Turkey Creek Master Owners Association, Inc.

Rules and Regulations

Approved September 25, 2019
Turkey Creek Master Owners Association, Inc.
Rules and Regulations

I. General

A. Member and Applicable Property Defined: All owners of a lot or home in Turkey Creek are members of the Association. The Turkey Creek Master Owner’s Association (TCMOA) purchased the golf club property in December, 2015, making it “Association Property” just as the Mail Center and the Park are “Association Property.” These rules govern use of a lot or home, all common areas, limited common areas and association property controlled by TCMOA within the Turkey Creek subdivision. In the case of subordinate homeowners’ associations or condominium associations within Turkey Creek, if the sub-association governing documents are silent on a particular matter, these rules shall control the handling of an issue.

B. Noise and Nuisance: No owner or occupant shall make or permit any noise that disturbs or is an annoyance to any other occupant or that interferes with the rights, comfort or convenience of others between the hours of ten (10) p.m. and seven (7) a.m. (reference Chapter 110, Alachua County Ordinance). This section also specifically applies to the discharge of legal fireworks which are limited to sparklers, fountains, snakes, and glow worms. The discharge of fireworks, especially those that are launched into the air, are loud, dangerous, and illegal. Loud noise generated by these devices is troublesome to families with young children, senior citizens and residents who have pets. The surrounding wildlife is also adversely affected. Additionally, several neighbors, who have served in the armed forces in various war zones, are seriously affected by fireworks noise due to being exposed to combat fire. Equally alarming is the risk of wildfire caused by launching fireworks in a heavily wooded area such as Turkey Creek. Discharge of legal fireworks which disturb the quiet enjoyment of neighbors or pose a risk to safety of person and property in the discretion of the TCMOA Property Manager may be fined after the matter is brought to the board’s attention for instruction. Any person discharging illegal fireworks can be cited with a misdemeanor and be fined up to $1,000 as provided by Florida law.

C. Garbage/Recycling:

1. All owners are expected to use the upright plastic containers provided by the City of Alachua in November, 2016 for garbage and recycling according to the rules provided by the city and city ordinances. Owners may use in-ground garbage receptacles provided they have made prior arrangements with the City of Alachua. Garbage retention is restricted to a covered container out of sight from the main street on which the home is situated unless otherwise stated below, with the goal being to preserve the aesthetics and orderly appearance of Turkey Creek as much as possible.

2. Containers of garbage/household trash and containers of recycling materials shall be placed at the street-side no earlier than twilight on the day preceding the scheduled collection day and, the emptied containers shall be removed from the street-side location before dark of the day of collection. After collection, the containers shall be removed and kept at a location screened by a building, solid fence constructed of wood, masonry, stone, or opaque evergreen landscaping, to block view of containers from any contiguous property or any public street. With the exception of St. Alban’s Wood and the Club Villas buildings (see six (6) below), it shall be a violation for any owner or occupant to place, permit the placing of, or allow the location of garbage, household trash, or containers in any location or at any time not provided for in this section.
3. Containers may be stored in one’s garage or the sides or back of the building disguised by shrubbery. With the exception of St. Alban’s Wood and the Club Villas buildings, containers shall not to be stored at the top of a driveway. In cases where shrubbery is not an option, the homeowner may construct a five (5) foot high by five (5) foot wide wing-wall next to the building. The wing-wall serves as a visual barrier behind which to conceal the containers. Style and materials used in construction of the wing-wall shall be consistent with the fencing requirements set forth in Appendix I of these Rules. The goal is the containers being out of sight from a direct frontal view of the home when possible. It is understood that the containers might still be visible as one approaches a home.

4. Construction of a wing-wall constitutes an “exterior change” which must be processed through the TCMOA Property Manager’s office at no charge to the homeowner.

5. Removal of below-ground garbage cans constitutes an “exterior change” which must be processed through the TCMOA Property Manager’s office as follows: a.) filing an exterior change form indicating method of removal and identification of material to be put in place of the trash receptacle(s). b.) payment on a sliding-scale fee dependent on the nature of the replacement modality as indicated on the exterior change form. Persons having questions about garbage receptacles of their own or their neighbors, should bring the matter to the attention of the TCMOA Property Manager. Nuisance complaints should be directed to the city of Alachua for enforcement under the Code of Ordinances Sec. 20-24.

6. Homes in St. Alban’s Wood and the Club Villas that do not have a garage or a side to their building may store their garbage and re-cycling containers neatly in front of their building.

D. Laundry: Outside clotheslines are permitted and should be in a location that best conceals the clotheslines and/or the drying items from view of the street, a neighbor or the golf course.

E. Home-based business: A home-based business shall not be operated in Turkey Creek without the TCMOA Board approval. A registration must be filed with the TCMOA office in the format set forth in Appendix V. A party or other gathering for purposes of selling goods is a “home-based business” and must register with the TCMOA Property Manager. Frequency and traffic issues will be addressed by the TCMOA Property Manager. Home-based businesses which need not register are homeowners’ associations and community association management companies.

F. Garage or Yard Sales: Garage or individual yard sales are prohibited. Community yard sales are permitted on non-residential association property as approved by the Board and scheduled by the TCMOA Property Manager’s office.

G. Sale/Rental: If you sell your property, contact the TCMOA Property Manager’s office and advise who will be handling the closing. A copy of the Warranty Deed must be provided to the TCMOA Property Manager by the new owners.

H. Portable Basketball Nets: Portable basketball nets / baskets / recreational equipment may be used on driveways but must not be so placed to cause interference with street traffic. The portable basketball nets / recreational equipment must be placed a minimum of fifteen (15) feet from the street pavement.

I. Skateboard Ramps: Skateboard ramps must follow the same rules as stated for Portable Basketball Nets (see paragraph H, above).
J. **House numbers**: All homes shall have their assigned building number properly displayed, whether or not mail is delivered to such dwelling. Posting shall be in the following manner:

1. The building number shall be affixed to the front of the dwelling, or to a separate structure in front of the dwelling (such as a mailbox, post, wall, or fence), in such a manner so as to be clearly visible and legible and give an unobstructed view from the public or private way on which the dwelling fronts. The building number must be no further than 50 feet from the public or private way in which the dwelling fronts.

2. The numerals shall be Arabic and shall not be less than three inches in height and 1/2-inch in width.

3. The numerals shall be of a color that contrasts with the immediate background of the dwelling or structure on which such numerals are affixed.

K. **Solicitation**: Door-to-door solicitation, canvassing and petition drives by persons or entities residing or based outside of Turkey Creek is prohibited. Florida Statute 501.021 - 501.055 as amended requires a permit for door-to-door solicitation, although there are numerous exceptions. Homeowners may post a sign at their front door stating “No Trespass, No Soliciting” and should report any suspicious activity to the Alachua Police Department.

