Exhibit D – Amended & Restated Rules and Regulations

Cross-reference: This Exhibit constitutes the Amended & Restated Rules and Regulations as of the date of recordation of the Amended & Restated Covenants, Conditions and Restrictions [A&RCCRs].

Section 11.3.5 of the A&RCCRs specifically incorporates these Rules and Restrictions into the A&RCCRs and this Exhibit constitutes the applicable Rules and Regulations referenced in that section. Check-In Regulations for Owners, Renters/Guests-of-Owner:

1. All Owners who have renters, tenants, or Guests [hereinafter without distinction referred to as 'Guest' must have prior authorization forms completed and sent to the office by the Owner or Owner's Leasing Agent prior to their arrival (e-mail may be used) in order for the Association's agents to have the ability to assist these non-Owner Guests. A confirmation e-mail will be sent to the Owner in approximately 24 business hours. The email by the Owner or Owner's leasing agent may be sent to frontdesk@riverranchrv.com. Failure to abide by this procedure will result in the Association's agent not being able to assist with what will be considered an unauthorized person.
2. Upon arrival, the authorized renter or Guest will go to the community check point if the Community staff is at the check point the Guest checks in and will be guided to their lot if needed. If the Guests name is not on the report, the Guest will be required to register at the office during business hours.
   After hours procedures: Guest will be e-mailed a map to the site either by the office or the owner. If they have any difficulties – call the after-hour community staff number 863-978-3649. All Guests must be checked in no later than 9pm. If a guest arrives after hours they must not attempt to drive and park in the lot they are staying on until daylight.

   Rental Pool Guests – Key cards to bathhouses and pools along with ranch info will be taped to the electric box on Lot.
   Guest of Owners, the Owner shall provide guests with information on how to get to the Lot. If an Owner's guest needs a key card for bathhouses and pools they may purchase them at the office (please check with office for price of key cards) OR the owner may provide a key for them.
3. All incidents such as accidents, injuries or property damage need to be reported to the community staff immediately (863) 978-3649 or (863) 241-7048.
4. A maximum of one (1) registered camping unit and up to two (2) motor vehicles (cars/trucks/motorcycles) and up to two (2) insured golf carts are permitted on each lot and must be parked on the parking pas areas, no parking on grass. Golf carts proof of insurance is required for lot rental. (Note: not all lots have sufficient space for this many vehicles and there is limited first come first serve overflow parking available, see office or staff for details).

Section 2.48 of the A&RCCRs specifically incorporates these Rules and Restrictions into the A&RCCRs and this Exhibit constitutes the applicable Rules and Regulations referenced in that section. RV & Permitted Recreational Vehicle:

1. Pop-ups and truck campers that are not self-contained must be assigned Lots that are within reasonable walking distance to bath houses. Park models and mobile homes are prohibited.
2. Only one (1) RV is permitted per Lot.
3. Truck camper units must remain on the truck at all times, while in the RV Resort.
4. Permitted Recreational Vehicles cannot be supported by concrete blocks or any other support structure, irrespective of whether temporary, semi-permanent or permanent in nature; however, the Board currently permits concrete blocks to be placed under jacks that are attached to the Permitted Recreational Vehicle, but only if the wheels have not been removed from the Permitted Recreational Vehicle.
5. Permitted Recreational Vehicles including any slide-out section may not extend beyond Lot boundary lines or maintained areas, which include concrete slabs, wooden decks and mulched areas with no vegetation growing beneath the slide-out sections.
6. Permitted Recreational Vehicles may not be modified in any manner to give the appearance of a permanent structure or park model. Permitted Recreational Vehicles must meet manufacturer's standards and may not exceed 102 inches in width or 45 feet in length. Exceptions to length must be approved by Board of Directors prior to placing on Lot. All existing Permitted Recreational Vehicles that are on property as of the date of the recordation of the A&RCCRs are grandfathered in and exempt from this rule. If the Lot is sold, then the right to claim any grandfathering exemption as to the 45 ft maximum is terminated and does not convey to the new Owner.
7. Permitted Recreational Vehicles not grandfathered and not meeting Association standards must be removed from the RV Resort when the Lot is sold, transferred or conveyed.
8. All Permitted Recreational Vehicles must display a current license plate.

