ARBORWOOD AT SUMMERTREE
RULES & REGULATIONS

Revised February 14, 2022

Arborwood at Summertree is an Age and Deed Restricted Community. As such all owners, tenants and guests are 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 Amended and Restated Declaration.

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 Request Form (ECR) to the Board of Directors, through the Arborwood Office, prior to any work being performed in Arborwood. In the event said Board or its designated exterior change committee fails to approve or disapprove any such plans and specifications that have been submitted to it within 30 days' approval of same shall not be required and the provisions of this article shall be deemed to have been fully complied with. **This requirement is not needed for the following approved items including standard mail boxes and approved coach lights. Also central air conditioners, approved windows, roof with standard colors, house paint if same color, garage door and front door if same color. Also addition of live flowering, decorative shrubs or plants in an existing or approved landscape bed shall be considered part of the original installation.** 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.

The ECR 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. 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.

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. ECR 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 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 or lattice and the color is to match 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 broadcast television satellite dish shall exceed thirty- nine (39) inches (3 meters) in diameter.

2. Owner may install satellite dish on roof of their property only if it can be determined that the dish could not have been installed any place else along the property of if installation in an alternative location would unreasonably increase the cost of the installation as per the FCC in Sec 207 of the Telecommunications Act of 1996.

PAGE 3:

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.

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 be removed before dusk and may not interfere with lawn maintenance. Center post must be set at or below ground level.

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. Any homeowner may erect a freestanding flagpole not more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restriction, bylaws, rules or requirements of the association, one official United States flag, not larger than 4 ½ feet by 6 feet, and may additionally display one official flag of the Satet of Florida or the US Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flags must be equal in size to or smaller than the US flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

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 both size, style and color to be either black or white. Mailboxes are the homeowner's responsibility,

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

H. Plantings 4 of 13

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 mulched bed shall be considered part of the original installation.

Additions of live flowering, decorative shrubs or plants in an existing mulched bed shall be considered part of the original installation. Any new planting outside the original mulched area—or any new mulched area—needs prior written consent of the Board. All islands are the responsibility of--and shall be maintained by--the homeowner. Removal or addition of any trees requires the prior written consent of the Board of Directors.

1. Palm Trees are allowed but cannot exceed fifteen (15) feet in growth height in this area of Florida. Three 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 ECR to be submitted and prior written consent of the Board of Directors. All Trees are to be the sole responsibility of the homeowner NOT the Association or its landscaping contractor. Exception: HOA will trim trees four (4) feet away from house.

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 are allowed, provided they meet the following requirements:
a. All signs shall be waterproof and shall be replaced at the first indication of fading or deterioration.
b. The sign may be placed on the lamp post not to exceed 14.5 inches by 18.5 inches, additionally a sign no larger then 16 inches by 24 inches can be placed in the ground.
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. All such signs must be promptly removed at closing when the home is off the market.
2. No separate “SOLD” sign may be posted on the property.
3. Pet and/or invalid inside decals may be placed in window.
4. Oxygen is use sign is permitted.

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 forty-eight (48) hours. No repairs of any vehicle, except for emergency purposes, shall be performed on the Arborwood at Summertree property.