cypress Cluster Houses Condominiums Association, Inc.

Updated: March XX, 2025

All previous Rules and Regulations including amendments, are hereby expressly revoked and replaced by these Rules and Regulations.

Introduction

A. The Carrollwood Villages Cypress Cluster Houses Condominiums Association, Inc. has adopted the following Rules and Regulations pursuant to Article VIII, XX, XIV and XVI of the Carrollwood Village Cypress Clusters Houses Condominium, Phase 1, a Condominium (the "Declaration") and Article III, Section 2(a) of the Bylaws of Carrollwood Villages Cypress Cluster Houses Condominiums Association, Inc. (the "Bylaws"), both as amended from time to time.

B. Every Owner, invitee, relative, guest, tenant and occupant (collectively "Owner") shall comply with the Rules and Regulations as set forth herein and in the provisions of the Declaration, Bylaws and Articles of Incorporation of Carrollwood Villages Cypress Cluster Houses Condominiums Association, Inc. (the "Articles"). Failure of an Owner to comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, fines or any combination thereof, in addition to all other remedies permitted pursuant to the CCH's Governing Documents.

C. These Rules and Regulations shall be cumulative with the Declaration, Articles and Bylaws. The provisions of the Declaration, Articles and Bylaws control over these Rules and Regulations in the event of a conflict. All of these Rules and Regulations shall apply to all Owners, invitees, relatives, guests, tenants and occupants, even if not specifically so stated in portions hereof.

D. The Board reserves the right to alter, amend, modify, repeal or revoke these Rules and Regulations as set forth in the Declaration and Bylaws. The current copy of the Rules and Regulations can be found on CCH's resident web portal:**https://home.greenacre.com/login.**

E. All terms not defined herein shall be given the meaning set forth in the Declaration.

- "CCH" refers to Carrollwood Village Cypress Cluster Houses Condominiums Association.

- "Board" refers to the CCH Board of Directors.
- "ARC" refers to the Architectural Review Committee.
- "LC" refers to the Landscape Committee, as a subcommittee of the ARC.
- "CCH CAM" refers to the management company hired by Board.

Summaries of Some Provisions of Declaration and Bylaws

This is an overview and does not include all regulations in the Declaration or Bylaws. Owners should consult those documents for the actual text and complete list of regulations contained in those documents at the member portal. The current address is **https://home.greenacre.com/login**.

A. Article XXII of the Declaration of Condominium contains much of the Owner's maintenance, repair and replacement obligations.

B. No Owner may modify, paint or attach anything to an exterior wall, fence or door without ARC approval.

C. No Owner may place anything on a Common Element area, including plantings, without first obtaining the approval of the LC.

D. Every Owner who wishes to make any type of exterior modification, including but not limited to, paver installation, gutter and/or downspout installation, installation or repair of a screened porch, new windows or doors, etc. must first submit an application to the ARC and must obtain approval from the Board before any such work begins.

E. Owners must notify the CCH CAM and Board 14 calendar days prior to listing their home for sale or lease. This includes any changes in title, including, but not limited to, sale, acquisition by inheritance, or gift for anyone other than a spouse.

F. Owners who are not physically residing in their unit may not allow anyone else to occupy their unit for a period longer than 21 calendar days without the written approval of the Board.

G. Every new Owner of a unit that has been altered or modified assumes the past unit Owner's responsibilities for repair, maintenance and liability for areas that may have been modified, enclosed, or altered by any previous Owner. Owner assumes all responsibility with respect to roofing and gutters which were not part of the original structure, any additional framing, and any other issues related to an enclosure. This responsibility

also includes any plants, shrubbery and personal property that may have been planted or placed on CCH common elements.

1. Board Meetings

The Board meets quarterly, or as needed, at 6:30 PM, at a designated location and is usually virtual.

The Annual Meeting is at 7:30 PM in the third week of March.

Meeting notices are posted at the front CCH entrance three days prior to the meeting and electronically distributed to Owners who provide their email address.

2. Official Association Records

All official CCH records are maintained by CCH CAM and posted to the CCH member portal: **home.greenacre.com/login**.

