RULES AND REGULATIONS
Chapin Station Homeowners Association
Originally adopted March 24, 2009

Chapin Station Homeowners Association has established the following Rules and Regulations for all the owners and residents. These Rules and Regulations are established in accordance to the scripture of Covenants and Restrictions of our community. The main purpose for these Rules and Regulations is to protect the value of the properties, to promote security and welfare, and to assure a better understanding among all the residents. These Rules and Regulations are enabled by Article VII: Restrictive Covenants, Section 4, of the Declaration of Covenants and Restrictions.

Any complaints and suggestions should be presented in writing and be directed to our Association Manager, David Bowman at Community Management –e-mail david@community-mgmt.com or at 407-903-9969 ext 115.

VEHICLES & PARKING

1. All vehicles of any owner/tenant must be parked in the driveway and/or garage of the owner/tenant Lot. Vehicles shall not be parked on any lawn or grassy area, nor shall any vehicle be parked overnight on any street or common area of the Property.
2. Parking of any commercial vehicles, trailers, trucks, etc, are a)**not** permitted on any lot and common areas of the Property except when you are having any actual work done inside your home. A commercial vehicle includes a truck with ladders and equipment on the top or on the sides., and b) are not permitted on any lot unless parked or stored in a fully enclosed garage, and may not be parked on the common areas. No parking is permitted on the sidewalk or across your driveway sideways, blocking the sidewalks.

3. NO inoperative cars, trucks, trailers or other types of vehicles shall be allowed to remain on the Property in excess of 48 hours. There shall be no major maintenance, repair, or restoration performed on any motor vehicle on or adjacent to any Lot in the Property. All vehicles shall have current license plates. Moreover, no stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles or portions thereof, shall be parked, stored, or located upon any Lot at any time. Vehicles leaking oil need removed from the Property immediately.

4. Parking of a vehicle with any type of sign e.g. "For Sale" is **not** permitted on any Lot, street, or Common Area of the Property.

PETS

1. NO animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or the Common Area with the exception of dogs and cats which may be kept on Lots subject to the rules and regulations adopted by the Association and provided that they are not bred, kept, or maintained for any commercial purposes. Only domesticated dogs and cats are permitted as inside pets only.

2. Each Owner shall be responsible at all times for the prompt collection and proper removal and disposal of all droppings from their pets. All pets are to be on a leash when outside of the home and are not permitted to roam the neighborhood unattended. All excreta are to always be picked up when walking your dogs. Excessive barking or leaving your pet outside of your home all day is not permitted.

3. The number for animal control is 407-352-4390 or 407-836-3111.

ARCHITECTURAL CONTROL

1. The Association will establish an Architectural Review **Board**. This Committee shall consist as many homeowners as the HOA deems appropriate.

2. The ARB shall have full authority to regulate the use and appearance of the Property and all improvements constructed thereon to assure harmony of external design and location in relation to surrounding improvements and topography and to protect and preserve the value and desirability of the Property as a residential community.

3. NO building, fence, hedge, wall, walk, pool, planting, sign, enclosure, or addition to any improvement located upon a Lot shall be constructed, erected, removed, planted or maintained nor shall any addition to, or any change or alteration thereof, be made until the plans and specifications showing the nature, kind, shape, height, materials, color scheme, and location of same shall have been submitted to, and approved in writing by, the **ARB**. No dwelling unit or portion thereof shall be painted, except in the same color as, unless a different color is approved by the ARB Committee.

4. The ARB shall have the right to refuse approval of plans, specifications, or locations upon any grounds, including purely aesthetical considerations, which the **ARB**, in its sole and absolute discretion, deems appropriate.

5. The application must include a site plan, the type of improvement, color samples if painting, any pictures of the item to be added if at all possible, and a copy of the County permits. If an application is not complete when submitted, it will be returned to the owner and need to be resubmitted to the **ARB**.

6. The **ARB** pursuant to the provisions of this article shall give no approval, unless the **ARB** determines that such approval shall assure harmony of external design, shall protect the value, of the Property, and shall be in the best interests of the Association.

ALL LOTS - COMMON AREAS - GENERAL

1. **RESIDENTIAL USE** – Each Lot shall be used for single-family residential purposes only, and no trade or business of any kind may be carried on therein, provided, however, the lease or rental of a residence shall not constitute a violation of this covenant.

2. **PROHIBITION OF DAMAGE & CERTAIN ACTIVITIES** – Nothing shall be done or kept in any Lot or in the Common Area or any part thereof to increase the rate of insurance on the Property or any part thereof, over that which the Association, but for such activity, would pay, without the prior consent of the Association. Nothing shall be done or kept in any Lot or in the Common Area, which would be in violation of any statute, rule, regulation, permit or other validly imposed requirement of any governmental body. Nothing shall be done or kept in any Lot or in the Common Area, which would be in violation of any statute, rule, regulation, permit or other validly imposed requirement of any governmental body.

