

December 1, 2010

MOST IMPORTANT

PLEASE READ AND KEEP AVAILABLE FOR QUICK AND EASY REFERENCE

RULES AND REGULATIONS FOR SUMMER CHASE

OWNERS ARE REFERRED TO THE RESTRICTIONS CONTAINED IN THE SUMMER CHASE DOCUMENTS WHICH ARE BINDING UPON ALL OWNERS.

The term "his" is used to save space and the term "hers" shall be substituted wherever it is applicable as well as "she" may be substituted for "he" where applicable.

Some of the Rules listed here are actually copies of the Protective Covenants, Restrictions and Easements of Summer Chase and are listed here for your easier reference.

1. Any consent or approval given under these rules by the Association shall be revocable at any time by the Board.
2. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the residences or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.
3. Each owner shall keep his residence and lot in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown any debris from the doors or windows thereof.
4. Storm shutters may be put up or (closed) not more than seventy-two (72) hours earlier than weather forecasters indicate the hurricane or tropical disturbance will arrive, and left up (or closed) no more than seventy-two (72) hours after the condition abates. Each owner who plans to be absent from his residence during the hurricane season must prepare his residence prior to his departure by:
 - (a) Removing all furniture, potted plants and other movable objects from outside his residence and:
 - (b) Provide in writing, departure and tentative return dates, and where they can be reached while away. Also, designate a responsible firm or individual to take care of the dwelling should the house suffer hurricane or tropical storm damage.

*Residents who leave the community, during the defined hurricane season (June 1st to November 30th) for thirty (30) days or less, may install (or close) their shutters prior to departure and must remove (or open) them within seventy-two (72) hours after they return or after the threat abates if such disturbance is imminent at the time of their return.

5. All garbage and refuse from the residences and lots shall be deposited with care in garbage containers (at the curb in front of the house) intended for such purpose only at such times and days as set forth in the Declaration or as amended by the Board. Tuesday after 6:00PM for pick up of garbage and recycling, and the Board will permit as early as 10:00AM for foliage, branches and other flora debris. Also there will be a Saturday pick-up for garbage only. This may be placed by the curb after 6:00PM Friday evening. In order to maintain a neat and clean look in our community, the Board will, as of June 1, 2010 issue a notice of warning to any and all offenders. If the rule is violated again, there will be a fine of \$25.00 per day for the infraction.

6. Water closets and other water apparatus on the Association Property shall not be used for any purposes other than those for which they were constructed. Any damage resulting from misuse of any water closets or other water apparatus shall be paid for by the owner responsible for same.

7. No owner shall request or cause any employee or agent of the Association to do any private business of the owner, except as shall have been approved in writing by the Association

8. An owner shall not cause or permit the blowing of any horn from any vehicle of which he, his guests or family shall be occupants, except in an emergency requiring such horn to be sounded.

9. Owners shall not be allowed to put their names or street addresses on any portion of their residences or lots except in such place and in the manner approved by the association for such purpose, which approval may be based on aesthetic grounds within the sole discretion of the Board.

10. An owner shall be held responsible for the actions of his lessees or family members, guests, employees and invitees.

11. Food and beverage may not be prepared or consumed except in the residence and on the respective lot behind the residence or as otherwise permitted by the Board.

12. Complaints regarding the management of the Association Property or regarding actions of other owners shall be made in writing to the Association.

13. The recreational facilities are solely for the use of the owners, their family members and guests. The use of recreational facilities shall be at the risk of those involved and not, in any event, the risk of the Association or its manager, if any.

14. Children shall be allowed to play only in those areas within Summer Chase designated for play by the Association from time to time.

15. The rules governing the use of the recreational facilities which are or may be located upon Association Property, including permitted hours, guest rules, safety and sanitary provisions, and all other pertinent matters shall be in accordance with rules adopted from time to time by the Association and posted on the Association Property.

