

COMMUNITY RECREATION FACILITIES

COUNTRY FAIR POOL RULES

Pool facilities are reserved for the exclusive use of Country Fair Residents and their guests.

Every resident is responsible for the enforcement of the pool rules.

-Swim at your own risk.

-Children under thirteen years of age are not permitted in the pool unless accompanied by an adult.

-Diaper aged children must wear special swim pants made especially for swimming activities.

-No running, jumping, pushing, playing ball or tag allowed in pool or pool deck area.

-No bikes, skates or skateboards, allowed in pool area.

-No surfboards, rafts inner tubes or similar floating objects allowed in pool.

-No glassware, dishes and glass beverage bottles are permitted in the pool area. Food not permitted within four ft of pool area.

-No loud music.

-Proper bathing attire required.

-No pets in pool area.

-Proper ID required.

-Trespassers will be prosecuted.

-No night swimming.

-No diving

-No long term parking

-Pool hours 9:00 am to dusk

-Parking for pool use only 9:00 am to dusk

-Guest parking – dusk to 9:00 am

-Violators of the above rules will be restricted from using the pool. Abuse will result in suspension of the pool privilege.

COUNTRY FAIR - PLAYGROUND RULES

-Association is not responsible for any injury incurred.

-Children 6 and under must be accompanied by an adult.

-No glass containers

-Pets not permitted in recreation area.

-No bikes or motor bikes.

-Every resident is responsible for the enforcement of play ground rules.

-Playground opens 9:00 am to dusk.

-Proper conduct and proper language required

COUNTRY FAIR - TENNIS COURT RULES

-This area is for tennis only.

-Association is not responsible for any injury incurred.

-Tennis courts are reserved for the exclusive use of Country Fair residents and their guests.

-Proper attire

-Proper conduct and proper language required.

-No bikes, motor bikes, skates. Skateboards, basketball playing, glass containers or pets allowed.

ARCHITECTURAL REVIEW BOARD (ARB) GUIDELINES

Our guidelines require written approval for any addition, change or improvement. Your request must be on file with the association before work can begin. Any members performing work requiring ARB approval before written approval is given is assessed a \$50.00 fine even if the ARB form is approved. Forms are available from the Association's management office.. (ARB forms are available on www.countryfairhoa.com or located at Country Fair forms box in the pool cabana (between restrooms, you do not need to contact property management office unless form box needs replenishing.)

Any addition, modification or change to be made to exterior portion of the property must have prior written Board approval, Submit Architectural Review Board (ARB) form and await reply before commencing work. Refer to ARB and Maintenance Guidelines for more information

Method of obtaining Association approval: In order to obtain the approval of the Association, two complete sets of plans and specification for the proposed plans shall be submitted to the Association or its designee for review. The plans shall include, as appropriate, the proposed location, grade, elevations, shape, dimensions, exterior color plans, approximate costs, and nature, type and color of materials as may be reasonably necessary for the association or its designee to evaluate the proposed plans. All plans shall be evaluated using standards of the highest level as to the aesthetics, materials, and workmanship and as to suitability and harmony of location, structure and external design in relation to surrounding topography, structures and landscaping. (By-laws 7.02 (b))

FINES

Should you be found in non-compliance of the established rules or maintenance guidelines, you will receive written notification from the Association and will have 15 days to correct the problem. This 15 day period includes an opportunity to appeal the fine with the violation/fine committee, meeting each month on the last Thursday of the month at 7:30 pm at the pool cabana. If violations/fine is not appealed, or appeal is not granted, the fine will commence on the 45 h day at a rate of \$100.00 per day to a maximum of \$1,000.00 if a correction is not taken

Rules for Country Fair HOA

GENERAL

G-1 -All residents and their guests are responsible for adhering to the declaration, articles of incorporations, by-laws and rules of the association, including those rules posted in the recreation area.

G-2 -No swimming, boating, fishing or recreational activity is allowed on any lake within Country Fair.

G-3 -Residents shall not cause or permit any unreasonable noises, nuisances or illegal activities in Country Fair.

G-4 -No dumping of any kind on common grounds.

MAINTENANCE GUIDELINES

VILLA & PATIO HOMES

M-1 -Dwelling Units are for residential purposes. No separate part of any unit may be rented and no transient (as defined in Chapter 509, Florida Statutes) may be accommodated therein. There shall be no more than four permanent residents in any two (2) bedroom unit and no more than six (6) permanent residents of any three (3) bedroom unit. (By-laws 7.03, 7.18)

GENERAL APPEARANCE

M-2 -Your property is to appear clean, neat and well maintained from within the community or any adjacent properties. (By-laws 7.16)

GARBAGE

M-3 -All garbage, trash and recycle containers must be stored so they are not visible from the roadways. Containers and yard waste may be placed outside no earlier than 6:00 p.m. the night prior to pick-up and must be stored out of sight from roadways the same day .