L. **Outbuilding Specifications**: Any temporary, removable, open walled, recreational structure, not used for storage, may be placed on existing slab or on the ground without architectural review. Such structure must be maintained. Any structure in disrepair must be repaired or removed. Any member/homeowner wishing to create a new slab for an above structure must submit an exterior change form to the Architectural Control Committee of Turkey Creek Master Owners Association, Inc. and await approval. Any storage structure must be of the same color and design, be attached to the house and submit an exterior change form to the Architectural Control Committee of Turkey Creek Master Owners Association, Inc. and await approval.

M. **Above-Ground Pools**: Above-ground pools are permitted only in yards not abutting the golf course and must be enclosed by a privacy fence. Refer to Fencing Requirements.

N. **Home Maintenance**: Each home and lot shall be maintained so that the exterior building surfaces, landscaping, sidewalks, driveways and other improvements are at all times in good repair, clean, well-trimmed, and otherwise cared for in a manner that public health and safety are maintained and the home and lot present an attractive appearance at all times.

O. **Bounce Houses**: With the approval of the TCMOA Property Manager, bounce houses are permitted on common areas, limited common areas and association property provided proof of insurance is submitted naming Turkey Creek Masters Association as an additional insured. Bounce houses are permitted on private property.

P. **Outdoor Fires**: Burning of household garbage and yard waste is prohibited. All residents are bound by state, county, and/or city ordinances. Fire pits or chimineas are not permitted at the park unless approved by (the TCMOA Board of Directors). Problems with enforcement of any outdoor fire provisions should be directed to the proper governmental authorities.
II. Animals

A. **Limit**: Owners and renters are limited to keeping only domestic pets, which are normally kept inside the home, such as tropical fish, birds, cats, dogs, ferrets, guinea pigs, pot-bellied pigs and other mammals typically available for adoption in licensed Florida pet stores, shelters or rescue groups.

B. **Leash**: Animals are to be under control of a leash when outside unless in a fenced yard.

C. **Nuisance**: Any owner of a pet that causes or creates a continuing nuisance or unreasonable disturbance including to but not limited to barking, growling, biting or any unusual noises or damage will be required to permanently remove the pet from the premises, upon 3 days written notice from the TCMOA Property Manager to the owner.

D. **Pet Waste**: Solid waste generated by a pet outside the owner’s fenced yard must be retrieved and discarded in a garbage receptacle.

E. **Prohibited Possession or Use**: Possession or use of the following is prohibited: dangerous or venomous reptiles, horses, sheep, goats, other pigs, primates, poultry and any animal listed with the Florida Wildlife Commission for which a Class I or Class II permit is required.

F. **Feeding of Wildlife**: Feeding of wildlife which congregate in or near bodies of water is prohibited. Feeding of deer and hogs is prohibited.

III. Vehicles

A. **Speed**: The Speed limit throughout Turkey Creek is a maximum of 25 mph and is enforced by the City of Alachua Police Department. All vehicles operated on Turkey Creek roads must yield right of way to pedestrians, bicycles and golf carts.

B. **Parking**: Parking is not permitted on the grass or in the yard. Parking shall be only on paved surfaces. To improve safety, owners/residents and their visitors should not park in the street when there is room in the owners/resident’s driveway. On-street parking must be in the direction of traffic. On-street parking must not hinder other homeowners use of their driveway, this includes parking on the street directly across from a neighbor’s driveway. On-street parking must not hinder emergency vehicles (ambulances, fire trucks, etc.). Commercial vehicles / work vehicles must be parked in the homeowners/resident’s driveway between the hours of 7pm and 7am daily. Homeowners/residents are responsible for informing visitors of the HOA parking rules. Parking inspections will be performed randomly throughout each month.

**Failure to comply with the above Parking rules will result in the following:**

1st violation – written letter and a warning sticker placed on the vehicle,

C. **Recreational, Utility or Work Trailers**: No recreational vehicles, or utility, or work trailers can be stored on the premises unless inside an enclosed garage. If an owner has a guest visiting with an RV, notification must be given to the TCMOA Property Manager. All RVs, boats and trailers parked outside of a home or on any paved area are limited to thirty-six (36) continuous hours, not to exceed forty-eight (48) hours total parking time during any one calendar week, Monday through the following Sunday, in Turkey Creek. RV’s parked for visits and for outfitting for trips must follow the same rules for parking as other vehicles (see Appendix III). The requirements in this paragraph do not apply to vehicles on the premises for new construction or repairs, provided the Owner has informed the TCMOA Property Manager in writing of the pending new construction or repairs giving an estimated date of completion. Reasonable time extensions will be granted by
the TCMOA Property Manager after written request for such from the Owner giving a revised completion date. Forms for extended-stay of vehicles under this paragraph are available in the TCMOA Property Manager’s Office or on the Association’s website (www.tcmoa.com) under e-forms.

**Failure to comply with the above Recreational, Utility or Work Trailer rules will result in the following:**

1st violation – written letter and a warning sticker placed on the vehicle,

D. **Commercial Equipment:** Generally, commercial equipment and commercial vehicles may not be parked in a residential area unless they are within a fully enclosed structure that was constructed with a permit. For each residential lot, one (1) commercial vehicle designed as a van, pickup truck, or similar vehicle of up to twenty (20) feet long and up to seven (7) feet high may be parked on a legally recognized parking area.

E. **Golf Carts and Other Motorized Vehicles:** Golf carts and other motorized vehicles may be operated on the streets and common areas of Turkey Creek only as designated in the “Rules and Regulations Golf Carts and Other Motorized Vehicles” shown in Appendix III, attached. Operators of golf carts must be at least 14 years of age. Operators shall not do anything which will create a dangerous condition in the community. Golf carts and other Motorized Vehicles shall not exceed the posted speed limit of 25 mph in Turkey Creek.

F. **Repair work:** No repair work on automobiles or mechanical vehicles or any other like work shall be performed except in an enclosed garage.

G. **Motorcycles/Motorbikes:** Motorcycles may only be used for transportation going to or coming from public roads. All vehicles shall be equipped with operational mufflers to reduce noise. See Appendix III, attached.

H. **Current Registration:** All vehicles parked within the TCMOA premises for more than 24 hours must be operable and displaying current vehicle registration. Vehicles with expired tags or which appear to be inoperable will be reported to City of Alachua Code Enforcement Department or the police, as necessary, for action.