Section 2.48 of the A&RCCRs specifically incorporates these Rules and Restrictions into the A&RCCRs and this Exhibit constitutes the applicable Rules and Regulations referenced in that section. <u>Vehicle and Boat Regulations and Trailer/Utility Fees, Charges and Specific Regulations:</u>

Vehicles:

1. All other motorized vehicles, including but not limited to golf carts and motor scooters must be registered with the Association, who will then issue the proper passes, permits and or decals.
2. All motorized personal vehicles used upon any road, right of way or Paved Area within the Association, including, golf carts and motor scooters must display valid passes, permits or decals in a place visible to all, issued by the Association or Association office.
3. Only licensed and insured drivers may operate Permitted Recreational Vehicles or other motorized vehicles within the Association.
4. Only licensed and insured drivers who have the legal capacity to execute a rental agreement [under current law, a minimal age for legal capacity is 18] will be permitted to drive rental golf carts within the Association.
5. A speed limit of 10 mph is strictly enforced within the Association.
6. No ATVs, go carts, trail bikes, mini-bikes, 3-wheel or 4-wheel or other similar off-road vehicles are permitted to be operated upon any Association or public road, right of way or Paved Area. Any Permitted Recreational Vehicle that becomes a nuisance due to

unreasonable noise or odor shall be subject to demand for corrective action or removal from the Association.

7. All motorized vehicles, golf carts, motor scooters, bicycles, motorized bicycles, scooters, and motorized scooters must have headlights, taillights and reflectors installed and operating after dark while driven upon any portion of Association Property or Lots. All Golf carts must carry a minimum of 50/100 Liability Insurance and evidence provided to the office.
8. Parking on a lot is limited to one (1) registered Recreational Vehicle and up to two (2) motor vehicles (cars/trucks/motorcycles) and up to two (2) insured golf carts per lot. All RV's and motor vehicles must display RRRVR Vehicle decals and golf carts must display insured decals. RV registration and golf cart insurance must be in the name of the lot owner. All vehicles must fit on lots parking pad, no parking on the grass. Decals will be issued in quantities up to these limits. Limited short term overflow parking is permitted on a first come first serve basis at the Mustang Center, Possum Path, and Trails End vehicle parking areas only with a pass provided by the office or after-hours staff.
9. No vehicle or golf carts of any kind may be driven or parked on any grass or wooden sections of the Lot or Association Property must be parked fully upon the Lot's concrete pad or improved hard surface such as pavers.
10. Overnight occupancy of vehicles, other than Permitted Recreational Vehicles is prohibited.
11. Spray painting of vehicles within the Association is strictly prohibited.
12. Parking on vacant Lots or sites without prior authorization from the Owner is prohibited.
13. Overnight parking of any vehicle at any Association buildings is prohibited unless prior written approval is provided by the resort office. Guests and Owners may park an extra vehicle at the Mustang Center but must first get approval from resort office and receive an overnight pass. Vehicles parked without office approval may be subject to their vehicle being towed without further notice.

TRAILER PARKING: Trailer/Utility Trailer definition: A vehicle without an engine, often in the form of a flat frame or a container, designed to pull, carry, convey, or transport something, such as a boat, jet ski, golf cart, motorbikes, ATV, etc.