16. No trailer, boat, van, camper, truck, "military like" vehicle, motorcycle or other commercial vehicle shall be permitted on any portion of Summer Chase except for trucks delivering goods or furnishing services and except upon such portions of Summer Chase as the Board may, in its sole discretion determine. The Board shall have the right to authorize the towing away of any vehicle in violation of this rule with the costs to be borne by the owner or violator.

17. No owner shall operate any watercraft upon the lake within Summer Chase, nor shall any other type of recreational activity except fishing be permitted thereon without the prior written approval of the Board.

18. Satellite dishes which are one meter or smaller in diameter shall be allowed if they are located on the rear of a residential Lot or on the rear portion of a dwelling unit. No satellite dishes are to be placed on any dwelling roofs. No satellite dishes shall be placed on any portion of the Association Property. Any satellite dish placed on the rear of a residence or the rear of the dwelling shall be hidden from view either by landscaping or location. Further information as to wiring, difficulty in receiving a signal etc. may be obtained from the Board.

19. Pets shall not be permitted in the recreational area which consists of the Clubhouse, the Tennis Courts, the Pool, the Shuffleboard Courts, the Bocce Court and the parking lot servicing these areas whether or not on a leash or carried. All pets must be carried or kept on a leash when outside of a residence or fenced-in area. An owner shall immediately pick up and remove any solid animal waste deposited by his pet on his/her lot, the Association Property, on any other resident's property or Lake Corporation Property. Further and more complete restrictions about pets are found in Article IX, Section H of the Summer Chase Articles of Protective covenants, Restrictions and Easements.

20.

- (a) Assessments for the maintenance fees are due quarterly, in advance, on the first day of January, April, July and October of each year. In the event any owner shall fail to pay an assessment or installment thereof charged to such owner, by the fifteenth of the month due, then the Association, through its Board shall assess a late charge of 5% of each quarterly installment. An additional late charge of 5% of each quarterly installment will be added on the first of each subsequent quarter until payment is received. If legal action is required to collect, all costs, including legal fees and interest (at the allowable rate of 18%) will be added to the late charges.
- (b) Any payment received by an Association and accepted shall be applied first to any interest accrued, then to any administrative late fees, then to any costs and reasonable attorney's fees incurred in the collection, and then to the delinquent assessment. This paragraph applies notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment.
- (c) Please note: As payment is mailed to a bank lock box account, payment must be received, NOT POSTMARKED, by the 15th of the month due for each quarter. Payments must be mailed and not brought in to the Association office. Forms are available in the office for any resident wishing to set up an automatic withdrawal from their bank account for the quarterly payments. Presently the late charge is 5% each month until paid. Owners shall be responsible to pay all legal fees incurred in connection with the collection of late assessments, whether or not an action at law to collect said assessment and foreclose the Association's lien has been commenced. The Board has authorized the following schedule of fees for such circumstances.

- (1) One hundred (\$100) dollars for a Claim of Lien plus recording costs of six dollars and sixty cents (\$6.60) and sending of notice of intention to foreclose;
- (2) Fifty (\$50) dollars for any subsequent Claims of Lien plus recording costs of six dollars and sixty cents (\$6.60);
- (3) Fifty (\$50) dollars for a Satisfaction of Lien plus recording costs of six dollars and sixty cents (\$6.60) and
- (4) Any further action would require an hourly computation of attorney and paralegal time spent pursuing collection of such unpaid assessments.

21. Flower pots must be limited to two (2) per driveway and be located against the garage wall on either side of the driveway. Any additional flower pots must be entrenched, at least half way, in depth, into the ground so as not to become missiles in a windstorm.

22. Any tinting of windows requires the written approval of the Board. The Board will have the right to determine the type and color of the tint to be used. As of now, it is non-reflective bronze.

23. Wells must have a rust preventative system, and the owner of the well shall be responsible at his cost, for cleaning any stains on his or his neighbor's property as well as any Association property that his well water may cause. Any new wells may not be installed.