I. **Decals:** Residents must register all motor vehicles with the TCMOA Property Manager’s office and shall obtain an approved parking decal for display on the driver’s side of the windshield. The decal can be displayed on either the inside or outside of the vehicle, so long as it is affixed to the windshield with an adhesive or a clear plastic case with suction cups, for example. Decals are not transferable without first completing the registration transfer process with the TCMOA Property Manager’s office. Numbers shall not be cut off or obliterated from the decal. Vehicles lacking an affixed decal or vehicles showing a decal with the numbers obliterated or removed must enter the community through the visitor gate. The gate attendant will log the vehicle’s tag number and randomly check the drivers i.d. on their driver’s license before allowing the vehicle into Turkey Creek. Residents shall cooperate fully with the gate attendants on this matter. Persons violating this procedure and creating any confrontation with the gate attendant or another homeowner or causing property damage may be subject to sanctions, including, but not limited to, fines and criminal prosecution.

**IV. Signs**

A. **Common Area:** No sign, advertising, posters, notices or other personal property shall be placed or used in the common areas, including Right of Ways or bulletin boards without the express written permission of the Board of Directors.
B. **Residential**: One “For Sale” or “For Rent” sign may be placed on a property, however the display of 2 signs will be permitted on property that abuts 2 streets or abuts the golf course and street. Homeowners may post a “No Trespassing” or “No Soliciting.” sign within ten (10) feet of their front and rear doors. Signage size shall be no larger than 11 inches X 17 inches. Larger signage requires approval from the TCMOA Property Manager.

C. **Open House**: “Open house” signs may be permitted only during the time of the open house.

D. **Signs on Vacant Lots**: Signs such as “For Sale” or “Will Build to Suit” or otherwise designed to market the land are permitted. “No Trespassing” or “No Soliciting” signs are also permitted on each side of the lot inside the property line. Signage size shall be no larger than 11 inches X 17 inches. Larger signage requires the TCMOA Property Manager’s approval.

### V. Recreation Area -

A. **Hours**: Seven (7) a.m. to nine (9) p.m.

B. **Tennis**: Appropriate shoes required. No bicycles, skates or skateboards are permitted on courts.

C. **Playground**: Children under the age of 12 shall be supervised at all times by an adult over the age of 21.

D. **Pool**:

1. Pool is open from 7am-8pm during summer hours. Hours may change – follow the posted hours.
2. Pool will be closed during inclement weather (i.e. Lightning and Thunder). Pool activities should remain suspended until thirty minutes after the last thunder is heard.
4. Warning- No lifeguard on duty. All risks associated with the pool and surrounding areas are those of the residents. For emergency call 911.
5. Please shower before entering the pool.
6. TCMOA issued Key Cards are to be used to access the pool area. The use of pool and facilities are for TCMOA residents and guests only. Residents should be present at all times with guests.
7. TCMOA residents must be current with their dues/assessments in order to use the facilities.
8. The facility is not responsible for personal belongings. Please do not bring valuables into facility or pool area. This also includes the lockers. Personal locks left on lockers will be removed.
9. No pets allowed.
10. Food and beverages allowed only in designated areas. Glass containers are not allowed.
11. No smoking anywhere in or around the facility/pool, please go outside of the fenced area.
12. No eating, drinking or gum chewing allowed inside the pool.
13. Profanity, fighting, intoxication, and any other inappropriate behavior will not be tolerated.
14. Excessive noise is forbidden in the pool area and locker rooms.
15. Rough horseplay, running or fast walking, splashing, pushing in, shoving or dunking is not allowed.
16. NO DIVING allowed.
17. Throwing hard objects, such as balls or frisbees, is not allowed.
18. Swimmers will not be allowed to run and jump into the pool, jump in backwards, “spin” or do flips from the edge of the pool.
19. Babies MUST have a swimming diaper on, NO regular diapers allowed in pool.
20. Children under the age of 15 MUST be accompanied by an adult over the age of 18.
21. Any reservations for water aerobics or swimming lessons must be before 10am and arranged in advance through the TCMOA Office. The pool may not be used for business purposes.
21. LAP SWIMMERS: Swimming lanes are open to swimmers Monday-Friday from 8am-10am. During this time, LAP swimmers should be respected.
22. Do not hang on Lane Lines, they are for emergency use only.
23. No scuba equipment allowed in pool at any time.
24. Games endangering swimmers and sunbathers are not allowed.
25. For safety reasons, large rafts, oversized tubes and high-powered water guns are not permitted, please respect other pool users.
26. All lounge chairs must be at least 5 ft. from the pool edge. This also includes all food and drinks.

THE POOL RULES AND REGULATIONS ARE POSTED IN AND AROUND THE POOL AREA FOR THE SAFETY OF ALL GUESTS USING THE POOL AND FACILITIES. ALL RESIDENTS AND GUESTS MUST FOLLOW THESE RULES. TCMOA MANAGEMENT RESERVES THE RIGHT TO ASK ANYONE TO LEAVE THE POOL AND/OR FACILITIES.

Violating the pool rules will result in the following:

Resident/Property owner; 1st violation – written warning, 2nd violation – loss of pool use / deactivation of pool card.
Non-Resident / Non-Property owner; City of Alachua Police will be called and violator will be charged with trespassing.

VI. Gate Attendants

A. Hours: A gate attendant is on duty at the entrance to Turkey Creek, as set forth in Appendix IV. The TCMOA Property Manager is authorized to update Appendix IV annually without board approval to reflect any vendor changes in coverage.

B. Gate House Phone No: 386-462-0551 – Residents shall notify the gate attendants of multiple guests (more than 5 cars) expected for parties.

C. Decals: Each resident is to have an affixed decal in the bottom left hand corner of the windshield.

D. Personal safety: Homeowners are responsible for their own safety. The gate attendants DO NOT respond to homeowners’ calls for assistance. The City of Alachua Police Department’s phone number is 386-462-1396 or dial 911 in an emergency.

VII. Fencing

A. Perimeter Fence: A perimeter fence is in place on the periphery of the Turkey Creek premises. It is in place for well-being purposes and is owned and maintained by the Turkey Creek Master Owners’ Association (TCMOA). Homeowners are prohibited from installing gates or other openings in the perimeter fence. Gates or openings so installed must be removed by the homeowner upon violation notice from the Association. If not removed, the Association will secure the perimeter fence and bill the homeowner for the work. Failure to timely pay may result in legal sanctions against the homeowner. The Association has an easement onto homeowners’ property to preserve and maintain the perimeter fence.