14. All trailers/utility trailers entering RR resort must have proper licensing and insurance.
15. Trailers/utility trailers and commercial trailers including car dollies are not permitted to park on an Owner's Lot or resort property unless authorized by the Board of Directors or their appointed authorized agent, such as the Resort Manager.
16. Owners do not pay a fee for weekend storage. Trailers/utility trailers, including car dollies, may be stored in maintenance and other designated areas deemed appropriate by the Resort Manager, for a fee, **Owners do not pay a fee for weekend storage** (Owners see below) at the request of the Lot Owner or renter of a Lot, prior to the visit. The resort also has long term [any period that exceeds 30 days, also for a separate fee]. Trailer storage available on a first come, first serve basis for a fee, and cannot exceed the length of 20 ft. No RV storage will be permitted. See office for current pricing for fee schedule for short- and long-term storage or parking.
17. When arriving with a trailer during office hours, it is a requirement to go to the office and complete an information sheet, pay any fees that have not been collected up front at time of reservation and receive a tag to be attached to the trailer to be stored. A designated

person will escort you to the trailer storage area. If after hours, contact Community Staff at (863) 978-3649 or (863) 241-7048 to be escorted to the storage area. When the office opens, please go and fill out all paperwork, pay any fees that have not been collected up front at time of reservation and collect your tag to be attached to the trailer to be stored.

18. Commercial Trailers are not permitted to park on Lots, unless Lot or camper/RV (see definition of Permitted Recreational Vehicle in our Declaration of Covenants and Restrictions, is being actively worked on. At which time, the Lot Owner will be responsible for getting approval and all permitting requirements from the Resort Manager and or the Architecture Review Committee.
19. FOR OWNERS ONLY: If an Owner who is actively working on their own Lot on a Permitted Recreational Vehicle, during said work, that Owner must request a trailer parking permit from the RRRVR Manager or designated person in the office. To request a trailer-parking permit, the Owner must be actively working on Lot or camper/RV and the trailer must be used for said work only. Boats, ATVs, and wave runners, etc., are not permitted to be stored/kept or parked on Owner's Lot at any time. Trailer cannot be parked on the grass or wood deck but must be parked on solid surface. The trailer-parking permit can be issued for as little as 24 hours and not to exceed 3 consecutive days. After the 3rd consecutive day, Owner MUST remove or relocate trailer to designated parking area or be subject to action/fines. <u>There is no fee for Owners to store trailer/utility trailers in designated parking area for a maximum of THREE (3) nights.</u>

Section 11.23 of the A&RCCRs specifically incorporates these Rules and Restrictions into the A&RCCRs and this Exhibit constitutes the applicable Rules and Regulations referenced in that section. <u>Boat Regulations</u>:

1. Airboats are prohibited on Phase V canal.
2. Maximum length of boat in the Phase V canal is twenty-four (24) feet.
3. Phase V canal is a no wake zone.

Articles 8 and 11 of the A&RCCRs specifically incorporates these Rules and Restrictions into the A&RCCRs and this Exhibit constitutes the applicable Rules and Regulations referenced in that section. <u>Lot Restrictions and Regulations</u>:

1. Maintenance of Lots:
    1. All areas of the resort, each Lot, all vehicles, and any other personal property thereon shall be kept in a clean, safe and sanitary condition.
    2. Flowerbeds, trees and shrubbery and patios must be maintained by the Owner to resort standards per ARC Rules and Regulations.
    3. The Board of Directors may direct any Lot Owner to maintain, repair or replace any deficiency of Association resort standards on said Lot.
2. Absolutely no permanent sewage lines or fixtures are permitted. Each Permitted Vehicle must have for use a tube or line for the disposal of sewage or waste, including wastewater, and such tube or line must be removed when the Permitted Vehicle is removed from the Lot.
3. Sleeping outside in sleeping bags or tents is prohibited on resort property.
4. Florida State Law requires the use of "donuts" or other approve devices on all sewer hoses.

