ARBORWOOD AT SUMMERTREE
RULES & REGULATIONS
Revised 12/21/2016

Arborwood at Summertree is an Age and Deed Restricted Community. As such all owners, tenants and guests we subject to the Rules and Regulations that govern Association living. This list of general Rules & Regulations was prepared to assist all owners, tenants and guests in knowing what the Rules & Regulations are in order to facilitate compliance. By no means shall these general Rules and Regulations be considered a complete list of any and all the Rules & Regulations which govern life within our community, which can only be determined from the Association's Declaration of Covenants, Conditions and Restrictions.

NOTE: It is recommended that all homeowners of Arborwood at Summertree notify the Association through the Arborwood Office, as to any intended change in title to assure that owner's obligations to the Association are accurately terminated while assuring that any new owner will obtain all appropriate rights, notices and status as owner of the property.

I. ALTERATIONS/STRUCTURAL MODIFICATIONS

In order for any changes to be made to the exterior of the home or landscape, including structural modification, alteration or addition, the homeowner must complete and submit an Exterior Change Form to the Board of Directors, through the Arborwood Office, prior to any work being performed in Arborwood. The exterior appearances of the residences including, but not limited to the roof, walls, terraces, porches, landscaping, and lawns shall not be decorated or otherwise modified in any manner without the prior written consent of the Board of Directors. When and if existing siding has to be replaced by a homeowner due to damage, said siding must conform as closely as possible in both style and color to the original design being replaced. Failure to submit an Exterior Change Form and receive board approval prior to making such changes, excluding emergencies, will result in a $25 fine being assessed the property owner and possible restoration of changes if change is not approved.

The Exterior Change Form should include plans and specifications including scaled drawings. The Exterior Change Committee will review the request and submit their recommendation to the Board of Directors. The homeowners with denied or **approved with stipulations** will receive written notification within 30 days from the day of receipt if the ECR by management. All approved/denied ECR’s will be published in the monthly Newsletter and will serve as notification. Approval by the Board of Directors for installation of any project is not a substitute for obtaining and complying with all terms and conditions of any municipal permit required for installation and that any such approval is subject to and conditional upon an owner obtaining and complying with all terms and conditions of any municipal permit which may be required for that project. In

addition any approval given by the Board of Directors pertains to your property only and should not encroach on adjoining property which could lead to a civil suit.

The homeowner is responsible for informing/notifying any and all contractors that construction should take place between the hours of 7:30 am and dusk. No contractors are allowed to do exterior work on Sunday, except for an emergency situation.

Construction Materials

No construction materials will be stored on lawn area when alterations, repairs or additions are made to residence. Construction materials are to be placed on homeowner's driveway. Debris will be cleaned up daily and removed.

To Change Exterior Paint Color

A) Standard paint color must be selected from the Arborwood paint chart in the Arborwood Office.
B) Any additional expenses incurred in a paint color change will be the responsibility of the homeowner (e.g. primer coat, 2nd coat, etc.) Color changes will be maintained for the next scheduled painting (one coat).
C) Exterior change form must be submitted with standard color chosen and accompanied by a notarized document signed by the homeowner, attesting that the Association will not be held responsible for any paint "bleed through, peeling or fading."
D) All color change requests must be recommended by the Exterior Change Committee and approved by the Board of Directors.

Privacy Fences and Existing Enclosures:

Privacy fences and enclosures may be installed with a prior written request to the Board of Directors. They shall not exceed six feet six inches in height and they may extend to the rear of the main structure as, long as it is encompassing a patio. They must be of shadow box or straight- line design and the color is to match, as closely as possible, the color of the stucco, trim or white. Construction may be: of wood or vinyl. Fences need not be painted if made of natural wood or vinyl. Fences or enclosures in advanced state of decay or falling down must be removed or repaired.

II. EXTERIOR APPEARANCE

A. Antenna, Aerials and Broadcast Television Reception Devices

1. No antenna, aerial or satellite dish for a radio, and/or telephonic communication device shall be installed upon any residence, building or grounds, without the prior written consent of the Board of Directors.