B. Private Fences: See Appendix I for private fencing rules, regulations and requirements.
VIII. Landscape Regulations

A. General:

1. Except for units where new construction is ongoing, all Owners must keep their units (with or without improvements) mowed and properly maintained at all times as set forth in the TCMOA Rules and Regulations. The TCMOA Property Manager (at the direction of the BOD) shall have sole discretion in enforcing this paragraph with the understanding that preserving the aesthetics of the community is a high priority.

2. Prior to the Association doing any work on the units as described above, a notice of intent to take such action shall be mailed by regular U.S. mail to the owner/owners at his/her/their last known address as shown on the Association's records. The notice shall give the owner at least ten (10) days from the date of the notice to bring the unit into compliance.

3. If the Association's contractor estimates the work to be done on the unit will exceed one thousand dollars ($1,000.00), the Association shall send a second notice certified mail, return receipt requested to the owner's last known address giving the Owner the contractor's estimate. The second notice shall give the Owner at least fourteen (14) days from the date of the second notice to bring the unit into compliance.

4. Owners are responsible for maintenance of swales abutting their property or within their property in the case of Residential Associations. For purposes of these Rules, a “swale” is the area between a unit owner’s property line and the street. The primary purpose of proper swale maintenance is to facilitate stormwater runoff so as to reduce the chance of flooding in the community. Inferior swale maintenance or obstructions which impede water runoff, in the opinion of the Infrastructure Committee, constitute a violation of these Rules with no right of appeal. Infrastructure Committee recommendations will be provided to the Board of Directors for implementation with the homeowner and the neighborhood as necessary. The secondary purpose of proper swale maintenance is to minimize or eliminate obstructions in the swale which might create safety issues. The tertiary purpose of proper swale maintenance is to preserve the aesthetics of the community. Violation of the “no-obstruction-in-the-swale” rule based on safety or aesthetics concerns may be appealed to the Landscape Committee. Regardless of the Landscape Committee’s recommendations, liability for injuries as a result of any obstructions in the swales rests with the individual homeowner whose property the obstruction abuts. Inferior swale maintenance or obstructions which impede water runoff shall not be permitted under any “grandfather provisions.” TCMOA will pay for surveys of homes or neighborhoods which have notified the Infrastructure Committee of drainage problems. The survey will establish proper grade levels for swales. All swales in drainage problem areas must be set to the proper level by 120 days from the date of the problem being documented through a grade level survey. Owners are responsible for maintaining swales to the proper grade level. Questions or problems should be directed to the Infrastructure Committee. If swale issues have not been resolved by 120 days from the date of the grade level survey, TCMOA will address the situation on a case-by-case basis and bill the Owner as necessary. See Appendix VI for Roadside Swale Requirements. (Swale issues causing drainage problems will be reviewed by the Infrastructure Committee and the BOD.)
B. Homes:

1. These requirements apply to maintenance and re-landscaping of existing lots. For landscaping requirements as to new construction, refer to Builder’s Application Packet. The overall intent is to provide for a community that is attractively landscaped. Homeowners may look to “Florida-friendly” water conservation guidelines for yard maintenance as set forth in Florida Statute 720.3075 as amended. For more guidance refer to www.floridayards.org, http://www.floridayards.org/landscape/FFY-TipCards.pdf http://www.floridayards.org/landscape/FYN-Handbook.pdf

2. Yards must be maintained in a neat and orderly manner, including, but not limited to, edging all areas including drives, walkways and streets; trimming of shrubbery and timely removal of dead trees, shrubs, debris and/or piles of dirt. Trees should be replaced whenever possible to insure there is at least one tree on the lot, provided the lot can handle it as determined by the Landscape Committee.

3. Lawns bordering the roadways shall be maintained to the standard required above. Public utilities are exempt from this rule. Lawn sprinkler heads located adjacent to the roadway may contain sprinkler head protectors such as smooth and round cement surrounds normally used in such applications. Stakes are permitted on a temporary basis with Infrastructure Committee’s written or email consent, if such is necessary for construction or to assist in resolving drainage problems. No other items shall be located in this area without the consent of the Landscape Committee. Plantings in the swale area are addressed in paragraph E of this Article. Questions should be directed to the Landscape Committee. The Landscape Committee will review and make recommendations for action.

4. Landscaping for new homes or additions or landscape renovations shall be extensive and homes must be fully landscaped on all sides, including areas around pools, decks and patios. Where structures are built adjacent to a zero setback on a lot, only ground cover, gravel or sodding is required on that side. All plantings shall be of sufficient size to look established at the time of planting. Specific site requirements are as follows:

   a. Grassing: All lots shall be sodded, where not otherwise landscaped. Yards merging into the golf course can be more natural so long as the vegetation does not become unsightly according to the Landscape Committee. Sodding shall be completed up to the edge of pavement and finished at 1 ½” below the edge of pavement. Approved grass types are Centipede, Zoysia, Bermuda, St. Augustine and Argentine Bahia. All sod should be sand grown. Over-seeding of sod with Winter Rye in the cool months is acceptable.

   b. Trees: Each building site shall have a minimum of one tree in the yard provided the lot size can accommodate as determined in the builder’s application process. A minimum caliper (diameter) of 2” and a height of 10’ is required. Balled or container-grown trees are preferred to spaded trees. Trees should be of a hardwood type. Suggested species are: oak, elm, ash, hickory, maple, or dogwood.

   c. Shrubs and ground cover: The entire perimeter of the house shall be landscaped with a variety of shrubs and/or groundcover. Areas around fences, pools, decks and patios shall be landscaped using a combination of sod, trees, shrubs and ground cover. Shrubs should be a minimum of 14” high by 18” spread, planted at least every five feet. Ground cover should be a minimum of 10” high by 12” spread.
5. A “mature tree” is a tree that has an 8-inch diameter at a man’s chest-height. Mature tree canopy overhanging roads and parking areas must be kept trimmed 13 feet above ground. Within an owner’s yard, mature trees must be kept trimmed 8 feet above the ground. Any trimming should not exceed one third (1/3) of the total canopy so as to avoid risk of killing the tree. This provision does not apply to ornamental trees.

6. Vegetable gardens are permitted on a Unit but plantings must comply with rules for lawn care stated in this section.

C. Vacant Lots:

1. Vacant lots may contain "Florida-friendly" plantings. See Item B. 1. for links to “Florida-friendly” planting descriptions. The remainder of the vacant lot not committed to plantings shall be kept mowed as set forth in item 2. There should be a 15-foot grass buffer on all sides of a lot. Adjoining lots may be viewed as one large lot when applying this grass buffer rule.

2. All vacant lots must be mowed, edged and string-trimmed every two (2) weeks from April 1 through September 30. From October 1 through March 31 vacant lots must be mowed, edged and string-trimmed as needed so as to not become unsightly. A violation notice will be mailed to the lot owner.