VEHICLES

M-4 -All vehicles are to adhere to the 15 mph speed limit and stop at all stop signs within the community.

M-5 -Trailers, motor homes, campers or recreational vehicles over ½ ton, may not be kept on Country Fair property. Boats must be shielded from public view and cannot be kept on common grounds property. (By-laws 7.07 (b))

M-6 -No parking on the grass, except in front of your own unit, and not to exceed 2 side wheels on grass.

M-7 -No major repairs to vehicles are allowed. All caustic fluids, ie: motor oil, transmission fluid, must be cleaned and removed from roadways.

M-8 -Inoperative vehicles may not be stored on residential property. Additionally, all vehicles on residential property must be properly licensed.

M-9 -Any commercial vehicle kept in Country Fair must be stored such a manner so as not to be visible by residents. The commercial vehicles may be parked in the owner's garage or covered to be aesthetically pleasing material approved by the Board. (By-laws 7.07 (a))

DRIVEWAYS AND SIDEWALKS SERVICING YOUR UNITS

M-10 -When viewed from the roadway, your driveway and walkway must appear free of rust and oil stains, mold and mildew.

EXTERIOR SURFACES

M-11 -All exterior surfaces visible from the community property must be free from mold, mildew, chipping or peeling pain. Each unit may have only one color of base paint and one color of trim paint. **FENCES**

M-12 -Fences must be maintained in good condition. Any loose boards, must be repaired or replaced. A clear sealant may be applied to the fence. (Patio homeowners see additional notes under Patio Homes).

HOUSE NUMBERS

M-13 -Each unit is clearly identified with the appropriate address and unit letter if applicable. Numbers and letters must be at least 3 inches tall and clearly visible from the roadway.

SIGNS

M-14 -Security system signs: there may be one sign in your yard placed within 2 feet of the unit. Security stickers may be placed in the corner of each window.

MAINTENANCE GUIDELINES CONTINUED...

M-15 -First alert signs for babies, disables, elderly and pets may be placed in the corner of the window.

M-16 -“ For Sale” sign: One sign may be placed on your property on weekends only (Friday evening until Sunday evening.) Sign may not exceed standard size (18” x 24”).

M-17 -The sign must be stored where it is not visible from the community property. One sign may be left inside one window.

M-18 -General: Any signs posted at front entrance can only be placed in the grass sod area (not in flower beds) on Saturday and Sunday only. (By-laws 7.12)

GUTTERS

M-19 -Gutters must match the color of the surface it adjoins. Gutters must be maintained in working condition, free of mold mildew or rust.

PATIO OR NEW CONCRETE SLAB

M-20 -Submit plans for new or addition to existing concrete. Villas must also submit proof of termite treatment to soil.

WALKWAYS AND DRIVEWAYS

M-21 -Staining of walk/driveways, the approved colors are in the display cabinet located in the pool cabana. Otherwise provide a sample of the material to be used and description of project, along with photo of front of residence.

LANDSCAPE

M-22 -Removal of trees, shrubs (not flowers) must be replaced with trees or shrubs. No removal or transplanting of trees without prior consent. Re-designing of planters in front of homes need not submit an ARB form. Only if removal of sod to make a new planter location is an ARB form necessary. No landscaping material such as mulch, stones, rocks, ground cover, etc may be used to replace plants. They must be used in conjunction with landscaping. (By-laws 7.15)

HURRICANE PROTECTION

M-23 -Plans and designs for hurricane protections along with literal list, style and type must be submitted and meet Board approval. Hurricane protection may be installed one week before and must be removed no longer than two weeks after the storm has passed.

MISCELLANEOUS STRUCTURES

M-24 -Antennas, aerials or discs on the exterior of the unit are allowed without prior ARB approval. No flagpoles, tents, metal sheds or temporary accessory buildings can be constructed or placed without ARB approval . (By-laws 7.08, 7.09, 7.10)

EXTERIOR DECORATIONS

M-25 -Decorating for National holidays is permitted providing decorations are not permanent in nature and must be removed within two weeks after holiday.

VISIBLE PERSONAL PROPERTY and OUTDOOR STORAGE

M-26 -Outdoor storage of equipment, materials or furnishings is prohibited on residential property. Likewise, indoor furniture, household appliances, auto parts or building materials may not be stored outside. Personal property must be stored so it is not visible from the roadway.