3. Definitions

3.1 CCH: The total of all components within the approximate seventeen (17) acre titled “Carrollwood Village Cypress Cluster Houses Condominium Association.”

3.2 Condominium Units: The 82 individual separate and numbered residential living spaces, comprised of 22 buildings, for the exclusive use of the Owner and the condominium unit. This includes the adjacent areas designated as “garden”, “terrace”, “patio”, “entry”, “balcony”, and “carport”, as shown on the original floor plan drawings.

Unit	Number	Bedrooms	Floors
A	17	1	1
B	21	2	1
C	27	2	1
D	11	2 Plus Loft	2
E	6	3	1
	82 (Total)		

3.3. Common Elements: All of the real property, improvements and facilities of the CCH other than condominium units. This includes the exterior of all perimeter walls and includes easements through condominium units for conduits, pipes, ducts, plumbing, wiring and other facilities. Includes all property held and maintained for the private use and enjoyment of all condominium unit Owners such as swimming pools and their related spaces, roads, sidewalks, landscaping, etc.

3.4 Limited Common Elements: That portion of the common elements consisting of separate and designated areas for the exclusive use for access and parking purposes by the adjacent condominium units. This is to prevent blocking the access to adjacent carports.

4. Maintenance and Repair of Condominium Units

4.1 Front Doors. Must be solid-core, flat, with no trim on the surface of the door. There may be no windows or glass. There must be a slot for mail delivery. Any unit that replaces a non-conforming door must replace it with a conforming door.

An ARC application is required before any door may be painted or replaced. One of the following four colors is allowed and can be obtained from Florida Paints, 11429 North Dale Mabry, Tampa, FL, 33618. 1) Behr Paint, “Plantain Chips” (mustard yellow) #M290-6D; 2) Behr Paint, “Thai Teal (teal blue) #M460-6D; 3) PPG Paint, “Apple a Day” (red) #PPG1051-7 and 4) “Northmeadow Grey” (the same grey used at Northmeadow Condominium Association and CCH fences). Changes in door colors may be approved by the Board in its sole and absolute discretion.

4.2 Water Softeners and Conditioners. May not be located in any location outside a unit without submitting an ARC request for Board approval. All such work must be completed with all required permits and may not be visible from the street.

4.3 Pests and Termite Control. Owners are responsible for pest and termite control within their unit and for treatment of infestation and repairs for any damages that may occur within their unit. CCH is responsible for treatment and/or repair of infestation or damages that are determined to be the result of infestation from subterranean termites or external entrance.

4.4 Water Damage and Mold Prevention. Owners are required to maintain the interior of the unit in a manner that prevents the development of mold

and/or mildew, or similar toxic biological or microbial growth. In the event that mold and/or mildew or other health-impairing microbial or biological growths occur in the unit, the Owner shall take immediate action to remove the growth and immediately notify the CCH CAM to remedy the situation.

4.5 Regular Water Line Inspection. Owners should regularly inspect all appliances and all related hoses and connections thereto, including, without limitation, all hoses, drain lines, and drain pans for clothes washers, refrigerators, air conditioning units, and water heaters in order to ensure that these hoses, drain lines and drain pans are all in proper working order, in good repair and do not cause leaks, spills, clogs, backups or other incidents which could cause damage.

5. Alternations, Modifications, and Repairs

5.1 Patios which Owners choose to enclose, or are enclosed, must be approved by the ARC and Board before construction starts. The Owner must submit an application with drawings and specifications to the ARC, along with any other information requested by the ARC or Board.

5.2 Roofs, skylights, sliding doors, and other Owner-installed items must be aligned with existing house contours, height and sight lines. Skylights and other roof additions shall be minimally visible, as approved by the ARC. Roofs shall be of the same color and shingle type of the existing roof. All skylights, windows, and other items shall be of the same style and color as the existing windows on the unit and other windows and skylights in the condo. Any alterations become the sole responsibility of the Owner, and subsequent owners, and not CCH.