2. No broadcast television satellite dish shall exceed thirty- nine (39) inches in size.

B. Barbecues and outdoor cooking

Barbecues and/or outdoor cooking with appropriate appliances shall be permitted. An owner may use a barbecue or cooking appliance on the lawn area immediately adjacent to their residence. However, after each and every use, the barbecue/cooking equipment will be removed from the lawn area. In no case will any bonfires, pits, or any other open fire be permitted on the; homeowners or common property.

C. Clothes Lines

Only umbrella style clotheslines are permitted. They must be placed directly behind residence and must be removed before dusk and must not interfere with lawn maintenance. Center post must be set at or below ground level.

D. Edging

Edging of mulched areas is allowed and height is not to exceed three (3) inches above ground level. This requires prior board approval. Neither the Association nor the landscaping contractor will be responsible for any damage to edging.

E. Flags

American and United States military service flags are authorized to be flown at all times. Flag etiquette must be adhered to. It is recommended that the flags be illuminated if displayed between dusk d dawn and light face away from street and other residences. At recognized holiday periods a flag depicting the holiday will be permitted for a time approved for other holiday decorations. A freestanding flagpole shall be permitted with the prior written consent of the Board of Directors, providing its height does not exceed the ridgeline of the residence and is placed in a mulched area. A flag bracket may be attached to residence. In no instance will any flag be permitted to be flown above the American flag.

F. Lamp Post

Existing lamp posts may be replaced with same type and color. Lights may be replaced with the same type or approved lights posted at our Arborwood office. Lampposts are the homeowner's responsibility.

G. Mailboxes and Mailbox Supports

When an existing mailbox or mailbox support has to be replaced, said mailbox and/or support will conform as closely as possible in size, style and color to be either black or white. Mailboxes are the homeowner's responsibility,

H. Plantings

No initial plantings whatsoever shall be made by any homeowner upon any residence, common areas and/or association properties without the prior written consent of the Board of Directors. Additions of live flowering, decorative shrubs or plants in an existing or approved landscaping bed shall be considered part of the original installation. All islands are the responsibility of, and shall be maintained by the homeowner. Removal or addition of any trees requires an Exterior Change Request Form be approved by the Board of Directors.

1. NOTE: Tree removal must comply with Pasco County Ordinance #620 and requires board approval via an Exterior Change Request Form. If the tree in question is 10 inches or more in diameter at breast height you will need a county permit per ordinance #802 and follow the requirements of the county. If the tree is less than 10 inches in diameter you still need an ECR request and follow the Arborwood Rules regarding tree removal. The following are reasons for removal:
   A. Proximity to your home. Whether the tree or root system is determined to be detrimental to the integrity of the structure or foundation.
   B. Safety. Whether the tree poses a hazard and the hazard can not be corrected by trimming.
   C. Whether the tree is dead, irreversibly diseased, insect ridden or weakened by age, storm, fire or other causes.

1. Palm Trees are allowed but cannot exceed fifteen (15) to twenty (20) feet in growth height in this area of Florida. Three (3) recommendations would be (l) Pygmy Palms (phoenix Roebelenni) (2) European Fan Palm (Chamoerope) (3) Sylvester Palm. Existing palms may be replaced with any of the above types of trees. All require an exterior change form to be submitted and the prior written consent of the Board of Directors. All Palm Trees are to be the soul responsibility of the homeowner "NOT" the Association or it’s landscaping Contractor.

2. There shall be no planting of any fruit-bearing tree, citrus or otherwise. Existing fruit bearing trees planted before October, 1991 may not be replaced if they should be damaged or die.

I. Lawns

Note: Owners are responsible for proper water drainage, including downspouts from gutters. This may include underground drainage to ponds and wooded areas.

A. Front & Side Lawns

1. A maximum of three (3) statuary items shall be permitted in mulched areas. Maximum dimensions per item are thirty-six (36) inches high and eighteen (18) inches wide.

2. A maximum of three (3) hanging plants shall be permitted one of which may be on the Lamp post. All hanging plants shall be removed when residence is unoccupied for a period of seven (7) days or more for safety reasons unless prior arrangements have been made for a neighbor to tend plants.