3. **NUISANCES** – NO noxious, destructive or offensive activity shall be permitted on any Lot or in the Common Area, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other Owner or to any other person at any time lawfully residing on the Property. No flammable, combustible or explosive fluid or chemical substances shall be kept in or upon any Lot except such as required for normal household use and the same shall be kept within the dwelling unit. In respect of this, you cannot operate a visible business from your home. It is possible to operate some types of businesses from your home, but you must obtain ARB permission.

   FROM THE DECLARATION OF COVENANTS AND RESTRICTIONS, ARTICLE VII: RESTRICTIVE COVENANTS, SECTION 3: No nuisances shall be allowed up on the property, nor shall any use or practice be allowed which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents, nor shall any improper, offensive or unlawful use be made by any Lot or of the

easement and buffers. All laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction, shall be observed.

4. Also considered a nuisance are any riding any type of all terrain vehicles such as an ATV, go-cart, scooter, and any other such type of recreational motorized vehicle within the Community or on any of the Common Areas.

5. **PAINTING** – You must have ARB approval before painting the exterior of your home. Only a selection from the original Park Square Homes exterior color palette combinations are permitted for repainting. A listing of these color combinations is available from the HOA. The entire home including the garage, the front door and the trim must be of an approved color choice set. If you paint without approval, you may be subject to repainting your home at your own expense.
The approved Sherwin Williams color sets are titled: Whole Wheat, Bagel, Compatible Cream, Tatami Tan, Universal Khaki, Latte, Decorous Amber, Oakledge, Golden Gate,. Connected Gray, Napery, Kilim Beige, Beach House, Bedouin Beige, August Moon and Sunporch.

6. **GARBAGE OR TRASH** – NO trash, garbage, or other waste material shall be kept or permitted upon any Lot or the Common Area except inside the improvements on each Lot or in sanitary containers concealed from view. All trash containers and recycle bins must be stored in your garage or behind a fence if you have one.

Garbage pick-up: Mondays and Thursdays
Recycling: Thursdays
Yard Waste: Thursdays
Or as adjusted by the City of Winter Garden.
Should be placed outside after 6:00PM on the night prior to pick-up, not anytime sooner, and removed from the street that night before 7:00pm on the day of the pick up.

7. **MAINTENANCE OF LANDSCAPED AREAS** –
FROM THE DECLARATION OF COVENANTS AND RESTRICTIONS, ARTICLE VII: RESTRICTIVE COVENANTS, SECTION 2: Every lot on which a residence shall have been constructed shall be fully sodded and landscaped upon completion of the residence. All lawns must be edged at the pavement's edge and at the sidewalk and driveway edges. All lawns and landscaped areas shall be installed with underground water irrigation and sprinkler systems. The ARB shall adopt landscaping guidelines to aid owners and builders in the landscaping of Lots, which guidelines must be approved by a majority of the board to be valid and effective. Amendments to the guidelines may be adopted by the ARB from time to time, subject to board approval.

All landscaped areas, except those designated as Common Area, including without limitation, lawns (to the paved public roadway), shall be maintained in live, healthy and growing condition, properly watered and trimmed. Any planting of grass, shrubs, or trees which become dead or badly damaged shall be replaced with similar, sound, healthy plant materials. Statues, fountains, birdbaths, ponds, lawn sculptures, rock gardens, or similar types of accessories may be permitted with the proper application and approval of the ARB before they are installed. The number, size, and location of each item will be limited by the ARB. All lighting apparatuses; decorative or otherwise, must be maintained in working condition when installed on the front or side of the dwelling or lot that is visible from the roadway. You must have ARB approval before added any lighting. Only clear lights are permitted in the fixtures. **Any new plantings must be approved due to possible changes to the elevation and drainage problems.**

All outdoor holiday decorations must be removed within seven (7) days after the holiday, except for Christmas/December 25th where you are allowed fourteen (14) days after the holiday.

All turf areas must be planted with Saint Augustine grass or other drought-resistant grasses protected by Florida law.

8. **STORAGE** – NO structure is allowed of any temporary kind such as a tent, etc on a lot. NO grills of any variety are allowed on the front of the driveways or side of the homes. Grills must be stored behind the house, or behind the backyard fence. NO storage unit of any kind are allowed on the side of the dwelling that is not concealed behind a fence except for hose reels that are neatly stored or rolled. No children's toys are allowed to be stored within sight

from the street. Temporary Storage Containers such as a POD or dumpster may be permitted for a maximum of 1 week after obtaining ARB approval. Anything beyond that time will be considered on a case-by-case situation.

11. **SHED REGULATIONS** ADOPTED MARCH 8, 2007 CHAPIN STATION ARB

1) All property owners are required to submit two sets of detailed shop drawings indicating shed style, dimensions, height, colors, materials, footing, location and setbacks marked on a survey copy to the Architectural Review Board for approval prior to installation.

2) All sheds are required to be permitted by the City of Winter Garden (or receive a waiver from the City) prior to installation.