3. The entire lot must be visible from the street for safety reasons, meaning plant material should not interfere with the ability to see the property boundaries from the street.

4. All lots shall be kept free of debris and/or piles of dirt. Dead trees and shrubs must be removed in a timely manner.

5. A “mature tree” is a tree that has an 8-inch diameter at a man’s chest-height. Mature tree canopy overhanging roads and parking areas must be kept trimmed 13 feet above ground. Within an owner’s yard, mature trees must be kept trimmed 8 feet above the ground. Any trimming should not exceed one third (1/3) of the total canopy so as to avoid risk of killing the tree. This provision does not apply to ornamental trees.

6. Vacant lots not mowed and maintained (failure to meet the minimum standards of the previous paragraphs) will be contracted-out for mowing and/or maintenance by the Turkey Creek Master Owners Association. The lot owner will be billed the actual contractor’s charge plus a service fee of one hundred dollars ($100.00) or twenty percent (20%) of the contractor’s charge, whichever is greater.

7. Subsequent incidents of non-compliance with the landscaping regulations, will result in billing the lot owner the contractor's maintenance charge and a doubling of the last charged service fee up to a maximum of one thousand dollars ($1000.00).

8. Unpaid charges of $200 or greater will result in legal action.

9. Owners may consult the TCMOA Property Manager for questions or possible referral to the Landscape Committee as to viable uses for the vacant lot.
D. New Construction Landscaping:

Please obtain the current Builder’s Application Packet from the TCMOA Property Manager.

E. **Plant material and obstructions in or over swales:**

1. For purposes of this rule, “obstructions” are defined as man-made material designed to divert stormwater runoff or to bridge standing water in the swale. A “swale” is the area between a unit owner’s property line and the street.

2. Plantings or obstructions in or over swales are generally not permitted and should be avoided whenever possible as such tends to interfere with adequate stormwater runoff and periodic homeowner maintenance of the swale. Exceptions to this rule are trees and plants whose lower branches and leaf material are maintained at a “cut back” of 12 inches from the ground so that running water is not impeded and which are already in place as of October 15, 2008. If the homeowner fails to cure the runoff obstruction problem in an expedited fashion, the Association may remove the obstruction and bill the homeowner.

3. Man-made obstructions in swales must receive Board of Director approval pursuant to an application through the Landscape Committee prior to installation. Obstructions such as bridges over the swale are not permitted without Board approval in the same manner through the Landscape Committee. Approval of obstructions shall be temporary until such time as the Board and homeowner(s) can devise a better solution to the drainage problem in the vicinity.

4. It is a violation of this rule to eliminate swales by filling in with soil and grass or any other material such that stormwater runoff is impeded.

5. If owners have a question as to whether plantings or obstructions of any kind in swales will hinder drainage or safety, they should contact the Association office for a review of the situation.

6. Request for exceptions may be made by the Landscape Committee. The Landscape Committee will submit its report for ratification at the next Board of Directors meeting.

F. **Tree Protection and Tree Removal:**

1. It is the desire of the TCMOA to protect trees on home sites and vacant lots to the maximum extent practicable. The removal of trees greater than 8” caliper (diameter) requires the approval of the City and/or County of Alachua, unless they are nuisance trees as defined by City and/or County Code.

2. For guidance on tree protection or removal in new construction situations, refer to the current Builder’s Application Packet.

**IX. Alterations/Construction**

A. **Hours of Construction:** Construction is allowed 7am to 7pm Monday through Friday. No construction or maintenance work is permitted on Saturday, Sunday or Holidays by contractors or homeowners on New Home Construction. Contractors are permitted on Saturdays for yard maintenance and indoor maintenance, repairs or cleaning on existing residential units. No commercial contractor may work on existing homes except as outlined above. Each Owner and/or general contractor will be notified of TCMOA rules at the time of construction / landscaping application approval. Emergency repairs are exempted. If an emergency repair is needed outside of the above listed hours of construction, the following protocol must be followed: First contact is the President, if the President cannot be reached, contact the Vice President. If neither the President or TCMOA Rules & Regulations

Approved & effective 9-25-2019   Page 12 of 26
Vice President can be reached, contact the Secretary. If the President, Vice President, and Secretary cannot be reached, contact the Treasurer. If none of the board officers can be reached, contact the TCMOA Property Manager.

B. Alterations/Exterior Changes: Plans, a letter of explanation and a completed TCMOA Application for Exterior Change form must be deposited in the TCMOA box at the Mail Center or submitted to the TCMOA Property Manager. Application for an Exterior Change can be found on the TCMOA website under Resources, drop down menu to Documents / Exterior Change Application. Plans will be reviewed by the Architectural Control Committee for approval. Fees listed at the bottom of the Application for Exterior Change form are required and must be paid to the TCMOA through the TCMOA Property Manager before the approval process can begin.

C. New Home Construction: Applications for residential plan approval must be submitted to the TCMOA Property Manager. Application for Residential Plan Approval can be found on the TCMOA website under Resources, drop down menu to Documents / Building Application. Rules for construction may be obtained from the TCMOA Property Manager.

D. Exterior changes made without prior TCMOA approval: This violation will trigger a letter from the TCMOA Property Manager’s office with instructions as to exterior change procedures. If the violating homeowner then complies with the procedure, no fine will be assessed. If a second letter is warranted, the exterior change fee will be doubled and standard violations procedures followed. Repeat offenders will be automatically assessed a double application fee, or a minimum of $100.00 if there is no application fee and fines in conformance with standard violations procedures.

X. Violations and Fines

Violation of Turkey Creek Master Owners Association, Inc. Covenants, Bylaws, and/or Rules and Regulations by members, tenants, guests or invitees will be processed in the following manner:

A. A violation notice will be provided to the resident and/or homeowner in writing in accordance with Florida Statute 720.305.

B. The violation notice will clearly state the nature of the violation; remedial action required; the allowed timeframe for correcting the cause of the violation; the fine assessed for the violation that goes uncorrected in the prescribed time limit.

C. The fine for a violation incident (unresolved in the timeframe allowed for correcting the underlying issue causing the violation notice) is fifty dollars ($50.00). If the violation continues beyond the deadline date for correction, an additional charge of fifty dollars ($50.00) will be assessed for each subsequent day that the violation issue goes uncorrected up to a maximum of one thousand dollars ($1000.00).

D. Dissimilar violations at the same address will be processed as unique and separate from any other violation notice(s), grace period(s), and fine(s) assessed and collected as described in A, B and C above.

