

# **RULES AND REGULATIONS FOR CENTRAL PARK**

The following Rules and Regulations supplement those contained in the Declaration of Covenants, Conditions and Restrictions for Central Park (the "Declaration"). They are applicable to all occupants of Units, Unit Owners, Guests and Renters. The Rules and Regulations may be modified or amended in anyway the Board of Directors of the Association feel appropriate and necessary, without further notice. All capitalized terms herein shall have the meaning referenced or defined in the Declaration. Please consult the copy of the Declaration for further explanation of these rules as well as additional information pertinent to living in Central Park.

All outside permanent or semi-permanent modifications must be approved by the Architectural Review Committee.

Violations of these and all other rules defined in the Declaration will be handled in the following manner: Any violation considered an emergency as per Section 7.05 of the Declaration, may be dealt with immediately and without warning. All other violations will be identified in a letter with specific instructions on corrective actions needed to avoid fines, sanctions, liens and other action the association may implement.

Every Unit Owner, occupant and guest shall comply with these Rules and Regulations as set forth herein, and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association (all as amended from time to time) to the extent applicable. Failure of a Unit Owner, occupant or guest to comply shall be grounds for fines, sanctions, liens and legal action that may include, without limitation, an action to recover sums due for damages, an action for injunctive relief, and any combination of such actions.

1. The Common Elements (including sidewalks) shall not be obstructed, littered, defaced, or misused in any manner. Avoid placing trash containers, yard waste, and other items that may impede the use of sidewalks by pedestrians.
2. Each Unit Owner's personal property must be stored within the Unit or designated storage areas. The Association may restrict inappropriate outdoor furniture or other personal property from remaining on the property in view of the street or surrounding Units. Personal items, toys, bicycles, basketball goals, etc. must be stored inside the dwelling or lanai when not in use.
3. All vehicles owned by residents and their guests must be garaged or parked in the driveway, or street during day time and evening hours. Vehicles shall not be permitted to be parked overnight (2:00 am to 6:00 am) on any street, Community parking lot, alley way or right of way of any kind. The Association has the right to remove and tow, at the owner's expense, any vehicle which violates this rule, the provisions of Section 10.06, 10.07 or any other rule, regulation, standard, specification or the like, promulgated by the Board regarding vehicles and parking in the Subdivision. The Association has a towing policy in place and warnings may not be provided to offenders.

Under certain circumstances, such as temporary visitors, repairs to driveway, etc., on street parking for a night or two may be necessary. Under these circumstances, a temporary parking permit may be obtained by contacting the Property Manager. Reasonable requests for permits will be honored; however, no temporary parking permit shall be issued for a period of longer than 7 days. Repeat requests for temporary passes may be considered unreasonable.

Parking in front of or near mailboxes and parking vehicles on the grass of any house or common area is not allowed at any time. Nothing in this rule prohibits a vehicle from temporarily stopping at or near a mailbox for purposes of picking up or dropping off mail.

Sidewalks and grass area between sidewalk and curb are part of the public right-of-way. Vehicles must not be parked on the sidewalk during daytime and evening hours (6:00 AM to 9:00 PM). Residents and their guests are asked to be considerate of pedestrians, assisted walkers, strollers, wheelchairs, tricycles, etc. and keep the sidewalk area of their own driveway unobstructed. It is advisable to park on the street rather than block the sidewalk area of your driveway during this time period. For example, if all parked vehicles do not fit on the driveway and inside the sidewalk, then they should be parked on the street. After 9:00 PM they may be moved to the driveway and extend over the sidewalk; but not extend any portion into the street. After 2:00 AM they must be moved.

Lot Owners who violate this parking regulation are subject to notice of violation and fines being levied by the Association.