5.3 Screened enclosures shall have a black screen and bronze caging. In the event an enclosure has been added or is added, the Owner of the unit associated with the enclosure is responsible for any increased maintenance, repair, and replacement expense incurred by CCH related to the enclosure. The Owner shall pay said amount within thirty 30 calendar days.

5.4 Hurricane Shutters. An approved ARC application is required for the installation of hurricane shutters. Window film, roll down shutters, and accordion shutters are prohibited. Removable hurricane shutters are permitted. All permanent connections to the home shall be painted to match that portion of the home to which they are attached.

Hurricane protection may be utilized only after the issuance of a hurricane watch or other severe weather warnings by the weather service. All hurricane protection shall be removed within a reasonable amount of time

after the storm has passed, unless the storm has been so severe as to prevent the removal. Hurricane shutters shall not be used for security purposes. Hurricane shutters may not be installed for the entire hurricane season. Properly installed plywood panels may also be used for temporary protection. Any damage to the exterior of a unit caused by the installation of panels must be immediately repaired by the Owner.

5.5 Unit Repairs, Remodeling, Construction and Maintenance Hours. No repair, remodeling, redecorating, construction or maintenance activity that generates noise that can be heard outside of the unit or that is a disturbance shall be conducted before 8:00 a.m. or after dusk. No activity is permitted on Sunday.

Any contractor or person performing work that requires a permit, must have all licenses and required permits prior to the start of work.

All material liens, contractor liens, notices of commencement, etc. shall be unit-specific and shall not encompass the condominium, any other units, common elements or limited common elements.

6. Exterior Appearance

6.1 General. Owners shall keep all visible exterior portions of unit and limited common elements associated with a unit in a neat and orderly condition. This includes being free of litter, debris, and clutter.

6.2 Signs. No sign, advertisement, banner, notice or other graphic or lettering shall be exhibited, displayed, hung, inscribed, painted or affixed in, on, or upon any part of a unit, common element, limited common areas, or on the outside of unit, including, but not limited to, "For Sale" and "For Rent" signs. This prohibition also includes signs in windows, doors or walls. One home monitoring sign may be displayed in either the unit's limited common element front entry or in the common element immediately in front of the front entry in a location approved by the Board. Open House signs are permitted one hour prior to the open house and must be immediately removed after the open house.

6.3 Flags/Exterior Displays. Nothing shall be affixed to, hung, displayed or placed on the exterior walls, doors, patio screen railings or windows. Notwithstanding the foregoing, one United States or armed services flag, not larger than 4.5 feet by 6 feet, may be displayed using a flag holder. Flag holders should be mounted on a wooden fence that is in the unit's limited common space in the location stated by the board. No flag may be displayed

in common areas. No flags of any political nature or flags that make a political statement may be used.

6.4 Window Displays. No window displays, ornaments, stained windows, beveled glass, window films, banners, flags, stickers, or statements of any nature shall be displayed in any homeowner's windows including glass side lights, either on the outside or inside of the window. No materials, including sun protective materials, may be adhered to any window, inside or outside. Exceptions are home security system stickers as permitted above, industry-standard oxygen warning notification, and such other medical or safety notifications that the Board shall approve in writing.

6.5 Window Coverings. Curtains, drapes, blinds, or other coverings which face exterior windows, side door panels or glass doors of unit must be white or off-white in color, or have a white lining. This includes coverings for sliding doors or other windows or doors that face a screened in lanai, patio, porch, terrace, garden or balcony (collectively "Patio"). No window air-conditioning units are allowed.

6.6 Ornaments/Decorations. No ornaments, decorations or other objects may be attached to any common space, outside wall, window, entryways, carports, fences (both front-facing and back-facing) or along sidewalks with the following exceptions:

A. Owners may have a permanent or a seasonal wreath on their front or side entry door.
B. Owners may submit an ARC application to request Board approval for other objects they wish to attach to their front or side entry.

Owners assume all responsibility for the repair of any damage caused by the installation of ornaments, decorations or objects to any external wall or other surface.