E. A committee appointed by the TCMOA Board of Directors in compliance with Florida Statute 720.305 is authorized to hear (if requested) an appeal of extenuating circumstances or any other reason the fine should not be collected prior to collection of any fines. The ostensible lack of enforcement as to other homeowners is not an extenuating circumstance nor is it a valid reason for not imposing the fine as to the homeowner in question. Decisions of the Committee are final and binding on the resident / owner and the TCMOA Board of Directors. The non-payment of assessed fines will result in legal action on behalf of the Turkey Creek Master Owners Association.
F. Once a violation reaches the stage of triggering a fine, hearings are automatically calendared for a minimum of fourteen (14) days after the homeowner’s receipt of the pending fine notice with the TCMOA Property Manager or his/her staff assigning the date and so notifying the homeowner of the right to appeal the fine and the date and time for appearing before the Appeals Committee. The TCMOA Property Manager’s office is located at 11400 Turkey Creek Blvd. Inquiries may be directed to 386-462-0595 or cam@tcma.com.

Approved by TCMOA Board of Directors: September 25, 2019.

Effective Date: September 25, 2019.
Revisions as indicated in Appendix VIII

Thomas McShane, President.
APPENDIX I:

FENCING REQUIREMENTS:

A. DEFINITIONS

**Fence**: A constructed, confining barrier over twelve (12) inches in height, fully enclosing an area and connected to the house.

**Visual Screen**: A constructed barrier, open on at least one side, for the purpose of blocking the view of air conditioners, utility structures, adjacent structures, etc.

Landscape structures for the purpose of confining a landscaped area or holding back soil are not considered fences.

B. GENERAL:

These requirements apply to erection of fences and visual screens other than plant materials on lots in Turkey Creek.

These regulations are effective September 1, 2002, as amended on June 15, 2005. Fences that were approved prior to January 1, 2001 are "grandfathered" in.

Approval will not be granted for fence or visual screen construction that does not meet these guidelines. Issues not specifically addressed in these requirements will be resolved on a case-by-case basis by the TCMOA Board of Directors.

C. SUBMITTAL REQUIREMENTS

The following items must be included with the application for fence construction:

1. A technical drawing to scale showing:
   a) Lot lines
   b) Footprint of house
   c) Proposed fence location
   d) Gate location

2. A written description of the fence proposed for installation that includes:
   a) The type of fence construction, e.g., shadow box, picket, stockade, etc.
   b) The fence material type e.g. wood, metal, brick, vinyl, stone
   c) The fence height
   d) A statement on compatibility of proposed fence to surrounding properties and vistas. A statement of agreement by immediate neighbors (side abutting and/or backyard abutting) would be helpful in approval process.

3. A landscape plan showing plant type, size and spacing.
4. A picture or brochure of the fence design would be very helpful.
5. Completed "Adjoining Fence" Affidavit. (See Appendix "II")

D. FENCE CONSTRUCTION:

The following are the established fence construction standards for new and replacement fences. The Architectural Control Committee will review requests for variances to these requirements and make recommendations to the TCMOA Board that must approve any variance.

1. Any linear construction over twelve (12) inches high shall be considered a fence.
2. Front yard fences are not allowed. Fences can only come off the rear corners or side of a house. Fences coming off the side of a house shall not begin more than one-third (1/3) of the side dimension of the house, as measured from the rear corner, and in no case shall they be more than twenty (20) feet from the rear corner of the house. Fences may extend to the property line except that on corner lots, the side fence cannot extend beyond the back, house corner on the side street house elevation.

3. Lots abutting golf course property shall not have fences or visual screens with the following exceptions:
   a) Fences not exceeding twelve (12) inches in height along the common property line with the golf course to deter lot encroachment from golfers.
   b) Pool screen enclosures and fences built of wrought iron, built immediately adjacent to the pool deck to meet safety requirements, but not constructed along lot lines or within the building setback area.
   c) Hot tub visual screens or fences, but not within the building setback.

4. Fences will not exceed six (6) feet in height. Posts for fences must be spaced no greater than eight (8) feet with a minimum of two (2) feet set into the ground and set in concrete.

5. Lattice style fences are not allowed.

6. Visual screens, other than plant materials, shall be considered a fence. All fencing requirements apply except: (a) they may be constructed on the side of the house, (b) they must have at least one open side, (c) they must either be the color of the house or the house trim.

7. Gates not exceeding eight (8) feet opening are permitted. Openings exceeding four (4) feet must have double gates of equal width.

8. Fences may be constructed only out of the following materials.
   a) Wood
   b) Wrought Iron
   c) Decorative Aluminum
   d) Brick
   e) Vinyl
   f) Stone
   Wood fences should be constructed out of cedar, redwood or cypress. If other woods are used, they must be pressure treated with non-arSENic preservative. Wood fences must be only shadowbox, picket or stockade.

9. For wood fences, the stringers must be constructed with minimum two (2) inch by four (4) inch lumber, with the four (4) inch dimension being vertical, and the face boards must be minimum of five and one-quarter (5.25) inches wide and three quarter (3/4) inches thick. Fences higher than four (4) feet must have a minimum of three (3) stringers. Fences four (4) feet or less must have a minimum of two (2) stringers.

10. Wood fences may be natural wood color or painted. The color of all fences, other than natural wood, must be reviewed by the Fence Architectural Control Committee for recommendation to the TCMOA Board.

11. If a fence has only one finished side, or aesthetic side, it must face outward from the property being fenced.
12. Fences that have any side facing a street must have landscaping (i.e., plants and shrubs) planted along the fence.

13. ABUTTING FENCES: Owner who first puts up a fence: Must state in writing and have a Notarized TCMOA Fence Affidavit form agreeing that they will allow a neighbor to abut to their fence if so requested. The fence affidavit form is available from the TCMOA Property Manager’s office, Appendix II of the TCMOA Rules and Regulations, or on the TCMOA website under: Resources / Documents / Category Selection – Building, Exterior Change / Fence Affidavit.

14. No fence abutting common areas may restrict the Association’s access to common areas.

A fence construction request when approved remains in effect for a period of ninety (90) days. The Board (on request) may extend a permit beyond 90 days where weather conditions have caused a construction delay.

(end App I)
APPENDIX II:

STATE OF FLORIDA
COUNTY OF ALACHIJA

FENCING AFFIDAVIT

BEFORE ME, the undersigned notary public, personally appeared the undersigned, who after being duly sworn, state at follows:

I/We own the property located at _________________________________

Alachua Florida 32615. Parcel number ____________________________

1. As condition for approval of a fence application submitted by me/us, I/We hereby agree that fences erected in the future on adjoining lots shall be permitted to tie on or attach to the fence that I/we hereafter erect.