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4. No Unit may be rented for a term of less than six (6) consecutive months without approval of the Board, provided however, the Developer may lease or rent any Unit owned by Developer for any period of time and from time to time without Board approval.
5. Boats, golf carts, motorcycles, trucks over 3/4 tons, commercial vehicles, service vehicles, trailers, recreational vehicles, or other motor vehicles, shall not be placed, parked or stored upon the Property or in the Common Elements for a period of more than four (4) hours unless such vehicle is necessary in the actual construction or repair of a structure, or for ground maintenance, or is parked within an enclosed garage. Vehicle maintenance or repair shall only be performed inside an enclosed garage unless carbon monoxide safety is of concern.
6. No Unit Owner shall make disturbing noises or permit his family, renters, servants, employees, agents, visitors or licensees to do so. In particular, no Unit Owner shall play (or permit to be played) in his Unit (including garage or lanai) or on the Common Elements appurtenant to it, any musical instrument, phonograph, television, radio or the like in a way that unreasonably disturbs or annoys other Unit Owners or occupants.
7. No radio or television installation or other electronic equipment shall be permitted in any Unit if it interferes with the television or radio reception of another Unit.
8. Homeowners may install a satellite dish one meter (39.37 inches) or less, or an antenna that is designed to receive local television broadcast signals, on the homeowner's property or "exclusive use area" as defined by the FCC Rule 47 C.F.R. Section 1.4000, without ARC approval. This rule permits the association to establish a placement preference. The satellite

dish may not be installed in the area in front of the home (roof or ground) as defined by a line even with the front entry door across the property and parallel to the front street side of the home. The established placement preference should be as follows: 1. Backyard of home near the foundation and screened with landscape. 2. Back roofline extended on the ground and screened with landscape. 3. Side yard to the extent that it is minimized by viewing from the front of the property and should be screened with landscape. 4. As last resort on the roof and must be placed near an existing roof structure to help minimize the view from back yard neighbors. The homeowner shall provide a post installation notification to the ARC upon completion of the satellite dish or antenna installation to verify that they have installed it in compliance with the placement preference.

9. With the exception of signs used or approved by the Developer, no signs, advertisements, notices or lettering may be exhibited, displayed, inscribed, painted or affixed in, or upon any part of the Common Elements or any part of a Unit so as to be visible outside the Unit. Additionally, no awning, canopy, non-builder installed decorative shutters, air-conditioning unit or other projection (excluding minor installations ie. cable TV and phone) shall be attached to, hung, displayed or placed upon the outside walls, doors, windows, roof or other portions of the Unit or on the Common Elements unless approved by the Architectural Review Committee.
10. Storm or hurricane shutters may not be installed by a Unit Owner except for those that comply with specifications, design, color and style approved by the Architectural Review Committee. No storm or hurricane shutters may be installed or lowered except as needed for storm or hurricane protection after a warning has been issued and up to 7 days after a hurricane passes or for maintenance and repair.
11. A Unit Owner who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should the Unit suffer hurricane damage and must furnish the Association with the name of that firm or individual.
12. Employees of the Association are not to be engaged by Unit Owners for personal errands that are not within the scope of the applicable employee's duties. The Board of Directors shall be solely responsible for directing and supervising any employees of the Association.
13. Garbage, yard waste, recycle containers and trash disposal containers must not be placed out for pick up sooner than twelve hours before scheduled collection and must be removed and stored in the garage within twelve hours after collection. Garbage and other refuse shall be placed only in designated areas.
14. In addition to the restrictions in Section 10.08 of the Declaration and other provisions of the Declaration regarding pets, no dog or cat shall be permitted outside of its owner's unit unless attended and on a leash not more than six (6) feet long. While outside, dogs shall not be permitted to bark or otherwise become a nuisance or annoyance to a neighbor. Pets are not permitted on any part of the Common Elements except when they are leashed and being walked or transported directly off the Property or directly to their owner's Unit. Pet owners are responsible for cleaning up any mess created by their pets within the Subdivision. Excrement which is not picked up shall be deemed a nuisance hereunder and will be considered a violation. Any pets, whether from number, disposition or otherwise, that

cause, create or contribute to a nuisance or unreasonable disturbance or annoyance, may be required to be permanently removed within then (10) days of receipt of written notice from the Board to the owner or other person responsible for such pet. Animals are strictly forbidden in the Splash Park.