M-27 -No drying or hanging areas for laundry of any kind that is visible from any portion of the community

M-28 -All portable basketball hoops are to be removed from edge of street after use and may be stored at garage of dwelling unit.

M-29 - The installation of window style air conditioners, visible from the exterior, is prohibited.

M-30-NUISANCES: No Owner shall cause or permit any unreasonable or obnoxious noises or odors, and no nuisances or illegal activities shall be permitted or maintained on Country Fair. It is intended, however, that noises or odors which are reasonably expected result of such uses of Country Fair as are specifically permitted or contemplated by This declaration, shall not be deemed unreasonable, or obnoxious or a nuisance. (By-laws 7.14)

PATIO HOMES

P-1-PATIO HOMES: Each owner is responsible to maintain, repair, and replace in a neat, aesthetically pleasing, and proper condition, the exterior surfaces of each Patio Home as originally constructed by declarant and all interior portion of his Patio Home which are visible from other portions of Country Fair. (By-laws 6.01 (a))

PATIO HOMES COLORS

P-2 -Patio homes must submit an ARB form prior to painting. Only one base color and one trim color are allowed on each unit. Colors samples approved can be viewed in the display case located in the pool cabana. Paint sample and ARB form must be approved prior to painting. Units painted with non-approved colors receive the \$100.00 fine (\$50.00 for not using the ARB form and \$ 50.00 fine the wrong color) and must repaint within thirty days.

PATIO HOME ROOFS

P-3 -Board must approve any roof replacements with regard to color and materials used. Submit ARB form with a sample of the material to be considered.

PATIO HOME FENCES

P-4 -No fencing is allowed in the front of the property. Fencing must be approved for rear and side of property. Chain link fencing in galvanized aluminum, black or green or aluminum or composite material as appropriate. -All fence materials facing the lakes must not exceed 4 ft. in height and may not obstruct view of lake. Units not facing lakes may have other types of fencing not exceeding 6 ft in height. Plant materials used as fencing must be maintained at a uniform height with a clean appearance when seen from any portion of the community property. All fencing requires an ARB form, plans showing exact placement of fence and material being used.

PATIO HOME ROOFS

P-5 -Roofs must be free of mold and mildew (black patches or streaked appearance) when seen from the community property.

PATIO HOMESSCREEN ENCLOSURES

P-6-Rear : Patio Homes may use bronze or white anodized aluminum with dark screening. Style and plans submitted not to exceed average height already allowed.

P-7-Front: Bronze or white anodized aluminum with dark screening. The height cannot exceed the first floor overhang. Additions to existing slab may not exceed the width of the overhang. All screening and support structures must remain free of tears, rips or rust.

PATIO HOMES MAILBOXES

P-8 -Only standard rural #1 size mailboxes are permitted in gray, white or black metal, wood or plastic. House number must appear in 2” numbers on mailbox. The owner maintains the box in working order. Both the box and its post are to be free of rust, mold or mildew. Change of box and/ or post must be approved through ARB process .(By-laws 7.13)

PATIO HOMES LANDSCAPING

P-9 -Landscape must be free of all dead plant material and weeds. Shrubs, hedges planted in front of windows may not cover the windows. Lawn is green and should not look overgrown (no more than 6” in height) or full of weeds. Trees are pruned to minimize hurricane damage and to prevent debris or encroachment on your neighbor’s property

VILLAS**VILLA LANDSCAPING**

V-1 -Homeowners living in the villas need to place a reflector in their landscaping if they prefer their bushes/ shrubs NOT to be trimmed.

V-2 - Any homeowner wishing to care for their own landscaping will be required to maintain their detail work on a monthly basis in order to have consistency with the community. The association landscaping company will still do grass mowing and edging.

VILLA BACKYARDS

V-3 - Villas must submit an ARB form for anything above the fence, except tree and plants. No swing set, climbing equipment, clothesline or shed, etc., is allowed.

VILLA SCREEN ENCLOSURES

V-4-Rear – Villas may use bronze anodized aluminum with dark screening. Style and plans submitted not to exceed average height already allowed.

V-5-Front: Bronze anodized aluminum with dark screening. The height cannot exceed the first floor overhang. Additions to existing slab may not exceed the width of the overhang.

V-6 - All screening and support structures must remain free of tears, rips or rust.

V-7-VILLA FENCING – Each owner shall maintain in good condition and repair and replace at his own expense the town-home rear yard fence and the outside of that portion of such rear yard fence which is located directly behind his town-home and the use of which is not shared by an adjacent owner. (By-laws 6.02 (2))