3. A maximum of five (5) ornamental urns or flowerpots and one (1) birdbath shall be permitted. They shall be located in mulched area and/or walkway to front entrance or porch area. Maximum dimensions per item are twenty-four (24) inches high and twelve (12) inches wide for urns and flowerpots. Maximum height on birdbath to be thirty-six (36) inches.

NOTE; All of the above must be removed upon the issuance of any storm watch or storm- warning, including anything hanging on the lamppost. (Also see Section III, Hurricane Preparation).

4. Ground illumination lights shall be permitted in mulched areas immediately adjacent to the residence as long as they do not interfere with lawn or shrubbery maintenance. Light from spot or flood-lights will be directed toward residence and heads concealed in shrubs. Neither the Association nor the landscape contractor will be responsible for any damage to these lights.

5. Decorative, ornamental or plain signs that include name and/or residence numbers shall be permitted on lamppost or affixed to the house. Size to be a maximum of one-hundred twenty (120) square inches i.e., twelve (12) inches by ten (10) inches.

6. Mulching shall be permitted around mailboxes up to a distance of twelve (12) inches from the posts. The entire area between the adjacent mailboxes may be mulched if all residents involved agree to complete mulching.

7. Vines, mulch and plants will be permitted on/or around lampposts. Homeowner is responsible to keep vines and plants trimmed so as not to obscure the light or become overgrown.

8. Appropriate holiday decorations may be displayed two weeks preceding and one week after the holiday. No holiday decorations may interfere with landscaping services. Seasonal holiday decorations will be permitted from November 15th through January lOth.

B. Back Lawns

1. A maximum of three (3) statuary items shall be permitted in mulched areas. Maximum dimensions per item are thirty-six (36) inches high and eighteen (18) inches wide.

2. A maximum of three (3) hanging plants shall be permitted. All hanging plants shall be removed when residence is unoccupied for a period of seven (7) days or more for safety reasons unless prior arrangements have been made for a neighbor to tend plants.

3. A maximum of three (3) ornamental urns or flowerpots and one (1) birdbath or fountain shall be permitted. They shall be located in mulched areas or patio. Maximum dimensions per item are twenty-four (24) inches high and twelve (12) inches wide for urns or flowerpots.Maximum height on birdbath to be thirty six (36) inches.

NOTE: All of the above must be removed upon the issuance of any storm watch or storm warning. (Also see Section ill, Hurricane Preparation).

4. Ground illumination lights shall be permitted in mulched areas immediately adjacent to the residence as long as they do not interfere with lawn or shrubbery maintenance. Light from spot or floodlights will be directed toward residence and heads shall be concealed in shrubs. Neither the Association nor the landscape contractor will be responsible for damage to these lights.

NOTE: The following items are not permitted and will not be approved by the Board of Directors:

• Awnings of any type

• Crushed rock adjacent to lawns and sidewalks unless edging is used.

• Driveway shall not be widened, painted or texture coated, including the application of river rock.

• Garage, lawn, yard or driveway sales **except for the annual community garage sale which date and time to be set by the board.**

• Mechanical ornamental devices. Exception would be seasonal holiday decorations

• Storage buildings of any kind

C. Signs (Also refer to section VI. Governing Estate Sales and Open Houses)

No signs. advertisement, notice or other letter shall be exhibited, inscribed, painted or affixed by any homeowner upon any part of the outside or inside the residence, screened porch or upon any portion of the common facilities or properties without the prior written consent of the Board of Directors except as provided below.

1. For sale/rent signs may be used if they meet the following requirements:

a) All signs shall be waterproof and shall be replaced at the first indication of fading or deterioration.
b) Such signs shall be attached to the horizontal arm of the homeowner's lamppost.

c) Contents of the sign shall be limited to "FOR SALE/FOR RENT' and the homeowner's phone number. If an agent is involved, the letters "AGT" may precede their phone number.
d) The signs shall not exceed fourteen (14) inches in length and eight (8) inches in height.
e) All such signs must be promptly removed when the home is off the market.