5. Quiet hours per Polk County Ordinance is 11:00 pm through 7:00 am, EST.
6. Campfires and Chimineas: Campfires are permitted on those sites having approved fireplaces or fire rings. Portable fire pits are allowed permitted. Chimineas are permitted in all phases but must have legs. All fires must have someone at all times.
7. Phase V sites are permitted above ground portable fire pits on the concrete pad only NO FIREPITS ARE PERMITTED ON DOCKS.
8. Chimineas are permitted in all phases but must have legs.
9. Lot Owner may not make any alterations or improvements to a Lot without written approval of two or more members of the Architectural Review Committee.
10. Paint/Stain:
    1. Colors used to stain, or paint patios or decks must have the written approval of ARC Committee or designee.
    2. Dock colors and stains must be an approved color and must have the written approval of ARC Committee or designee.
11. Storage structures must conform to current standards approved by the ARC committee or designee. Current storage structure size and placement requirements are found in the ARC documents
12. No tents or freestanding screen room are permitted on Lots.
13. Shade Sails are permitted; however, if poles are used to secure them, and comply with ARC guidelines. The maximum size of umbrellas shall not exceed 177.1 inches in diameter.

Owners and Guests are permitted to use the Association dumpster to dispose of regular household trash. There are limitations to the types and size of items that are allowed to be disposed of at the dumpster. Failure to adhere to these limitations may cause damage to the trash compactor. Please contact the office to discuss additional fees required for using the dumpsters in the maintenance area. No bulk items such as furniture, mattresses, appliances, boxes, lumber, etc. may be placed in the trash compactor. FOR LOT CONSTRUCTION OR LARGE ITEMS SEE SECTION "Contractor Regulations" Property owners are responsible for the additional dump fees if the association dumpsters are utilized by an Owner/ contractor causing any additional dump cost, and which shall be levied as a Benefitting Assessment to the Lot's ledger.

14. Recycle dumpster can be found outside the maintenance yard and should not be for daily trash/ non-recyclable items.
15. ONE (1) 'For Sale'sign is permitted at any given time on a Lot, and the sign may not exceed 16 inches by 22 inches.
16. Carports are not permitted.
17. All Lots are privately owned, and common areas are subject to all rules and regulations of the HOA. All Owners, Guests and returns are subject to these rules.
18. Covers are only permitted for golf carts, motorcycles, bicycles/e-bikes, and cars. No RV or camper covers are permitted. Car covers are for short term use only (less than 1 week).
19. Only soft covers (e.g. vinyl, cloth, canvas) are permitted. No hard shell or storage shell style covers are permitted.
20. Covers must be maintained in good condition, i.e. no tears, holes, dry-rot, excessive mildew/mold, etc.
21. When covers are not being used (not covering the vehicle), they must be put away and not left out on the lot.

22. Furniture covers, patio umbrellas, and outdoor kitchen/grill covers (grills, griddles, smokers, etc.) are permitted as long as they are soft covers, (vinyl, cloth, and similar), well maintained and stored when not in use.

Article 11.8 of the A&RCCRs specifically incorporates these Rules and Restrictions into the A&RCCRs and this Exhibit constitutes the applicable Rules and Regulations referenced in that section. <u>Pet & Animal Regulations:</u>

1. Pets must be always kept on a leash when outside of the RV, including when riding in golf carts.
2. Dog runs are not permitted on any Lot.
3. Pet Owners must pick up waste from pets and properly dispose of it.
4. Pets are not permitted in any Association building, bathroom swimming pool, or tennis court/pickle board enclosure (bona fide service or support animals are excluded).
5. Do not feed or approach alligators or any other wild animals.
6. Do not feed stray cats or any other animal or fowl on resort property.
7. If a Lot Owner has installed an invisible pet fence, they must post a sign stating such at the front of their Lot. Fence and sign must comply with all requirements of the Architectural Review Committee.