15. Changes to the grass/sod yards or landscaping shall not be permitted except as approved by the Architectural Review Committee. All Unit Owners shall properly maintain all grass/sod and other landscaping, including but not limited to, timely cutting, mowing, trimming, weeding, edging, clean-up, and watering as permitted by County restrictions and Central Park rules. Grass clippings are to be removed from all pavement and not blown into the street. Failure to properly maintain your lawn may result in the Association completing the maintenance and billing the homeowner as a supplemental assessment and/or fine. An ARC Modification Form is required for any modifications made to the outside of your property whether in the front or back yard or to the dwelling.
16. Newspaper, aluminum foil, sheets or other temporary window treatments are not permitted, except for periods not exceeding one week after an Owner first closes on a dwelling or when permanent window treatments are being cleaned or repaired.
17. Front Entry, Service, Patio & Garage Doors- Garage doors must be kept closed at all times except when in use and during reasonably limited periods when the garage is being cleaned or other activities are being conducted which require the doors to be left open.
18. Yard lamps placed in front of a home may not be removed. They must be in working order and lit from dusk to dawn. They must be replaced with a fixture of the same specifications as others in the neighborhood and approved by the Architectural Review Committee. Blinking and colored bulbs are not permitted. Other outdoor lighting including freestanding solar lights may be approved by the ARC as long as it does not cast direct light onto other properties.
19. Permanent play equipment will be placed within the building setback lines at the rear of the property and must be landscaped to help minimize the visual impact on adjacent property owners and from public streets. Swing sets, trampolines and other play equipment should be kept within fifteen feet (15') of the house and should not exceed eight-feet in height and must be screened from neighbors and public view. They must be approved by the ARC. Basketball goals must be portable and stored out of sight when not in use. Permanent (affixed to house or in ground) basketball goals are not allowed.
20. Decorations are a homeowner's option. Decorations, lights, and other decorations customary for holidays and special events are welcome. They must be temporary in nature and can be regulated by the ARC as to quantity and how long they may be in place, Christmas decorations may be displayed from Thanksgiving Day until January 15. All other holiday decorations may be displayed three weeks before the holiday to one week after the holiday.
21. Accessory structures, sculptures, and decorative objects such as bird baths, English globes and fountains are prohibited in the front and side yard and must be minimized from view of neighbors.
22. One birdhouse, birdbath, and bird feeder is a homeowner option in the rear yard. They may

not be visible from the street, must have minimal view from neighbors, and must be approved by the ARC.

23. Drying clothing is strictly prohibited in yard space, however it may be done on a lanai if a privacy screen is used. Towels may be hung temporarily but should not be visible from the street.
24. Any homeowner may display (respectfully) one portable, removable United States flag or official flag of the state of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4.5 feet by 6 feet, which represents the United States Army, Navy, Air Force, marine Corps, or Coast Guard, or POW-MIA flag. A flag pole no more than 20 feet high may be constructed according to state statute restrictions and upon ARC approval. (ref. FL Statutes 720.304).
25. Fences are not allowed in maintenance free communities or lake front homes. Electric underground fences are not allowed in the front yard at any time. All fences may be considered for back yard installation only through the ARC approval process.
26. Fishing is not permitted in any areas of Central Park.
27. All pools, spas and water features are required to be located in rear yards. All shall be in-ground, except portable spas. Pools and spas must be built into appropriately designed and screened and landscaped deck systems. Equipment for pools, spas, or fountains need to be completely landscape screened from adjoining properties and front and rear views and must be approved by the Architectural Review Committee. All screens and cages will require landscaping to soften the effects of the screening.
28. All permanently mounted generators must be approved by the Architectural Review Committee. Generators are to be used for emergency purposes only when commercial electrical power is not available. Generators may be operated once a week for test and maintenance purposes, but for no longer than 15 minutes and only on weekdays between the hours of 10:00 AM and 2:00PM.
29. Garage or yard sales may not be conducted on any Lot within the Subdivision without the prior approval of the Association. The Association may authorize a specific date for garage and yard sales within the entire Subdivision on a yearly basis.
30. All trees require ARC approval for removal or replacement. Street trees (those required by the county) require a county permit as well. Major attempts will be made by the ARC to preserve the original tree design of the lot and that of the Central Park Community.