2. Pet and/or invalid inside decals may be placed in window.

3. Oxygen in use sign is permitted.

5. Security signs identifying the name of security monitoring service or company may be placed in mulched area.

NOTE! Pasco County Ordnance #8232 requires that all house numbers be permanently attached to front of home and be visible from street.

D. Trash and Garbage
All refuse, waste, bottles, cans, garbage and trash shall be securely wrapped and placed only in those containers and areas designated for such purposes. Trash-cans stored outside shall be concealed by a privacy fence and/or shrubbery, which need exterior change permission. Trash is not to be placed outside for pick-up earlier than the night before and then only in tightly covered hard-sided containers. Containers are to be placed on cement apron of driveway and not on grass.

H. Water Conditioners/Softeners

Neither the Association nor the landscape contractor will be responsible for any damage occurring to exterior water conditioners except in the case of negligent behavior by the Association or Association contractor. It will be the responsibility of the homeowner to prove negligent behavior. Homeowners may protect it by placing shrubbery or fence around it. All water, power, and overflow lines must be anchored and/or buried. Homeowner must create a non-mow area sufficient to protect the equipment. Damage caused by overflow is the responsibility of the homeowner.

III. HURRICANE DEVICES/PREPARATION

A. Devices

1. Storm protective devices shall be of the following types:

Storm panels

Roll down shutters (manual or electric)
Accordion shutters

a. All windows and sliding glass doors may be provided for. If desired, residents may install clear film that is storm rated (such as 3M) on windows and slider door(s}.

b. Colors to match home or to be white, tan or light gray.

2. No storm shades, window guards. light reflective material, hurricane or storm shutters, ventilators, fans, portable air conditioning devices or solar panels shall be installed or used on or about a homeowner's residence without prior written consent of the Board of Directors. Shutters shall not be rolled down or set in place unless a storm watch or warning has been issued.

In no case shall storm or hurricane shutters be used as security devices.

B. Preparation

1. Homeowners who plan to be absent from their residence during the hurricane season must prepare their residence prior to their departure by:

a. Removing all furniture, plants and other objects from their terrace, porch, patio, entrance, etc. and placed in a more secure area i.e. garage.

b. Designating a responsible firm or individual to care for their residence should the residence suffer storm damage and furnish the Association, through the Arborwood Office, with the name of said [11m or individual and telephone number and any out of town contact information for residents.

c. However, providing this information to the Association does not relieve the owner of their responsibility for their residence. The Association by taking that information does not assume any responsibility for the residence, the contents of the residence or property owned by the lot owner.

IV. PARKING VEHICLES

A. Parking

1. Parking areas upon the Arborwood at Summertree property shall be used only by homeowners, their guests and invitees. Parking areas shall only be used to park private passenger motor vehicles, excluding RV's.

2. No motor vehicle, which cannot operate on its own power, shall remain on the Arborwood at Summertree property for more than twenty-four (24) hours. No repairs of any vehicle, except for emergency purposes, shall be performed on the Arborwood at Summertree property.

3. No commercial trucks, mobile homes, motor homes, trailers, 5th wheels, campers, commercial vans, boats or other vehicles or equipment shall be parked or left standing upon the property.

4. No vehicles shall be parked on the roadways of Arborwood at Summertree between two (2) AM and six (6) AM.

5. Pool parking shall be restricted to homeowners and their guests using the facility during daylight hours.

6. Guest overnight parking shall be permitted in the pool parking area with prior permission obtained through the Arborwood Personnel or Board of Director.

7. Guests remaining longer than one night will be required to have a temporary parking permit issued by the Property manager of the Summertree Recreation Facility for the duration of their stay and parking will be restricted to the paved area west of the Shuffleboard Courts.

EXCEPTIONS: RV's for the purpose of loading or unloading will be permitted to park in front of or on driveway of the RV owner's residence for a period not to exceed twenty-four (24) hours.

