

Amended and Restated Rules and Regulations of Timber Ridge Village I Condominium Association, Inc.

The use of the Condominium Property shall be in accordance with the following Rules and Regulations. It is the duty of all Unit Owners to inform their guests and/or tenants of these Rules and Regulations. All Rules and Regulations will be strictly enforced by the Association. Continued violation and disregard of the Rules or Regulations will be referred to the Board of Directors of the Association for legal proceedings.

General

1. The use of each and every Unit shall be subject to all use restrictions and limitations running with the land, and shall not be in conflict with, nor in violation of, any present or future zoning ordinance or ordinances, or regulations of any governmental bodies having jurisdiction.
2. The Common Elements and Limited Common Elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the use and enjoyment of the Unit Owners, their tenants, invitees and guests.
3. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property nor any part thereof, and no nuisances shall be allowed upon the Condominium Property, nor any use, practice, noxious odor or loud noise that is the source of annoyance to other Unit Owners or which interfere with the peaceful possession and proper use of the property by other Unit Owners.
4. All parts of the Condominium Property shall be kept in a clean and sanitary condition and no rubbish refuse, trash, or garbage shall be allowed to accumulate nor any fire hazard allowed to exist.
5. No Unit Owner shall permit any use of their Unit or make any use of the Common Elements or Limited Common Elements that will increase the cost or, will result in the cancellation of insurance upon the Condominium Property or the contents thereof.
6. Damage by fire or accident affecting the Condominium Property, and persons injured by or responsible for any damage, fire or accident must be promptly reported to the Association by any person having knowledge of the damages.
7. Alterations of landscaping of the Common Elements without the prior written specific approval of the Board of Directors is prohibited.
8. Structural or cosmetic changes to the exterior of the condominium buildings or Limited Common Elements (garages, patios, etc.) without the prior written approval of the Board of Directors is prohibited.
9. Hurricane shutters and satellite dishes are permitted with the prior written approval of the Board of Directors as to design and placement.
10. No clotheslines, towels, garments, etc. shall be hung in such a way that they can be seen from outside any building.
11. No signs, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any Unit Owner or occupant of any Unit on any part of the exterior of the Condominium buildings, hung from windows or placed on window sills and visible through the exterior windows without the prior written consent of the Association.
12. Household garbage and trash must be placed in tied trash bags and put into the designated dumpster. Please adhere to the posted waste regulations regarding sorting, recycling and disposition.
13. Excessive or unnecessary noise or sounds which disturb neighboring residents right to quiet

enjoyment will not be tolerated.

14. The condominium Units shall be used as single-family residences only.
15. The maintenance of gutters and downspouts is the responsibility of the Unit Owners, not the Association.
16. Complaints regarding the operation of the Condominium or services of the buildings, grounds, etc. shall be made in writing to the Manager or to the Board of Directors of the Association.
17. No Unit Owner or any of their agents, tenants, servants, employees, licensees or guests shall at any time give orders or directions directly to any employee or agent of the Association. All requests for service shall be directed to the Manager.
18. Owners are required to leave a key to their unit with the Management Office to allow for emergency access. It is also recommended that owners make arrangements for someone to periodically check their unit during any extended absence.

Condominium Assessment Payment Policy

1. Assessment Schedule

Condominium assessments are due on a quarterly basis, with full payment required by the following dates:

- Quarter 1: January 1
- Quarter 2: April 1
- Quarter 3: July 1
- Quarter 4: October 1

2. Payment Terms

Assessments must be paid in full by the specified due date for each quarter.

3. Interest

Any unpaid balance as of the 16th day of the month in which the assessment is due will be subject to interest of 18% per annum (calculated at 1.5% per month) on the outstanding amount.

4. Example for Clarity

If payment for Quarter 1 is not received in full by January 15, interest will be charged starting January 1st.

5. Resident Responsibility

It is the responsibility of each unit owner to ensure that assessments are paid on time. Failure to pay assessments promptly may result in additional enforcement actions as outlined in the governing documents. All invoices and corresponding payments applied to your account can be accessed via the secure owner portal.

Vehicles and Parking

1. Parking or driving on lawn areas is prohibited. Occupants of Units shall park in designated parking spaces corresponding to the Unit number. In areas where there is no designated visitor parking, permission must be obtained from a neighboring Unit Owner to use one of their designated parking spaces or arrangements must be made with the tennis club to park there.
2. Overnight parking on Condominium Property is for passenger vehicles only. Passenger vehicles are defined as two and four door sedans, station wagons, sport utility vehicles, lift backs, coupes, convertibles and vans designated as passenger non-cargo carrying vehicles without commercial lettering or living facilities, and which have windows on all four sides.
3. Buses, boats, trailers, motor homes, dune buggies, motorized bikes, motorcycles, and mopeds

are not permitted to be kept, stored, or parked on Condominium Property. Personal-use pickup trucks, bicycles, electric bicycles (e-bikes), and golf carts are permitted.

4. All vehicles on Condominium Property must be maintained in good working order so as not to create excessive noise or smoke. Any automobile that cannot operate on its own power is prohibited on Condominium Property.
5. Changing motor vehicle fluids such as motor oil, transmission fluid, coolants, etc., and repairing motor vehicles are prohibited on Condominium Property.
6. Residents are responsible for damage they or their guests cause to Condominium Property. Unit Owners have ten (10) days to make repairs to Condominium Property they or their guests' damage. In the event repairs are not made, the Association will arrange to have repairs made and the cost will be assigned to the responsible Unit Owner.
7. The speed limit is 17 miles per hour.
8. "For Sale" signs are not permitted on any vehicle parked on Condominium Property.