6.7 Laundry and Other Articles. No clotheslines, clothing, shoes, swimwear, curtains, rugs, mops, laundry of any kind, or other articles shall be hung from any of the windows, doors, screens, railings, carport, or other portions of the condominium. Outdoor clothes drying of any nature is prohibited.

6.8 Bicycles. May not be stored outside in common areas.

6.9 Personal Property. Must be stored in their respective unit.

6.10 External Light Fixtures. Owners who wish to replace or install an external light fixture in their limited common area must submit an ARC

application and receive written approval prior to installation. Light fixtures should be mid-century modern or contemporary in design. Federalist or carriage light styles are not allowed.

6.11 Air Conditioners/Heat Pumps. Window air-conditioning units are prohibited. An approved application is required for any heat pump or air conditioner that is added after original construction. There is no requirement for an approved ARC application for replacing central air conditioning units as long as they are the same size, appearance, and are placed in the same location.

6.12 Trees, Shrubs and Plants in Limited Common Areas. The CCH landscaping service will not maintain Owner-planted landscaping. This includes landscaping that was planted by any previous unit Owner. New Owners who do not wish to maintain landscaping planted by a previous Owner on a common area, or their own landscaping, must remove the landscaping at their own expense. All landscaping that is added or removed must be approved by the LC, in writing, prior to removal or replacement.

6.13 Owners who plant trees, shrubbery, plants or potted plants in their limited common areas must maintain those plantings in a neat and orderly condition and must be approved by the LC. Plantings or trees should not drop leaves, branches or debris onto a neighbor's property. Plantings should not be unsightly or overgrown so entry to a unit is impeded or such that it creates a danger, or a condition that attracts rodents, insects or snakes.

Owners are responsible for cutting, pruning, weeding and all maintenance of their own plantings, including all plantings from a previous Owner. Any tree, shrub, or plant within an Owner's courtyard that poses a problem, i.e. roots, branches that is or could cause damage to walls or building must be removed at the Owner's expense. This includes plantings installed prior to current Owner taking residency.

6.14 No dead flowers or plants in pots, that are visible from the street or another unit, are permitted. Pots shall not limit access to a home or entryways. Access must be unimpeded to allow for emergency responders and evacuations.

6.15 Objects in common areas. Owners shall not plant grass, flowers, shrubs or trees in common areas, nor place planters, pots, hanging baskets, bird feeders, bird baths or objects in the common elements, without the prior written approval of the LC. Owners may have up to two bird feeders placed in the common area abutting their home, but no feeders may be hung or

attached to any CCH-owned property, such as a wall or fence. Bird feeders may not impede or hinder lawn mowing or maintenance. Any items placed in the common elements shall be moved or removed at any time upon request from the LC.

6.16 Trash, Recycling, and Yard Waste Containers. Garbage and recycling containers must be standard-issue containers. Containers should not be put out for collection until after 6:00 p.m. of the evening before collection and returned to the carport by 8:00 p.m. the day of collection. All refuse and recycling, including refuse in plastic bags, must be contained within the container and not laid on the ground. Yard waste should be in a container provided by the owner and stored in storage room, not in the carport.

6.17 Violations. If an Owner has been given notice by the LC of any such violation, and the owner fails to remedy the notice of violation, the Board has the right to remedy the situation and bill the owner for any costs incurred.

7. Carports

7.1 Carports shall not be used for storage other than motorized vehicles, two bicycles, and two provided garbage containers. Yard waste containers must be kept inside the owner's storage area and not in the carport. No more than two flower pots may be placed inside the carport. No artificial flowers may be used and no empty pots are allowed. Garden hoses may be mounted in a hose container on the interior side of the carport, whenever possible, and may be attached in another location with the approval of the Board. Hoses are never allowed to be uncoiled on common areas. No other items may be stored in the carport.

7.2 Carport floors may be painted light or medium matte grey. Only one color may be used. An ARC application must be submitted, and approved by the Board, before any carport floor is painted.

7.3 Security lights are permitted and must be mounted inside the carport. Lights shall not project light onto adjacent units, common property or adjacent property. No individual security cameras or lights may be mounted on the exterior or any common or limited common elements.

