

Turkey Creek Master Owners Association, Inc.

Rules and Regulations

Approved November 28, 2023

Turkey Creek Master Owners Association, Inc.

Rules and Regulations

Article 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, including use by members/owners, residents, tenants, and their guests. In the case of subordinate homeowners' associations or condominium associations within Turkey Creek, if the sub-association governing documents are in conflict with these Rules and Regulations, these Rules and Regulations shall control the handling of an issue. If these Rules and Regulations conflict with the TCMOA Bylaws, the Bylaws shall control.

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. (Chapter 110, Alachua County Florida Code of Ordinances, as amended or renumbered from time to time). 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 except as allowed by Florida law and local municipal ordinances, which disturb the quiet enjoyment of neighbors or pose a risk to safety of person and property in the discretion of the Association Manager may send a notice of violation and report the violation to the Board of Directors.

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. 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 for 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 Association Manager at no charge to the homeowner.

5. Removal of below-ground garbage cans constitutes an “exterior change” which must be processed through the Association Manager 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 Association Manager. Nuisance complaints should be directed to the City of Alachua for enforcement under the Code of Ordinances Sec. 20-24. If such complaints, not made anonymously, do not remedy the alleged nuisance, owners may then make a complaint to the Association Manager.

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 Association Manager in the format set forth in Appendix IV. A Home-based business is a small business operated from the business owner’s home. Frequency and traffic issues will be addressed by the Association Manager. The Home-Based Business Registration Form is located on the TCMOA website at: Documents/Forms/Miscellaneous/Home Based Business Application Form. 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 Association Manager’s office.

G. Sale/Rental: If you sell your property, notify the Association Manager and advise who will be handling the closing. A copy of the recorded Warranty Deed must be provided to the Association Manager by the new owners or their title agent.

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 ss. 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. If any owner or resident in Turkey Creek violates Florida Statute ss. 501.021 – 501.055 and does not fall under any exception to this paragraph, members of TCMOA may also notify the Association Manager.

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 Association Manager of Turkey Creek Master Owners Association, Inc. and await approval. Any storage structure must be of the same color and design of the member/homeowner's house and be attached to the house. All storage structures require the submission of an exterior change form to the Association Manager of Turkey Creek Master Owners Association, Inc. and must await approval.

M. Above-Ground Pools: Above-ground pools are permitted only in yards not abutting the golf course and must be totally enclosed by a privacy fence. Refer to Fencing Requirements, County and City ordinances and regulations regarding safety requirements.

N. In-Ground Pools: See City and County ordinances and regulations regarding safety requirements.

O. 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 complies with federal, state, local, and municipal laws, regulations, and codes regarding public health and safety are maintained and have an attractive appearance at all times.

P. Bounce Houses: With the approval of the Association Manager, bounce houses are permitted at the park between dawn and dusk, contact the Association Manager for approval and provide proof of insurance with an amount/limit of a minimum of \$100,000 naming Turkey Creek Masters Association and the Management Company as being additionally insured. Bounce houses are permitted on homeowner's property and must be removed within 48 hours following the event.

Q. Outdoor Fires: Burning of household garbage and yard waste is prohibited. All residents are bound by state, county, and/or city or municipal laws and ordinances including those regarding temporary burn bans. 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. Notwithstanding this section, TCMOA and its agents shall not be liable to any member/homeowner,

resident, or guest for any fine or damage related to the use of a fire pit or chiminea, especially during a burn ban or in violation of any state, county, city, or municipal law, regulation, or ordinance, resulting in a fine from a local government entity. Members/homeowners, residents, and guests have the responsibility to check whether there is a current burn ban or such use is in violation of any state, county, or municipal law, regulation, or code of ordinances.

Article 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. To report an issue contact Alachua County Animal Services.
- 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 should be reported to Alachua County Animal Services. If Alachua County Animal Services does not remedy the nuisance, the members/homeowners may file a complaint of the nuisance with the Association Manager.
- D. **Pet Waste**: Solid waste generated by a pet outside the owner's fenced yard must be retrieved and discarded in a garbage receptacle. Homeowners or residents must also pick up solid waste from pets within their fenced yards from time to time to keep the yard clean and for health and safety reasons.
- 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 is prohibited with the exception of feeding birds.

Article 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.
- 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 Association 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. RVs 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 Association Manager in writing of the pending new construction or repairs giving an estimated date of completion. Reasonable time extensions will be granted by the Association 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 on the Association's website (www.tcmoa.com) under –Documents/Forms/Miscellaneous/Extended Stay Work Vehicle Registration.