2. I/We intend this agreement to be binding on future owners of my/our property.

3. I/We hereby agree that it is our responsibility to accommodate any easement in the enclosed area. The owner of an easement (i.e. Utilities) must have 24/7 access.

Date signed: ____________________

______________________________
Owner Signature

______________________________
Print Name

SWORN TO and subscribed before me this ____ day of ________________ 20___.

By ____________________________
Notary Public - State of Florida
Commission No:

(end App II)
APPENDIX III:

GOLF CARTS AND OTHER MOTORIZED VEHICLES

Pursuant to the authority granted in the Governing Documents, the Board of Turkey Creek Master Owners Association (TCMOA) adopts the following Rules regarding the use of golf carts and vehicles on the roads within our Community:

The roads are intended for use by standard motor vehicles, such as automobiles, vans, sport utility vehicles, trucks and the like, all of which are licensed by the Florida Department of Motor Vehicles (hereafter “DMV”). Roads may also be used by owners and residents operating golf carts, bicycles, and wheelchairs. Any vehicle other than those listed is prohibited with the exception of conditions stated in Paragraph 8, shown below.

1. Operation of such vehicle shall not impede or interfere with golf cart, bicycle, wheelchair or pedestrian traffic in any way or at any time. Motorbike operation is permitted only to and from public roads outside the Turkey Creek premises.

2. The operator of the vehicle must be at least 14 years of age. Such operator shall not do anything which will create a dangerous condition in the Community.

3. The owner and the operator of all vehicles is personally responsible for any damage to property or injury to persons which is caused by or a result of his/her operation of the vehicle within the Community, including liability to the Association for any costs and expenses incurred to maintain or repair the Common Property. By permitting the operation of the vehicle within the Community, the Association does not accept any liability or responsibility for any damage, injury, or any event, which arises out of such operation.

4. It is recommended that the owner and the operator of the vehicle obtain a certificate of liability and casualty insurance coverage regarding possible injury to a person or property caused by operation of the vehicle.

5. The operator of the vehicle is solely responsible for his/her own health and welfare, and the operation of the vehicle is at his/her own risk, subject only to the ordinary maintenance responsibilities of the Association for the roads and Association Property.

6. Any vehicle operated after sundown must be equipped with a headlight (a bright flashlight is permissible) and either taillights or rear reflector.

7. The TCMOA Rules and Regulations given to homeowners supplements these rules and should be read for additional guidance on noise, nuisance, speed limits, vehicles, etc.

8. Construction equipment may use the roadways only in direct proximity to the lot and/or common area on which construction work is underway. Movement of construction equipment and/or yard equipment into, out of and from place to place within the Community is allowable only on state licensed vehicles.

9. Only golf carts are allowed on any grassy areas in the Turkey Creek subdivision. This provision does not apply to landscaping work being performed by vendors and volunteers with the TCMOA Property Manager’s approval.

(end App III)
APPENDIX IV:

TURKEY CREEK GATE ATTENDANT COVERAGE

Hours of Coverage:

1. The Gate Attendant service provider shall not exceed and will not be paid for hours exceeding 95 hours per week without prior approval by (TCMOA Board of Directors).

2. Each week the company is to provide coverage for 95 hours to be staffed as follows (subject to change as requested by the TCMOA Board of Directors).
   a. Tuesday - 7 am to 4 pm
   b. Wednesday - 7 am to 4 pm
   c. Thursday - 7 am to 2 pm

3. Friday – come on at 6 pm and go off shift Monday at 4 pm

4. The following holidays are to be staffed from 7 am to 3 pm. This shift will supersede any other described shift.
   - New Year’s Day
   - Memorial Day
   - July 4th
   - Labor Day
   - Thanksgiving Day
   - Christmas Day

[end App IV]
APPENDIX V:

HOME-BASED BUSINESS REGISTRATION – TURKEY CREEK
~ Attach business card or copy of website homepage ~

Name of homeowner: ____________________________

Name of business: ______________________________

Physical address: ________________________________

Mailing address: _________________________________

Subject to the penalties of perjury, I swear and avow that:

1. my business generates no noise, no noxious odors, no excess traffic (average 1 or 2 additional cars to the home per week), no signage, and no public health concerns;
2. my business primarily is conducted via telephone, fax, internet or involves the business owner going to the customer’s location, rather than the customer coming to the home-based business;
3. my business stores its equipment out of sight on my property or off-site entirely.
4. if another homeowner complains about my home-based business, the TCMOA Property Manager may cite me with a violation which I may either pay or appeal to the Violations Appeals Committee for ultimate resolution.

Date: ______________________ 20___

Signature

State of Florida

County of Alachua

Print name

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared the above-named homeowner to me to be personally known or who exhibited __________________________ as identification and who sworn to and signed the foregoing statement.

WITNESS my hand and official seal in the county and state last aforesaid this _____ day of ________________________, 20____.

My commission expires: __________________________

Notary Public State of Florida

Print notary’s name

Approved by TCMOA Board on ______________________ 20____.

By: ________________________________ (signature)

Print name ________________________________

Homeowner to keep a copy  Rev. 12-13-08
(end App V)
APPENDIX VI:
TURKEY CREEK MASTER OWNER’S ASSOCIATION
ROADSIDE SWALE REQUIREMENTS

- The standard roadside swale shall be 8” (before sod is laid) from the height of the edge of the road pavement to the invert of the swale line and shall run the entire length of roadside property.
- The invert of the swale shall be 10 feet from the edge of the road.
- If the current driveway is not within our current driveway requirements it may be necessary to remove old driveway and reshape and pour a new driveway to TCMOA requirements.
- In some cases, the current driveway may not be exactly within the TCMOA requirements, but may be usable. This will be determined with the initial survey through TCMOA.
- TCMOA will provide the initial survey and will provide grade stakes to assist you in providing the proper roadside grade.
- Before re-pouring your driveway or the installation of sod, you must first have your grade inspected to ensure compliance.
- The standard roadside swale shall be in accordance with the graphic detailed below.

Rev.12-2-08

CROSS SECTION
OF SWALE

10 FEET

ROAD PAVEMENT

8 INCHES

(end of App. VI)
APPENDIX VII:

COMMON AREA PURCHASE PROCEDURE

1. An adjoining lot owner to a common area (hereafter referred to as the “applicant”) can submit a written request clearly describing the total common area being considered for purchase, including a sketch of the area being considered.

2. The request shall be given to the TCMOA Property Manager who shall include it as an agenda item for the following TCMOA Board meeting, where the President shall appoint a Special Committee to review the request and submit a recommendation at the next scheduled Board Meeting.