8. Sales, Leases, and Guests

8.1 Sale or Conveyance of Unit Title. No Owner shall sell, convey, or transfer a unit or any interest in a unit, including through gift or inheritance (with the exception of an inheritance or gift to a spouse), without notice and approval of the Board, as provided in the Declaration of Condominium. Each Owner

shall furnish a sales contract, or other document demonstrating the conveyance of title, to the Board at least 14 calendar days before the transfer.

8.2 Leases. Lease provisions are controlled by our CCH Amendment to the Declaration dated March 15, 2010. No more than 10% of CCH units may be leased. Any Owner who wishes to rent his/her unit must submit an application to the Board prior to any lease and must obtain the written approval of the Board prior to leasing. If any military homeowner is deployed, then the board automatically approves their home to be leased, even if the 10% leasing capacity has already been reached.

8.3 Lease Period. The minimum lease period allowed is 12 months. No subletting is allowed. If a lease terminates, any subsequent lease of that same unit will be treated as a new lease and must comply with any waiting period. The exception to this provision is when a terminating lease is renewed and there is no change in the name of the lessee (renter).

8.4 Lease Eligibility. No Owner may submit an application to rent their unit until they have owned their unit for a minimum of 24 months. Lease agreements, including the current name and contact information of each lessee, must be confirmed annually by submitting verification of the lease to the CCH CAM. Lessee must receive a copy of the Rules and Regulations from the CCH CAM.

8.5 Lessees must agree to abide by and be governed by the terms and conditions of the CCH controlling and governing documents.

8.6 Guests. No guest(s), including family members, are allowed to occupy a unit for a period longer than 21 calendar days. If guest(s), or family member(s), remains more than 21 days, a tenant application is required.

9. Parking, Dumpsters, and PODs

9.1 All motorized vehicles shall only be parked in a carport or designated paved parking area.

9.2 Commercial vehicles owned by contractors or vendors may be temporarily parked while services are being performed at, or on a unit, but shall not be parked overnight and shall not park on grassy areas, even temporarily.

9.3 Visitors may park an automobile on the driveway in a manner that does not block neighbor's access to and from their carport. Visitors may also park in the unassigned parking spaces. No parking on grass.

9.4 All motorized vehicles on condominium property shall be kept and maintained in good operating order with all proper licenses or other state required registration documentation clearly displayed on the exterior of the vehicle. Any vehicle that is unlicensed, inoperable, unregistered, or abandoned shall not remain on the premises for more than 24 hours. After 24 hours, the vehicle will be towed at the owner's expense. The term "licensed" shall mean that the vehicle displays, at all times, a current license plate or current license tag to which is affixed a sticker indicating that the vehicle is registered with the State of Florida or other U.S. state.

9.5 Parking of boats, boat trailers, jet skis, campers, trailers, motor homes, recreational vehicles or "RVs", commercial vehicles, and all other non-passenger vehicles is prohibited in the community. An Owner's vehicle that cannot fit into the unit carport may not be parked within the community. Temporary, or visitor, vehicles otherwise permitted may be parked in unassigned parking areas for no more than 48 hours.

9.6 PODs. May only be placed on a driveway for a period not to exceed 7 calendar days, provided it does not impede access of another resident.

9.7 Dumpsters. No dumpsters of any size or type may be used by an Owner without the prior, written approval of the Board. If approved, dumpsters may not be used for a period longer than 30 calendar days. Dumpsters may not block or inhibit the ingress or egress of any Owner or pose a safety risk.

10. Electric Vehicle (EV) Charging Stations

Florida regulations for electric vehicle (EV) charging stations in condominiums include requirements for installation, maintenance, and insurance.

10.1 Installation

- Unit owners can install EV charging stations in their limited common element parking areas.
- The installation cannot damage the condominium.
- The unit owner is responsible for the installation costs.
- The unit owner must get a separate meter for the charging station's electricity.

10.2 Maintenance

- The unit owner is responsible for the operation, maintenance, and repair of the charging station.
- The unit owner is responsible for any damage to the charging station or surrounding area.