24. There are to be no private parties or religious functions in the clubhouse, recreation areas, or on any other Association Property. For example, but not limited to: Break the Fast - Yes; Passover Seder - No; Easter Dinner - Yes; Easter Service - No; Joint Holiday Party (Christmas/Chanukah Party) - Yes.

25. There are to be no outsiders allowed in any paid for classes, except as an instructor or as a lecturer.

26. You may paint your driveway with an approved color other than the color of your roof, providing it matches the color of your house trim.

27. Tiling of your driveway may be approved if it is aesthetically pleasing and includes the apron leading to the street and meets any and all specifications the Board has set forth.

28. No owner shall plant any trees or shrubs or the like in or on a swale area, or shall any owner alter the slope of the swales or take any other action which may impede the drainage system and the flowage of water.

29. Notwithstanding anything to the contrary contained herein, owners, after obtaining permission of the Board, may have plantings on their lots provided that the plantings are maintained, repaired and replaced in a proper manner by the owner. The Board may withdraw its approval of the plantings areas if not maintained properly. If the Association has to remove and replace such plantings, the cost of such removal and replacement will be a special assessment against that owner.

30. Owners shall not make any alterations or any improvement or landscaping within the Association Property; or remove any portion thereof or make any addition thereto or do anything which would or might jeopardize or impair the safety or soundness of the Association Property or which, in the opinion of the Board, would detrimentally affect the architectural design of the buildings within Summer Chase without first getting the written consent of the Board.

31. No tree or shrub, the trunk of which exceeds two (2) inches in diameter and forty-eight (48) inches in height, shall be cut down or otherwise removed without the express written consent of the Association. The consent for such removal may be conditioned upon the tree or shrub in question being replaced or transplanted to another part of the lot in question.

32. Owners shall not paint, refurbish, stain, alter, decorate, repair, replace or change the improvements on their lots or the Association property or any outside or exterior portion of any building maintained by the Association (except for replacing window panes or screening), etc. without the approval of the Board. Owners shall not have any exterior lighting fixtures, mailboxes, window screens, screen doors, enclosures, awnings, hurricane shutters, hardware or similar items installed which are not consistent with the general architecture of the Residence as determined by the Board without first obtaining specific written approval of the Board. The Board shall not grant approval if, in its opinion, the effect of any of these items mentioned herein will be unsightly.

33. No residence shall be enlarged by any addition thereto or to any part thereof, and no owner shall make any improvement, addition or alteration to the exterior of his residence, or to his lot, including without limitation, the painting, staining or varnishing of the exterior of the residence, the addition of screens or screen doors and the addition or renovation of a pool, without the prior approval of the Board, which approval may be withheld for purely aesthetic reasons.

34. Mailboxes and other delivery boxes may not be installed or replaced on any lot or residence, or any Association property without the prior written consent of the Association, which consent may be withheld for purely aesthetic reasons.

35. All draperies, curtains, shades or other window or door coverings installed within a residence, which are visible from the exterior of the residence, shall have a white or beige backing, unless otherwise approved in writing by the Board. No newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after the owner or lessee first moves into a residence, or when permanent window treatments are being cleaned or repaired.

36. Owners shall be permitted to locate and utilize barbecue grills only on their respective lots behind their respective residences, provided, however that such barbecues shall not be placed so as to interfere with lawn service, and the barbecuing will be subject to such Rules and Regulations as may be promulgated from time to time by the Board. Also food and beverages may not be consumed or prepared except in the residence and on the respective lots behind the residences, or as otherwise permitted by the Board.

37. An owner of a servient lot shall not make any improvement to the servient lot including, without limitation, the placement of fences or landscaping which would unreasonably interfere with the permissible uses of any maintenance or access easement appurtenant to the adjoining dominant lot reserved thereby.

38. No tent, trailers, shacks or other temporary buildings or structures shall be constructed or otherwise placed upon the Subject Property except in connection with construction, development, leasing or sales activities permitted under the Summer Chase Documents. No temporary structures may be used as a residence.