B. Motorized Vehicles

Motorized vehicles shall not be parked or placed in any area other than designated motor vehicle parking spaces. No motorized vehicle will be driven upon common areas other than roadways and parking areas. All motorized vehicles will be equipped with appropriate noise muffling equipment and all such equipment shall be maintained to perform as designed. The Board of Directors shall be authorized to bar from Arborwood at Summertree any motorized vehicle that causes an excessive noise level. Any damage done to the common areas including bur not limited to pavement, as a result of "whee lies", kickstands or other use of a motorized vehicle shall be the responsibility of the owner of the vehicle causing such damage.

C. Wheeled Vehicles

No homeowner shall permit wheeled vehicles, including, but not limited to bicycles, strollers and golf carts to be used in a manner that would interfere with vehicular and pedestrian traffic upon the property. All wheeled vehicles are subject to traffic rules as listed above. Bicycles shall not be permitted to travel within community facilities. Golf Carts are not to be driven on sidewalks.

D. Vehicular and Pedestrian Traffic

All vehicular and pedestrian traffic in and/or operating upon the Arborwood at Summertree properties shall, at all times, comply with Association Rules and

Regulations. All such traffic shall at all times obey any traffic sign and/or other equipment employed for traffic control. Unless otherwise posted vehicular traffic shall adhere to a maximum speed of 20 mph.

V. PERSONAL PROPERTY

A. The personal property of the homeowners shall be stored within their residence or, where applicable, in assigned areas. In no event shall property be stored or left within or upon portions of the common areas.

B. Residences shall not be used for commercial activity, trade, business or professional purposes.

C. No flammable, combustible, or explosive fluid, chemical or substance shall be kept in any residence, storage area or common areas except as required for normal household use.

D. No guns shall be permitted to be discharged anyplace upon the Arborwood at Summertree property, including the common areas and residences, except as might be permitted in the event of an emergency under the applicable laws of the State of Florida. Guns for this purpose shall include, but not limited to, rifles, shotguns, pistols, B-B guns and slingshots.

E. No personal property such as picnic tables, lounge chairs or other lawn furniture shall be left on the lawn, driveway or common areas overnight. Such personal property shall not be placed on lawn or common areas on mowing days.

VI. OPEN HOUSE AND ESTATE SALE

A. Open House

All open house arrangements must be approved by the Property Manager prior to scheduling and are subject to the following conditions:

1. The open house must be on a Saturday and/or Sunday between the hours of ten (10) AM and five (5) PM.

2. One sign at entrance to Summertree at S.R. 52, one sign at entrance to Arborwood at Summertree on Paradise Pointe Way, one sign at each turning street and one sign in front of residence during the hours of the open house only.

3. No cars may park in grass areas. Any irrigation damage will be charged to the homeowner.

4. Damage to common areas, including, but not limited to the landscaped areas, caused by the homeowner, their guests or invitees shall be the responsibility of the homeowner,

5. No vehicle shall be parked in such a way as to obstruct a sidewalk or driveway.

6. Homeowner or real estate salesperson must be present in the home during the hours of the Open House.

7. Homeowner or real estate salesperson must accompany prospective buyers who wish to view recreational facilities.

8. Any and all guests of open house shall be required to comply with all the Rules & Regulations and rights and obligations created by the Declaration and its exhibits.

B. Estate Sale

All estate sales must be approved by the Property Manager prior to scheduling and are subject to the following conditions:

1. The estate sale must be completely enclosed in home. No open garage sale.

2. The estate sale must be on a Saturday and/or Sunday between the hours often (10) AM and five (5) PM.

3. One sign at entrance to Summertree at S.R. 52, one sign at entrance to Arborwood at Summertree on Paradise Pointe Way, one sign at each turning street and one sign in front of residence during the hours of the sale only.

4. No cars may park in grass areas. Any irrigation damage will be charged to the estate.

5. Damage to common areas, including, but not limited to the landscaped areas, caused by the estate, their guests or invitees shall be the responsibility of the estate.

6. No vehicle shall be parked in such a way as to obstruct a sidewalk or driveway.

7. Any and all guests of estate sale shall be required to comply with an the Rules & Regulations and rights and obligations created by the Declaration and its exhibits.