10.3 Insurance
- The unit owner must get hazard and liability insurance.
- The unit owner must provide a certificate of insurance that names the association as an additional insured. The policy renewal date must also be provided.

10.4 Other Requirements
- The unit owner must comply with applicable safety codes and architectural standards.
- The unit owner must engage a licensed installation contractor.
- The unit owner may be required to reimburse the association for increased insurance premiums.
- The association can enforce payment of installation costs through lien procedures.

10.5 State Regulations
Chapter 718 Section 113 - 2018 Florida Statutes. A declaration of condominium or restrictive covenant may not prohibit or be enforced so as to prohibit any unit owner from installing an electric vehicle charging station or a natural gas fuel station within the boundaries of the unit owner's limited common element or exclusively designated parking area.

11. Procedure for Reporting a Unit Problem

11.1 An Owner with an issue or concern on the interior to their unit, including plumbing and/or electrical problems, should contact a professional, licensed contractor to address the problem. If the Owner believes the problem to be the responsibility of CCH, the Owner should contact the CCH portal page to report the problem. Do not contact a Board member.

11.2 If the source of the problem is determined by the Board to be the responsibility of CCH, then the Board, at its option, will either pay for the repair or reimburse the Owner, upon submission of a valid, professional invoice that clearly indicates the cause of the problem or the Board shall hire a licensed contractor to correct the issue.

11.3 If an Owner has an issue with something on the exterior of the unit, the Owner should report the issue on the CCH portal page

(**https://home.greenacre.com/login**) and a service request will be generated. Do not contact a Board member.

12. Noise

No Owner shall make or permit any disturbing noises to be made by the Owner's family, employees, pets, agents, tenants, visitors, or licensees. Nor permit any conduct by such persons or pets that interfere with the rights, comforts or conveniences of other Owners. No Owner shall play or permit to be played any musical instrument, or operate, or permit to be operated, a television, radio, sound amplifier, or other noise making device in his /her unit in such a manner as to disturb or annoy other residents. No Owner or occupant shall conduct, or permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

13. Antennas, Aerials, Cable and Satellite Dishes

13.1 No radio, satellite, internet, or television antennas or any wiring for such purpose may be installed on the exterior of any unit, common elements, or limited common elements without the written permission of the Board. Cables or wiring for television, telephone, internet, or other purposes, shall be buried and not exposed.

13.2 Satellite dishes, or internet antennas, must be approved in writing by the Board before installation. Only one (1) satellite dish may be installed per Unit. Satellite dishes may not exceed 18 inches in diameter and must be Direct Broadcast System (DBS) dishes or such other satellite dish as permitted by FCC Order 98-273. Satellite dishes may receive, but may not transmit, signals of any kind. Satellite dishes may only be placed on the patio or inside the unit and may not, under any circumstances, be installed on, or affixed, attached or clamped to any exterior building walls or roofs, or any windows. A satellite dish, which is placed on a patio or inside a unit, may not protrude outside a window or over a railing, even on a temporary basis. Satellite dishes may not be placed in any common area. Owners are required to maintain satellite dishes to ensure proper working order and a neat attractive appearance at all times. The dish must be removed, if it is no longer being used.

13.3 No holes of any kind may be drilled in any exterior walls, window frames or balcony railings without the prior written consent of the Board, which consent may be withheld by the Board in its sole and absolute discretion.

14. Mailboxes and Unit Identification

No mailbox of any sort or any receptacle may be attached to any external door or attached to any external wall, regardless of whether it can be seen from the street or not. Mail is delivered via the door slot in the front door. Every unit shall be identified by its street address, which shall be the same type and size approved and installed by CCH.

15. Pets

15.1 Prior approval of the Board shall be required before any pet, including fish and domestic caged birds, may be kept in a unit. This includes the pets of guests who remain longer than 21 days.

15.2 All animals shall be kept on a hand leash, or carried, at all times while in a common area. No animals are permitted in the pool areas. Each pet owner/walker shall immediately clean-up after his or her pet's droppings. The grass area between Cypress Circle and North Village Drive is the designated dog walking area.