3) Sheds are only permitted in side or rear yards, if they conform to all of the following:

a. The maximum height of a shed shall not exceed five (5) feet. No portion of a shed can be visible from public view.
b. A shed can be located in an area fenced in with solid white fencing that conforms to Exhibit D of the Declaration of Covenants and Restrictions, so as to screen its visibility.
c. No lot may have more than one shed.
d. Shed roof color(s) must match the roof color(s) of the home.
e. Once a shed has been approved by the ARB, the approval is only valid for sixty (60) days, unless otherwise approved.
f. Sheds shall be used for storage or utility only.
g. If for any reason a shed is destroyed or removed and not replaced within a reasonable amount of time, the shed on that property must be permanently removed.
h. Sheds shall not be permitted on waterfront lots, impacting lots 64, 65, 66, 76, 77 and lots 94 through 115.

9. **CLOTHES DRYING AREA** – FROM THE DECLARATION OF COVENANTS AND RESTRICTIONS, ARTICLE VII: RESTRICTIVE COVENANTS, SECTION 6:

No garments, laundry, rugs or other articles may be aired or dried on any lot unless such items are hung on a removable, folding umbrella type clothesline unit which unit must be removed before nightfall. This folding umbrella unit shall be placed at the rear of the residence and within the area encompassed by a rearward extension of the sidelines of the residence. No other type of clothesline shall be permitted on any lot.

Will only be permitted in an enclosed, privacy fenced yard and can not be any taller than the fence or be seen over the fence.

10. **AIR CONDITIONERS** – NO window air-conditioner units are permitted.

11. **HURRICANE/SECURITY (STEEL) BARS** – NO bars on window and doorways shall be permitted. Any additions of a screen door, shutters, etc must have ARB approval first. Screening of the front entryways must have ARB approval. Any screened room additions to the back yard must have ARB approval first.

12. **SKATEBOARD RAMP** – NO skateboard ramp shall be allowed on any Lot or street. Trampolines are not permitted without ARB approval and your yard must be fenced in. The trampoline must be located within the fenced in area.

13. **BASKETBALL HOOPS,ETC** – Portable Basketball hoops may be erected at the rear of the driveway with ARB approval first and maintained in like-new condition. The poles are to be painted black, the backboards in good repair as well as the nets. They are not permitted to be lying in the front or side of the house when not in use.

Play structures are to be placed as to not be seen from the street when standing in the front of your home and be maintained in good, like new, condition.

14. **ANTENNAS** – FROM THE DECLARATION OF COVENANTS AND RESTRICTIONS, ARTICLE VII: RESTRICTIVE COVENANTS No antenna, or satellite dish exceeding 18" diameter or similar appliance shall be erected on or about any residence or any lot without the prior written approval of the ARB in accordance with the Declaration of Covenants and Restrictions.

15. **DRIVEWAYS/GARAGES** – if all efforts to remove any oil or rust stains from the concrete fail, you can stain/paint your driveways, only with a very light gray color or a very light beige. You must have ARB approval first. You cannot paint the sidewalks at all per an Orange County Ordinance. Pavers are permitted with ARB approval first. Driveways are not permitted to be extended with any type of materials.

16. **POOL EQUIPMENT, ETC** – All oil tanks, soft water tanks, pool/spa equipment is to be shielded or located as to not be visible from the street.

17. **TEMPORARY POOLS** – Only are allowed in an enclosed, privacy fenced yard and can not be any taller than the fence or be seen over the fence from the street or adjoining property. All laws and ordinances must be observed including drowning protection. No above ground pools are permitted in excess of one hundred (100) gallons.

18. **NUISANCE PETS**- As stated in THE DECLARATION OF COVENANTS AND RESTRICTIONS, ARTICLE VII: RESTRICTIVE COVENANTS, no outside pets are allowed. Any pet that creates such noise as to be a nuisance to a neighbor, will be subject to Section 3. Nuisances.

19. **EXTERNAL STAIRWELL STRUCTURES-** None are allowed.

20. **MAIL BOXES**- The type of mail box permitted is only the fluted, round, single pole type with metal mailbox the came with the home when new. Replacements of the same are the only ones permitted. Creative Mailbox and Design is the company who provides them.

Violation of Rules and Regulations

1. Any homeowner found to be in violation of any part of the Covenants and Restrictions, Architectural Guidelines, Rules and Regulations, or any other document legally binding upon all homeowners of the Property would receive notification from the management company. The management company will state clearly the area that is not in compliance and what is required to remedy the situation.

2. The Covenants and Restrictions are a legal, binding document that provides remedies for the Association in the event a homeowner does not comply with the terms of the document. These remedies include, but are not limited to, correcting the violation and passing the costs of such correction on to the homeowner, referring the matter to an attorney, seeking a judgment in court, and placing a lien on a property. It is in the best interest of each individual homeowner, the Association, and the neighborhood as a whole if each homeowner complies with the Deed Restrictions at all times and takes whatever corrective action is necessary to bring themselves into compliance. This process is in place to protect the neighborhood and the Association as a whole and benefits each and every one of us.