VII RULES OF CONDUCT

A. No person in the common areas shall engage in disorderly, profane, indecent, lewd, unlawful or threatening conduct.

B. No homeowners shall make or permit any disturbing noise anyplace in Arborwood at Summertree by themselves, their family, domestic help, employees, agents, visitors or licensees, nor do, or permit anything by such persons that will interfere with the rights, comfort or convenience of other occupants of Arborwood at Summertree

1. No homeowner, resident or guest IS permitted the use of any type of fireworks anywhere in Arborwood at Summertree.

C. No homeowner shall play upon or suffer to be played upon any musical instrument or operate or suffer to be operated a phonograph, stereo, television, radio, sound amplifier or any other sound equipment in such a manner that same would disturb or annoy other occupants of Arborwood at Summertree.

D. No homeowner, family member or guest shall give orders or instructions to, verbally abuse or otherwise threaten any Association employee or contractor. Opinions, complaints or other concerns regarding the above should be made to the Board of Directors.

E. Any and all guests of owners shall be required to comply with all the Rules & Regulations created by the Declaration and its exhibits. The Board of Directors reserves the right to limit the number of guests that may use the recreational and community facilities, and, in addition, reserves the right to expel guests that fail to comply with applicable requirements.

F. There shall be no solicitation permitted anywhere in or about the Arborwood at Summertree property for any purpose.

VIII. PETS

A. No animals, other than one domestic animal per residence with a maximum weight of twenty-five (25) pounds shall be permitted in Arborwood at Summertree except for service animals. All animals must be on a leash at all times.

B. Any visiting guests of an owner with a pet are subject to the same Rules & Regulations as homeowners, including, but not limited to, one domestic animal per residence and maximum weight allowed.

C. No pets may be kept, bred or maintained for any commercial purpose.

D. In no event shall any pet be permitted in or upon any of the common areas of Arborwood at Summertree unless carried or leashed.

E. In no event shall any pet be permitted upon or within the recreational facilities, buildings or pool areas except for service animals.

F. If a pet becomes obnoxious to other homeowners by barking or otherwise becoming a nuisance, the homeowner must correct the problem. If the problem is not corrected, upon written notice by the Board of Directors, the owner shall be required to remove the pet from the Arborwood at Summertree property. If the homeowner is unable or unwilling to

remove the pet from Arborwood at Summertree, the Board of Directors shall be entitled to take such action as may be necessary to secure the removal of said pet.

G. Each pet owner shall be responsible for the removal and disposal of any defecation left by their pet upon the Arborwood at Summertree property.

IX. USE OF FACILITIES

A. Recreational Facilities

The use of recreational facilities is limited solely to the members of the Association and their invited guests. Swimming and other use of the recreational facilities shall at all times be solely the risk of the individual involved, and in no event that of the Association or its members. Additional regulations necessary to comply with the laws of the State of Florida with reference: to swimming pools will be posted at the pool. Private use of the recreational facilities must be arranged through the office and must be approved by the Board of Directors. The user of the recreational facilities shall be responsible to leave same in a clean and orderly condition and shall be responsible for any breakage and or damage.

B. Clubhouse Entry/Exit Gates

Both gates at the pool/clubhouse shall be kept locked at all times except when someone is swimming alone or the maintenance person is alone in the area.

C. Use of Screened Room at Pool

Any resident or group of residents from Arborwood may use the screen room at the pool for a private function as long as permission is granted by the Manager and the following policies are adhered to:

1. Function must be posted on the bulletin board in the screened room whether a one time or an ongoing occurrence. Coffee urns may be used with the prior consent of the Board of Directors but may not be taken off the pool premises.

2. Homeowners may not use the property of the Social & Entertainment Committee, including, but not limited to, paper goods, plastic items, sugar etc.

3. The homeowner is responsible for all damage caused by homeowner and guests and shall be responsible for clean up after function.

D. Common Areas

Negligent or intentional damage to common areas and/or Association properties caused by any homeowner, family member, hired contractor, guest or invitee shall be the responsibility of the homeowner.

E. Insurance Rates

Homeowners shall not permit or suffer anything to be done or kept in their residence, which will increase the rate of insurance on the common area.