15.3 Pets shall not be a nuisance to other Owners, including barking, aggressive behavior, or attacking other dogs.

15.4 The total number of all pets is limited to 2 per unit. No pet shall have a weight of more than 25 pounds at maturity, without Board approval. The Board may request confirmation of a pet's weight or potential weight from a licensed veterinarian.

16. Flammable Articles

Flammable, combustible or explosive fluids, chemicals or substances shall not be kept in any unit or on the common areas, other than fluids, chemicals or substances that are commonly and customarily used in vehicles and/or as cleaning supplies, and propane tanks for grills. Grills are permitted to be used only in your area. Liquid propane gas grills, charcoal grill, and electric grills are permitted to be stored in either open or screen terrace areas. They must be moved from below ceiling areas to outside when used. Fire pits, and similar items, are prohibited.

17. Pools, Pool Deck and Surrounding Pool Area

17.1 The pool and pool area are reserved for the exclusive use of residents and their invited guests. Swimming shall be at the risk of those involved and not at the risk of CCH. Guests of a resident are not permitted unless the resident is personally present in the pool area.

17.2 There is no lifeguard on duty. SWIM AT YOUR OWN RISK.

17.3 The pool is open from the hours posted at the pool.

17.4 No smoking, vaping, or drug use anywhere on the pool deck or in the pool.

17.5 The pool is for the use of residents and their guests only.

17.6 Oversized floats are not permitted.

17.7 Diving is not permitted.

17.8 Pets are not permitted in the pool or on the pool deck.

17.9 Glass containers or other breakable items in or around the pool are not permitted.

17.10 Running on the pool deck is not permitted.

17.11 Noise, such as audio equipment and/or voice levels, must be maintained at a minimum volume. Ear buds should be used when possible.

17.12 Any child under the age 14 must be accompanied by a person who is age 18, or older, who accepts responsibility for the child's safety and behavior.

17.13 Infants and toddlers must utilize swim diapers.

17.14 Proper attire must be worn when on the pool deck.

17.15 If using sunscreen, please shower prior to entering the pool.

17.16 Please help maintain a clean environment and dispose of all litter in the trash containers.

17.17 Additional rules and regulations governing the use of the pool may be adopted from time to time and posted in the pool area.

18. Garage, Yard, and Estate Sales

Moving and estate sales are allowed inside the unit. No parking on the grass or blocking other units and their carports. All other sales are not allowed.

19. Fees

All CCH fees are due by the 10th of the month. Fees not paid by the 15th of the month are delinquent. A late charge of $25.00 may be assessed.

20. Fining

20.1 The Board may levy fines for violations of any of the governing documents. Before a fine is imposed on any homeowner, the homeowner is entitled to (1) notice of the alleged violations, (2) a reasonable period of time in which to cure each violation, and (3) a 14-day notice and an opportunity for a hearing before the Fining Committee as required by Fla. Stat. §718.305.

20.2 If the Fining Committee, by majority vote, does not approve a proposed fine or suspension levied by the Board, it may not be imposed. Each hearing will be scheduled no less than 15 calendar days following the date of the notice of a fine.

20.3 Owners are liable for fines of up to $100 per day, up to $1,000, for each violation. In cases of continuing violations, additional fines may be levied, provided the Owner is given notice and opportunity for hearing before the Committee for each fine up to $1,000.

20.4 The Committee shall be comprised of at least three Owners appointed by the Board who are not officers, directors, or employees of CCH, or the spouse, parent, child, brother, or sister of an officer, director, or employee.

21. Committees

Committees shall have no less than 2 members. If a committee believes a point person or lead contact is needed, the committee members, by a majority vote of the committee members, shall select such person. Any such point person may be changed at any time by another majority vote of the committee members. Except for the Fine Committee, committee members may be composed of Board members, Board officers and any homeowner who is not deficient in CCH dues, or has received a CCH fine that has not been paid, or a CCH notice for an issue that has not been addressed or corrected.