Animals/Pets

1. Unit Owners are permitted to keep one pet in their Unit provided the pet does not exceed thirty (30) pounds in weight and is not or does not become a nuisance to other residents.
2. Animals, when out of doors, must always be kept on a leash. Animal's solid waste must be cleaned up by the animal's owner. The waste must be removed in a closed container, such as a tied plastic bag, and not disposed of anywhere on Condominium Property except in a suitable receptacle, such as a dumpster. Under no circumstances may guests bring animals onto Condominium Property.
3. Animals shall be registered with the Association through the Association's Management Company. Registration includes a written description of the animal, evidence of current rabies, and a photograph. Animals listed on any insurer's prohibited animal list or that have documented aggressive or obnoxious behavior are prohibited.
4. Residents shall not feed any stray animals.

Rental and Resale of Units

1. Prospective buyers and tenants must be approved by the Association.
2. Application forms for rentals, sales or other transfers may be acquired at the Management Company's office. Applications shall be submitted to the Management Company's office in time to process them prior to the effective date of rentals, sales, or other property transfers. No rental, sale or other transfer may occur without the prior written approval of the Association.
3. Realty signs of any nature, including, but not limited to, "For Rent", "For Sale", "Open House", etc. are prohibited.
4. All leases must be submitted to the Association for review prior to occupancy. No tenant may move in or take possession of a unit until the lease has been received and approved in accordance with the Association's governing documents.

Rules Enforcement & Procedure

1. A copy of the Rules and Regulations and any revisions thereto will be provided to all Unit Owners. It is the responsibility of Owners to provide their tenants with a current copy of the Rules and Regulations. The Rules and Regulations shall be enforced by the Board of Directors. Any complaint reporting a violation of the Association's documents, including, but not limited

to, these Rules and Regulations must be made in writing, signed, and delivered to management. The following procedure will be followed:

- a. Management receives a complaint of a violation in writing.
- b. Management contacts alleged violator and advises individual of the complaint.
- c. If the violation persists, management shall send a letter to the violator advising them to appear before the Board of Directors at a Board meeting.
- d. The Association may take legal action, including, but not limited to, levying fines, obtaining an Injunction and obtaining a Judgment for the Association's Attorneys' fees and costs against the violator and if the violator is not the Owner of the Unit, the Unit Owner.

Landscaping Policy

1. No Unit Owner, tenant or guest may remove, change, or plant any plants on Condominium Property without the prior written approval of the Association. Owners shall ensure that the area between their privacy fence and patio is weeded and maintained so as not to interfere with the Association's landscaping.
2. Any plantings installed without prior written Association approval are subject to removal at the owner's expense. The Association is not responsible for the maintenance, care, or replacement of any plants not installed by or at the direction of the Association.
3. If an owner chooses to rake pine needles or other fallen debris, the collected material must be taken to the dumpster area across from Building 735 and placed into the designated yard debris carts. Yard debris may not be left on Common Elements or disposed of in regular trash containers.
4. Vine-type plantings are not permitted inside the lanai, where they may cling to the building, fencing, or any other surface.

Fences and Walls

1. Unit Owners are responsible for the maintenance, repair, and replacement of patio privacy fences. Fences that are repaired or replaced shall be consistent with existing fence designs within the community. A licensed and insured vendor shall replace fences. Hardware shall be black unless otherwise approved in writing by the Association.
2. A Unit Modification Request Form is required when replacing fences and shall be presented to the Association for its prior written approval.
3. Fences may not be modified or removed without the prior written approval of the Association.
4. All fences and gates must comply with the Association's approved specifications. Please refer to the Fence Guidelines for details on permitted styles, materials, and installation requirements.

Flags

1. Flags no larger than three feet by five feet (3' x 5') on a flagpole are permitted. Flags cannot be draped over a fence.
2. Political and commercial flags are prohibited.
3. Flags, flag poles and wire garden frames must be kept in good repair free of fading, shredding or disrepair.

Screened Patio Enclosures and Awnings

1. Unit Owners are responsible for the maintenance, repair, and replacement of screens on patio

- enclosures, the metal frame of patio enclosures and awnings installed over patio enclosures.
2. Unit Owners must submit to the Association a Unit Modification Request Form for any structural changes to screens or metal frames on patio enclosures and awnings installed over patio enclosures.
 3. Repairs and replacement of screens on patio enclosures, metal frames for the enclosures and awnings installed over patio enclosures must be done by a licensed and insured vendor.

Exterior Lights and Home Security Systems

1. All exterior lights, with the exception of the community lampposts, are the responsibility of the unit owner. An Architectural Review Committee (ARC) request must be submitted and approved prior to installation, replacement, or modification of any exterior lighting.
2. No lights may be added to privacy fences or buildings by Unit Owners, their tenants, or guests without the prior written approval of the Association.
3. Home security systems including monitoring equipment and cameras may be installed with prior written approval of the Association. A completed Unit Modification Request Form must be submitted to the Association for approval.
4. Unit Owners installing home security systems must notify the Property Management Company in writing of any third-party monitoring company.

Entry Doors/Windows/Shutters

1. Owners are responsible for maintaining the paint and ensuring their entry doors remain in good repair.
2. Owners are responsible for maintaining and replacing, when necessary, all windows and doors to their unit. An Architectural Review Committee (ARC) form must be submitted and approved prior to replacing any doors or windows.
3. Owners are responsible for the installation and ongoing maintenance of shutters should they choose to have them on their unit.

Construction Debris

1. Contractors, vendors, and owners are strictly prohibited from disposing of any construction debris in the Association's dumpsters.

The foregoing Rules and Regulations do not purport to constitute all of the restrictions affecting the Condominium Property and shall in no way amend or alter the Articles of Incorporation, Declaration of Condominium or the By-Laws, but shall be supplemental thereto. They may be amended at any time.