

TIMBERLINE LAKES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS
(Revised January 2003)

These Rules and Regulations are set forth for the benefit of Timberline residents with the goal of providing a compatible environment for each resident. All residents are required to abide by the terms of these Rules and Regulations, The Declaration of Protective Covenants, The By-Laws, and The 2000 Florida Statute Chapter 720. Any violation of these laws and regulations may result in monetary penalties.

Administration:

The Board of Directors has the authority to administer the governing documents of the association and respond to any violation. Each property owner may petition the board of directors by mail should they have a grievance or comment. Persons wishing to address the board in person may do so at the regular monthly meeting. A request form will be provided at the meeting for permission to be heard. Restrict presentation to three minutes. The board has the discretion to address any issue in a manner that it feels is proper. Complaints will be dealt with in accordance with the 2000 Florida Statute, Chapter 720. The board will notify the offending property owner in writing as to the decision of the board, giving the owner a minimum of 14 days to respond. The property owner may appeal any fine levied against him and given a hearing before a three member fining committee appointed by the board in accordance with the Florida Statute Chapter 720.305. The board is compelled to abide by the recommendation of the fining committee. Fines levied against an owner shall be carried as a special assessment and subject to the legal procedures involved in collecting such assessment. Tenants and guests are required to abide by the same rules and regulations as the owner. The owner will be held responsible for the conduct of his tenants and guests. Tenants and guests have no recourse to the board, except through the property owner.

Common Grounds:

- Planting or removing planting requires prior approval from the board.
- Planting and landscaping around trees and patio fences requires board approval.
 - A. Planting and landscaping must be compatible with existing planting.
 - B. The owner must keep and maintain any planting installed.
 - C. Planting cannot inhibit the normal activity of ground maintenance.
 - D. Improper or objectionable installation will be removed at owners expense.
- Furniture, toys, grilles, garden tools etc. are to be removed when not in use.
- Boating or swimming in the lake is prohibited.
- Pole and line fishing is permitted in the lake, seine and cast nets are prohibited.
- Free standing poles or antennas are prohibited.
- Trash receptacles, garbage cans and exposed clothes drying lines are prohibited.
- Lawn statues or any lawn fixture is prohibited (except seasonal displays).
- Commercial advertisement and promotional signage is prohibited.
- Freestanding real estate signs are permitted until the unit is sold or rented.

Buildings:

- Alterations to the building exterior or paint is prohibited.
- Commercial and promotional advertisement signage is prohibited. Real estate signs are permitted until the unit has sold or rented and then removed promptly.
- Walkways and parking pads are to be kept clean and unobstructed.
- Pole mounted flags and banners are permitted when bracket attached to the building.
- Banners and emblems attached to the building façade or garage doors are not permitted.
- Seasonal decorations are permitted.
- Hurricane shutters are permitted that are compatible with the exterior.
- Window type condition units are not permitted to extend beyond the outside wall and must be concealed in such a way as to not be noticeable from the outside.
- The repair and replacement of the outside lawn or gate light is the responsibility of the owner and is required to keep the light in good working order. White bulbs only.
- Satellite TV dishes of one meter in diameter are permissible. The owner is responsible for any damage to the building as a result of this installation.

Sale or lease:

- Notify the President of the board and the property management co. that the unit is on the market for sale or lease.
- Notify the president of the board when the unit has been sold or leased.
- Provide the president of the board and the property management co. with the name and telephone number of the new occupant.
- Advise the new owner to meet with the president to receive a copy of the rules and regulations.
- The owner of a leased unit is to provide the tenant with a set of rules and regulations.
- All leased units must be for a period of one-year minimum. Subletting is prohibited.
- No unit will be occupied with more residents than the unit was designed to accommodate (two persons per bedroom).

Vehicles:

- The parking pad in front of each unit is assigned exclusively to that unit.
- Guest parking spaces are not for long-term storage of surplus or inoperable vehicles. Vehicles left standing for two weeks are subject to be towed
- Vehicles rated ¾ ton or less are permitted, to park for a period not to exceed three consecutive days and not more than three times in one calendar year. This includes trailers, vans, tractors, and boats. Vehicles kept in a garage are exempt.
- All vehicles must carry a current registration and be "street legal".
- Vehicles parked on the grass are subject to being towed at the owner's expense.
- On street overnight parking is prohibited, and subject to be towed.
- Minor maintenance and repair work is permitted on your parking pad only.
- The owner is responsible to keep his parking pad free from all debris and oil stains.
- Please obey our 15-mile per hour speed limit, for the safety of all.

Animal Control:

Reference Declaration of Protective Covenants. Page 13, Par 29. This section is very broad and sweeping in its text. Therefore the interpretation of the maximum of two pets should only include those animals which are taken out on the common grounds. House pets of a more benign nature are not included in this exclusion.

- Dogs must be kept on a leash at all times when walking in the common areas.
- Pickup all droppings and dispose of in the dumpsters.
- Walk dogs in the areas away from buildings preferably in the street.
- All animals must have the proper license and inoculations.
- Staking out an animal on the common grounds is prohibited.
- Dogs are not allowed on the tennis court or pool pavilion.
- Aggressive dogs are prohibited on the common grounds.
- Barking and obnoxious behavior is prohibited.
- Complaints about an animal will be dealt with on a case-by-case basis in accordance with The Florida Statute Chapter 720.

Pool and recreation area:

- The pool and tennis courts are for the exclusive use of the residents and their guest.
- Pool rules are posted at the pool.
- Guest must be accompanied by a resident.
- Children under 14 years old must be accompanied by an adult.
- A maximum of four guests are allowed per residential unit. Exceptions may be granted for persons reserving the pavilion on special occasion. All other rules apply.
- Tennis players only are allowed on the tennis courts.
- Gates must be kept locked when entering or leaving.
- Loud music and rowdy behavior are prohibited.
- Proper swimwear is required (no cutoff jeans etc.).
- No food, glass containers, or smoking within four feet of the pool.
- No bicycles, skates, scooters, or skateboards are allowed in pool or tennis court area.
- A resident may reserve the pool pavilion for private use. This does not include the pool. The pool will be open for unrestricted use by other residents.

General rules:

- No residents will be allowed to conduct loud and disruptive behavior.
- The property owner shall be financially responsible for any damages caused by his tenant or guest to the common property or buildings.
- Each resident is encouraged to keep the grounds neat.
- Each resident is encouraged to participate in our crime watch program and notify the police of any suspicious activity in the neighborhood.
- Residents are encouraged to report rules violations to the board in a timely manner.