39. Each residence shall have an attached garage. No garage shall be erected which is separate from the residence. No garage shall be permanently closed so as to make such garage unusable by a vehicle, and no portion of a garage originally intended for the parking of a vehicle shall be converted into living space or storage area without consent of the Association. All garage doors shall remain closed when not in use.

40. No sign of any kind shall be displayed to the public view on any lot, residence, Association property except as may be previously and specifically approved in writing by the Board. Notwithstanding the foregoing, owners shall be permitted to place one (1) square foot sign on their lot or residence for the sale or lease of their residence. No sign or attachment of any kind shall be displayed by any owner on any fence or gates bordering the community.

41. In order for the Association to monitor the percentage of residences occupied by at least one (1) person fifty-five (55) years of age or older, owners intending to sell or lease their residence must provide the Association with written notice of such intention together with the names and ages of the intended occupants of such residence (as provided in the Fair Housing Act and HUD Laws).

42. In order to prevent lawnmowers and weed whackers from hitting and damaging the mailbox posts, the following is suggested:

- (a) Place a cement brick or vinyl border around the post and either plant foliage or install landscape rocks inside the border or;
- (b) Be sure to get architectural Committee's and Board's approval as this may be a change to your landscape.

43. Plantings around a mailbox may be flowers or a low growing plant that must be maintained within a radius of nineteen (19) inches (which is a diameter of thirty-eight (38) inches and a height of no more than twenty-four (24) inches. Existing plantings or borders must comply with this rule.

44. For safety reasons, no vehicle is to be parked in any street of the Subject Property overnight. All vehicles must be garaged, parked on a driveway or left in the clubhouse parking lot.

45. Light fixtures on the exterior of a home must be vertically mounted, either white, bronze, pewter, black or brass colors may be used. Fixtures may have a maximum height of twenty-four (24) inches and a total width of eight (8) inches and must be mounted so they do not extend more than eight (8) inches from the wall. Fixtures may use clear, yellow or white frosted bulbs. Flame flickering bulbs are prohibited. Fixtures must have clear glass sides only, and they may be connected to a motion detector, timer or darkness detector device. All lights must get Board approval.

46. The recreational area, which consists of the clubhouse, the pool and spa, the tennis courts, the shuffle board courts and the bocce field, are for use by residents and their guests only.

- (a) No guests are allowed in the kitchen and can not make use of the refrigerator, the microwave or the coffeemakers.
- (b) When using the exercise equipment, residents have priority (guests must relinquish any equipment a resident selects to use) up to 1:00PM. Guests must limit their use of each equipment to no more than 30 minutes. Children under the age of 18 years are not permitted in the exercise room. There is no smoking, food or drinks permitted, but water is an acceptable exception.
- (c) No one under the age of 18 is permitted in the billiards room.
- (d) When playing billiards or pool, cards, (regardless of the type of game), mah jongg, line dancing, square dancing or performing a drama, musical or comedy, there shall never be a majority of non-residents in attendance playing or performing.

47. The only decorations to be displayed outside of a home (but not on Common Property) are the December holiday decorations.

- (a) These decorations may be placed outside the home from the day after Thanksgiving Day through January 7th of the following year. The only exception to these dates that the Board shall recognize are for those residents that observe either the Greek or Russian Orthodox Holidays.
- (b) Blow-up figures are not acceptable as holiday decorations, but otherwise there are no restrictions as to what Holiday Decorations may be used, providing that lawn decorations are no larger than forty-eight (48) inches in height, and if placed on the lawn they do not interfere with lawn maintenance. If electric cords are attached, the cords must not be in areas where lawn mowers or lawn edgers are used.
- (c) Other than the above Holidays, no decorations, ornaments, statues, figures, plaques, pictures, lights or signs (except "for sale" signs as described in Article IX, Paragraph G are allowed on any part of the Subject Property, at any time.
- (d) The Board reserves the right to request non-acceptable decorations be removed immediately.