Sections 7.5, 11.3.4, 11.5 of the A&RCCRs specifically incorporates these Rules and Restrictions into the A&RCCRs and this Exhibit constitutes the applicable Rules and Regulations referenced in that section. <u>Vendor/Contractor/Visitor Regulations:</u>

<u>Contractor Regulations</u>

1. All contractors and all Owners acting as agents for their Lot, doing work for the Association and/or individual Owners must register with the office prior to any work being done. Owners are responsible for getting all permits and ARC approval prior to starting project.
2. To register, contractors must provide the following: (a) Any and all state license required by the State of Florida to perform said work. (b) Any and all certificates or license required by Polk County to perform said work. (c) Contractors must show proof of insurance and carry workman's comp insurance as required by the State of Florida (c) Proof of insurance must be provided to resort office yearly.
3. Once all requirements are received and verified, the contractor will receive a pass to be placed in the window of vehicle. This will allow the contractor access to the Resort property for the duration of project.
4. Owners or Contractors must clean or remove all debris from the Lot or Association Property at the Owner's sole expense at the end of each project day. Owners and Contractors are prohibited from dumping materials in the Association's dumpster.
5. Property Owners ultimately are responsible for any damages to common and/or another Owner's Lot or property or for any injuries that might occur.
6. Property owners are responsible for the additional dump fees if the association dumpsters are utilized by an owner/ contractor causing an additional dump cost.
7. Any damage or inappropriate behavior by an Owner's vendor will result in the Owner being held in strict liability for the actions or negligence of the vendor.

8. No commercial activities by contractors will occur between the hours of 5 PM and 8 AM.
9. No commercial activities by contractors will occur on Sundays. Holiday weekends beginning on Friday at noon, Saturday, Sunday, and Holiday no commercial activities by contractors will be permitted. Holiday weekends will include New Years, MLK Jr Day, Car Show, Presidents Day, Easter, Memorial Day, 4th of July, Labor Day, Halloween, Veterans Day, Thanksgiving and Christmas.

Inside/Outside Vendors

1. Any company, Lot Owner or individual wanting to do business within the Resort, such as, Real Estate Agents, mobile RV repair, golf cart repair, RV and Lot cleaning, Owners wanting to sell their goods for income, food trucks, etc., must register with the office prior to any work or selling of goods.
2. All vendors, if required, must be properly licensed and insured (craft shows are excluded).
3. After registering with the office, vendors will receive a pass to be placed in the window of vehicle to allow access to resort property.

Visitors

1. All visitors must check in at office to receive temporary pass. The pass must be kept on the window of the vehicle at all times while in resort.
2. If visitors arrive after hours, they are to check in with Community Staff check point or call Community Staff at (863) 978-3649 or (863) 241-7048.

The A&RCCRs and Florida law permits the Board of Directors to promulgate reasonable rules and restrictions related to the use of Association Property. The following Association Property & Building Rules & Regulations are subject to Board revision, addition, or modification:

1. Smoking is not permitted in Any Association building or at the Association pool or within 50 feet of the fenced pool area.
2. A complete set of current regulations for use of Association facilities may be obtained by Owners or Guests from the Association office.
3. Prior reservations of Association buildings or special rooms, including the Owners' lounge, are on a "first come, first served" basis. Reservations may be made in person or by calling the Association office at 863-692-1116.
4. Long standing reservations are prohibited on any federally declared holiday.
5. Individual Owners have priority use of the Owner's lounge over weekly events such as card playing groups, bingo, etc. These groups may use the Owners lounge weekly but must relinquish it should an individual Owner should desire to reserve it.
6. The Owner reserving the facility will be responsible for leaving it in the same condition as when rented.
7. The reserving Owner will be held financially responsible for any damage or additional cleaning necessary.
8. An Owner must accompany all Owner's Guests in the restricted areas of the Mustang Center. All Owners/Guests are subject to video recording or surveillance while in the Mustang center.
9. Owners using Association facilities after Association office hours must ensure the facility lights are turned off and the exterior doors are locked when leaving. Association buildings

is available for Owners 24 hours a day through the back side door. The gym and sauna are open 24 hours per day through the backdoor. Reminder that the building is subject to video recording.