3. The TCMOA Property Manager will provide the applicant with the names, addresses of all lots lying adjacent and contiguous to the total common area.

4. The applicant shall contact each of the adjacent lot owners and obtain their written consent to the proposed sale. For the purposes of this document, “adjoining” and “adjacent” shall refer to owners whose property line touches the property line of the common area in question. This consent shall be forwarded to the TCMOA Property Manager who will make the information available to the Special Committee.

5. In order to avoid dividing common areas into small individual tracts on separate occasions, the TCMOA will only consider conveying an entire common area. No portion of a common area shall be conveyed unless the entire area is conveyed.
   a. If an adjoining lot owner declines to participate in the purchase of the common area, but has no objection to the sale, then the applicant lot owner can purchase that part of the common area that lies immediately adjacent to the individual declining to participate.
   b. If the property in question is adjacent only to other common property, no further approval is necessary.

6. If one or more of the adjoining lot owners disagrees with the proposed sale of the entire common area, then the initial request is automatically rejected and no further action will be taken.

7. The Special Committee shall determine if the proposed conveyance has any negative impact upon the area and shall submit their written recommendation with explanations to the TCMOA prior to the sale of the common area. Each such area shall be evaluated independently of any other area.

8. If the Special Committee determines that sale of the area being considered has a negative impact, then the application is denied and no further action will be taken.

9. The Board must have a motion to approve or deny the request and a vote taken.

10. The TCMOA Property Manager shall notify the applicant and all other interested parties in writing within seven (7) business days after the TCMOA Board has rendered its decision.

11. Once approved, each homeowner purchasing all, or a portion, of the subject common area shall arrange for surveying of the portion to be purchased.

12. The surveyor shall furnish to the applicant a survey map and description for each of the individual tracts under consideration, including the square footage of each tract.
13. The applicant shall have a deed prepared of each tract and presented to the President, or his/her
designee, for signing. A copy of the survey will be attached to the deed. Each executed deed shall be
given to the purchasing homeowner for them to record in the public records of Alachua County. Once
recorded, a copy shall be forwarded to the TCMOA Property Manager.

14. The individual lot owners shall be responsible for paying all costs and expenses associated with
purchase of a common area.

15. A fee of Fifty cents ($0.50) per square foot shall be charged for the purchase of any given common area.
The TCMOA shall re-evaluate this fee once a year at the Annual Meeting and that fee will stand until
the next annual meeting.

(end of App. VII)
### APPENDIX VIII:

**Rules and Regulations: Update / Change History (past 6 years)**

<table>
<thead>
<tr>
<th>Date</th>
<th>Rules Section</th>
<th>Subject</th>
<th>Date BOD Approval</th>
<th>Initial</th>
</tr>
</thead>
<tbody>
<tr>
<td>08-12-14</td>
<td>Art. I,B,N, Art. III H, I, Art VIII A, App VII</td>
<td>Fireworks noise, above-ground pools, vehicle current registration, decals, landscaping; Common Area Purchase</td>
<td>08-06-14</td>
<td>JEH sec</td>
</tr>
<tr>
<td>05-20-15</td>
<td>Art. III B</td>
<td>Parking on street</td>
<td>05-20-15</td>
<td>JEH sec</td>
</tr>
<tr>
<td>07-01-15</td>
<td>Art. I C, Art. VIII E, Art. IX D</td>
<td>In-ground trash cans, removal is exterior change Obstructions in swales Exterior changes without prior approval</td>
<td>07-01-15</td>
<td>JEH sec</td>
</tr>
<tr>
<td>05-17-16</td>
<td>Art. I,A,F,N,O,P App. III</td>
<td>Define member &amp; applicable property, yard sales, home maintenance, bounce houses, outdoor fires; Golf carts only on grassy areas</td>
<td>04-20-16</td>
<td>JEH sec</td>
</tr>
<tr>
<td>04-19-17</td>
<td>Art. I C</td>
<td>Garbage/Recycling</td>
<td>04-19-17</td>
<td>JEH Sec</td>
</tr>
<tr>
<td>08-09-17</td>
<td>Apdx. III</td>
<td>Age of golf cart drivers per FL statute</td>
<td>08-09-17</td>
<td>JEH Sec</td>
</tr>
<tr>
<td>09-20-17</td>
<td>Art. IIIB</td>
<td>Parking only on paved surfaces</td>
<td>09-20-17</td>
<td>JEH Sec</td>
</tr>
<tr>
<td>7-21-19</td>
<td>Throughout Document</td>
<td>Changed Association Manager, Management, Manager etc. to TCMOA Property Manager</td>
<td>9-25-19</td>
<td>Bylaws &amp; Rules</td>
</tr>
<tr>
<td>7-21-19</td>
<td>Art. II. C</td>
<td>Added definition of Nuisance</td>
<td>9-25-19</td>
<td>Bylaws &amp; Rules</td>
</tr>
<tr>
<td>7-21-19</td>
<td>Art. III. E</td>
<td>Noted age requirements for golf cart operators, golf carts and motorized vehicles not to exceed 25 mph throughout premises.</td>
<td>9-25-19</td>
<td>Bylaws &amp; Rules</td>
</tr>
<tr>
<td>7-21-19</td>
<td>Art. III. I</td>
<td>Added random checks of drivers i.d. on driver's license</td>
<td>9-25-19</td>
<td>Bylaws &amp; Rules</td>
</tr>
<tr>
<td>7-21-19</td>
<td>Art. V. C</td>
<td>Children at the playground under the age of 12 to be accompanied by an adult over 21</td>
<td>9-25-19</td>
<td>Bylaws &amp; Rules</td>
</tr>
<tr>
<td>7-21-19</td>
<td>Art. V. D</td>
<td>Added Pool Rules</td>
<td>9-25-19</td>
<td>Bylaws &amp; Rules</td>
</tr>
<tr>
<td>7-21-19</td>
<td>Art. VI. B</td>
<td>Residents to notify gate attendants of multiple guests (more than 5 cars)</td>
<td>9-25-19</td>
<td>Bylaws &amp; Rules</td>
</tr>
<tr>
<td>7-21-19</td>
<td>Art. VIII. A. I, &amp; A. 4.</td>
<td>Removed Association may enter upon improperly maintained lot and charge the owner. Changed manager to Infrastructure Committee for Swale and Drainage Issues. Added Swale issues causing drainage problems will be reviewed by the Infrastructure Committee and the BOD.</td>
<td>9-25-19</td>
<td>Bylaws &amp; Rules</td>
</tr>
</tbody>
</table>