- (e) No flags, banners or pendants other than the U.S. flag (or as may be allowed by statute) may be displayed outside of a home except the Summer Chase Flag installed at the direction of the Board of Directors.

48.

- (a) All residents will be treated equally as regards time limitations for eliminating non-compliance notices. Seasonal residents will not receive extra time to comply. Seasonal residents must comply in the same time frame as all other residents. It is their responsibility to comply before leaving the Subject Property or to make arrangements for someone to act on their behalf to perform the requested compliance. They may contract with a workman to have the work done and supply the Board with a copy of the contract showing what and when it will be done.
- (b) Fines will be initiated at the time stated in the notice if the non-compliance is not corrected even if the resident is not in attendance.

49. Artificial flowers and greenery (made of plastic or any other material) are considered ornaments, and therefore are not permitted to be displayed on the outside of a residence whether they are loose or potted.

50. In the case of a death of a resident or a member of a resident's family, our front gates will remain open from 9:00AM to 10:00PM on the day of the funeral. Notice of the death and funeral date must be reported to a member of the Board or a member of the Gate Committee. These names are available on Channel 63.

51.

- (a) Only one easel may be used (and placed in the clubhouse lobby) to advertise a function, and may remain for no longer than thirty (30) days.
- (b) Any exception to the above rule may only be granted with the explicit approval of the Board of Directors, but in no instance for longer than thirty (30) days prior to the function.

52. EMERGENCY ELECTRIC GENERATORS

- (a) An electric portable generator (using gasoline fuel) may be used whenever there is an electric outage.
- (b) A generator when in use shall be located a minimum of ten (10) feet from the rear or front of the home.

- (c) When not in use, all portable generators must be stored out of sight, either in the garage, or on an enclosed and covered patio.
- (d) All generators may not be operated from 10:00PM through 8:00AM.
- (e) Gasoline fuel containers must be UL and Fire Department approved to be kept on the Subject Property. They must be self-ventilating. Red plastic containers (gasoline) are approved for short time storage and are available in 1, 2, 5 and 6 gallon capacities.
- (f) No home should store more than 25 gallons of gasoline fuel on their premises at one time. This is a County ordinance.
- (g) For practical purposes (cost, size and features), the only portable units allowed will range up to 8500 watts (gasoline powered).
- (h) A portable generator must be stored away no later than 24 hours after electricity has been restored.
- (i) Gas Containers (filled with gas) can only be stored on the Subject Property 48 hours prior to a storm. It is recommended that all fuel be emptied (such as used in your car) no later than 48 hours after electricity has been restored.

53. WIND STORM PREPAREDNESS

The Board of Directors have resolved that all trees will be examined by the Directors and/or the Property Manager to determine if they need to be trimmed, shaped, pruned or further maintained as regards the removal of fruits, coconuts or branches that may become missiles during a storm. They will also determine if a tree is too full to reasonably allow strong winds from easily passing through. This pertains to trees on common property and trees on residents' property as well. Failure to comply with the Board's request to maintain your trees as directed will be considered a violation.