10. Any damage or inappropriate behavior will result in the person(s) being banned from the use of the Association building or facility area, and damage caused by a minor child will be the strict liability of the parent or adult allowing the minor to use the facilities, particularly if the minor child is inadequately supervised.

Swimming Pool and Hot Tub Regulations

1. No lifeguards are on duty. Any person who does not have the ability to swim fully and safely on their own without assistance of another person is prohibited from using the swimming pool or hot tub unless accompanied at all times by a person capable and able to ensure the person's safety.
2. Rafts, inflatable boats/mattresses, beach balls and other large flotation devices are not permitted in the pool. Permitted in the pool are child approved flotation devices and noodles. Flotation devices used during scheduled exercise classes are permitted. No flotation devices of any kind are to be used in the hot tub.
3. Any person wearing a diaper must use a water-resistant swim diaper when in the pool or hot tub.
4. No running in the patio areas of the pool or hot tub.
5. No diving, yelling or playing ball is permitted.
6. No pets are permitted inside the swimming pool enclosure except certified service animals. ADA service animals or FHA support animals are lawfully prohibited from entering the pool or hot tub and are only permitted on the patio area.
7. Skateboards, bicycles, and rollerblades, etc., are not permitted within the swimming pool enclosure or patio areas.
8. Pools and hot tubs may not be used while any portion of the pool or hot tub is covered.
9. Food and beverage are prohibited in the pool and on any portion of the pool's wet deck patio area. Glass containers and animals are prohibited within the pool or pool patio area.
10. No fire pits or any sort or open flames of any sort are permitted within the pool area.
11. Any damage or inappropriate behavior will result in the person(s) being banned from the use of the swimming pool or hot tub area, and damage caused by a minor child will be the strict liability of the parent or adult allowing the minor to use the facilities, particularly if the minor child is inadequately supervised.

Tennis/Pickleball Regulations:

1. Tennis/pickleball court open from 8:00am – 10:00pm
2. Tennis/pickleball court is available on a first come first-serve basis. As a courtesy to others, please limit play time to one hour and a half.
3. No alcohol is allowed on the court.
4. Food and glass containers are not allowed on the court at any time. Liquids must be in plastic or non-breakable containers.
5. No pets are permitted inside the tennis/pickleball court enclosure except for bona fide support or service animals as defined by federal or state law.

6. Tennis shoes with non-marking soles must be worn while inside the court enclosure.
7. Smoking is not permitted in or within 50 feet of the tennis/pickleball court enclosure.
8. The tennis/pickleball courts are restricted to those residents and guests who are playing tennis or pickleball only. All other activity on the tennis/pickleball court is prohibited. No skateboards, bicycles, roller skates, roller blades, basketballs etc., are permitted on the court.
9. Any damage or inappropriate behavior will result in the person(s) being ban from the use of the tennis/pickleball court area, and damage caused by a minor child will be the strict liability of the parent or adult allowing the minor to use the facilities, particularly if the minor child is inadequately supervised.

Bicycle, Scooter, Skateboards, Roller Blades, Hoverboard and Drone Regulations:

1. Only bicycles, motorized bicycles that are equipped with reflectors, headlights, and taillights, will be permitted to operate after dark on resort property. No lights and reflectors, NO riding after dark.
2. No riding regular, non-motorized scooters on resort property after dark.
3. No use of skateboards and roller blades in resort after dark.
4. Gas powered scooters, hoverboards and drones are not permitted on Association Property.
5. All riders must obey traffic laws and rules while riding on Association Property and not exceed the speed limit of 10 mph. Any, unsafe acts will not be tolerated and failure to comply with any guidelines, will be subject to loss of riding privileges by Community Staff.
6. Excluded from the community are all motorized scooters, hover boards and skateboards.