RULES AND REGULATIONS FOR THE CLUBHOUSE AND FACILITIES

1. The entire clubhouse, including the restrooms, is designated as NON-SMOKING.
2. **EXERCISE ROOM:** Residents have priority use until 1:00PM. Guests must be accompanied by a resident. No guests under the age of eighteen (18) are allowed to use the room at any time. Use of equipment is limited to thirty (30) minutes when others are waiting to use the same. No drinks, no food, no smoking is permitted. Shut off all equipment after use. Close all lights and turn off the T.V. when leaving the room.
3. **BILLIARD ROOM:** Residents have a priority until 1:00PM, and guests must be accompanied by a resident. No guest under the age of eighteen (18) is permitted at any time. There is to be no food, no drinks and no smoking. Turn off all lights and fans when leaving.
4. **CRAFT ROOM:** Guests must be accompanied by a resident. No eating, drinking or smoking. Turn off all lights and fans when leaving.
5. **SAUNA:** No one under the age of eighteen (18) is permitted at any time, and guests must be accompanied by a resident. No eating, drinking or smoking is permitted and all lights, timers and switches must be turned off when leaving. Be sure to read the instructions prior to using this facility.
6. **KITCHEN:** To be used by residents only or hired help hired to work in the kitchen.
7. **MEETING ROOMS:** For use of residents and their guests only, and no wet swimsuits are permitted in the clubhouse at any time, other than in the lavatories using only the doors on the pool side. Close lights, turn off fans and raise thermostats to the 80 degrees setting as the last person leaves. All tables and chairs, which have been moved, must be returned to their proper position prior to leaving. Proper attire (shoes and shirts) is required at all times. When playing cards, mah jongg, regardless of type of game, there shall never be a majority of non-residents in attendance playing. To prevent voice callings from interfering with other games, the area separators should be closed.
8. **TENNIS COURTS:** Residents have priority until 1:00PM and after 5:00PM. Tennis shoes (no black or dark soles) and shirts are required at all times. Play is limited to one (1) hour when other players are waiting and doubles play is requested when others are waiting. No one under the age of sixteen (16) is permitted on the tennis courts unless accompanied by an adult. No food is allowed in the tennis court area, and all tennis courts must be left clean at the end of play. Close all gates when leaving the courts.

9. **SHUFFLEBOARD & BOCCE COURTS:** Residents have priority use until 1:00PM and after 5:00PM. No one under the age of sixteen (16) is permitted on the courts unless accompanied by an adult. All equipment must be returned to the proper equipment storage area immediately after use.
10. **BARBECUE:** The grill(s) are for use by residents ONLY. Residents must clean the area and the grill after use.
11. **POOL AND SPA:**
- (a) All pool and spa rules are to be observed by residents and their guests. Guests must be acquainted with these rules. Ignorance of these rules will not be acceptable. Most of these rules are either Florida Statutes or Health Rules and are there for your safety and pleasure.
 - (b) Florida Law limits pool hours to dawn through dusk only and NO diving if there are no lifeguards on duty. Florida Law also prohibits glass of any kind in the pool or spa area, and all pets are prohibited from the pool and spa areas or decks.
 - (c) Radios shall not be played so loud as to annoy others. Lap swimming hours are 8:00AM to 10:00AM unless other events are scheduled. Rafts and floating devices may be used only when the pool is not crowded. Children under the age of fifteen (15) must be accompanied by a responsible adult.
 - (d) No food or drink or smoking is allowed within four (4) feet of the pool or spa. No furniture or other objects are allowed between the pool and the blue line bordering the pool. Smokers must use ashtrays and not the floor. When in bathing attire you must use a towel to cover chairs and lounges. (No bare skin should come in contact with the vinyl straps.) There is to be no reserving of lounges and adults are to have priority for the use of lounges. Pool gates are not to be left open at any time. When leaving, close umbrellas and use the bungee cords, return all chairs and lounges to the original locations.
 - (e) No jumping, running, roller blading, bike riding, skateboarding or ballplaying. Pool capacity is forty (40) people, and the spa is fourteen (14) people.
 - (f) All persons MUST shower before entering the pool or spa. This is a Florida Health Law and a safety regulation for Summer Chase.
 - (g) Children not toilet trained, or in diapers, or any incontinent persons are prohibited from the pool or spa at any time. A separate kiddy pool is available for them. If an infant or incontinent person spoils the water with solid waste, the pool or spa must be emptied, cleaned and refilled; the cost of which will be borne by the resident whose guest is responsible. For their health reasons, no one under the age of fifteen (15) is allowed in the spa. Any rules posted at the pool or spa in conflict with these will take precedence.