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, if such registration is required by Florida law. Vehicles with expired tags or which appear to be inoperable will be given a written warning. If the homeowner/resident doesn't respond to the written warning, the homeowner/resident 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 Association Manager 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 Association Manager. 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 driver's license of the person operating the vehicle 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, civil lawsuits, or having police reports filed against them and the Association and/or Association Manager seeking criminal prosecution against them. Confrontation with gate attendants or any other association representative i.e., Association Manager by homeowners will not be tolerated.

Article 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. Signs, advertising, posters and notices must be removed within 7 days after the event.

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 Association Manager.

C. **Open House:** “Open house” signs are 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 Association Manager’s approval.

Article V. TCMOA Amenities -

A. **Tennis and Pickleball:** For use by homeowners and guests accompanied by homeowners only. Use court/s at your own risk. Proper footwear required. No glass or alcoholic beverages. No pets. No bicycles, roller blades, skates or skateboards are permitted on courts. Do not abuse net or other equipment. Hours – Dawn to Dusk.

B. **Playground:** Children under the age of 12 shall be supervised at all times by an adult the age of 18 or older. Hours – Dawn to Dusk.

C. **North and South Pool Rooms** – Reservation and Use Guidelines

I. Amenity – North and South Pool Rooms

II. Pool Room Uses

- a. North Pool Room - for TCMOA committee meetings only.
- b. South Pool Room
 - i. Member sponsored events (excluding political events) open to all TCMOA residents/property owners. No charges.
 - ii. TCMOA sponsored events – any event open to all property owners.
 - iii. Member sponsored private parties – charges are \$20/hr. + \$50 cleaning deposit. (Cleaning deposit will be returned if cleaned properly).

III. South Pool Room Registration/Reservation for use

- a. Owners must be up-to-date on their HOA fees and Special Assessment fees to register/reserve the South Pool Room.
- b. All reservations/registrations must be initiated a Maximum of 60 days prior to the event. Cancellations must be 1 week or more prior to the scheduled event to receive a refund.
- c. Homeowners must apply for one reservation/registration at a time, multiple reservations/registrations are prohibited.
- d. Maximum hours for each use are 4 hours.

- e. Hours available for use will be based on the pool hours – there will be no availability when the pool is closed.

IV. Administration

- a. Homeowners must register/reserve the use of the South Pool Room through the Association Manager. A TCMOA Amenity Reservation form for the South Pool Room must be completed and provided to the Association Manager along with fees & deposits. This form is located on the TCMOA website at: [Amenities/Reservations/Reserving the South Pool Room - Reservation Agreement](#).
- b. Committees must reserve the North Pool Room through the Association Manager.
- c. Gaining access to the North and South Pool Room will be via key or code provided by the Association Manager. The key must not be duplicated and the key code is not to be shared.
- d. The responsible parties and the Association Manager must ensure that the key fob is not left open/unlocked or the key is returned. If the key is not returned, a fee will be charged for the costs associated with changing the lock and key.
- e. The Association Manager will inspect the room condition before and after each use.

V. Fees

- a. All fees and deposits are collected by the Association Manager.
- b. The registered user is responsible for any damages – see the Amenity Reservation Form for the South Pool Room.
- c. Any needed repairs resulting from the use of the South Pool Room are the responsibility of the registered user who caused, or whose guests caused, the needed repairs – see the Amenity Reservation Form for the South Pool Room located on the TCMOA website at: [Amenities / Reservations – Reserving the South Pool Room / View Amenity Reservation Form](#).

D. Pool:

1. Pool is open from Dawn to Dusk unless otherwise posted at the pool.
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.
3. Maximum Pool Load: 67 persons.
4. Warning- No lifeguard on duty. All risks associated with the pool and surrounding areas are those of the residents and guests. 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, harassment of any kind, non-consensual touching, drunken behavior, and any other inappropriate or criminal 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. NO DIVING allowed.
16. Throwing hard objects, such as balls or frisbees, is not allowed. Balls, frisbees, or other pool toys designed for throwing that are of a soft material, such as foam, and are designed for use in a pool, are allowed. People using the pool do so at their own risk, including the risk of injury or damages from other users' pool toys, flotation devices, other personal property, and use of the pool and other common areas.
17. 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.
18. Babies MUST have a swimming diaper on, NO regular diapers allowed in pool. Babies must be supervised and accompanied at all times by an adult 18 years of age or older.
19. Children under the age of 12 MUST be accompanied by an adult 18 years of age or older.
20. Any reservations for water aerobics is designated on Monday, Wednesday and Friday during the morning must be arranged in advance through the Association Manager.
21. LAP SWIMMERS: The pool swimming lanes are open to swimmers. LAP swimmers should be respected and should respect TCMOA approved pool classes.
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.

Article VI. Gate Attendants

- A. Hours: - A gate attendant is on duty at the entrance to Turkey Creek, on a rotating schedule. The Association Manager is authorized to update the gate attendant schedule without board approval to reflect any vendor changes in coverage. Each week the company is to provide coverage for 95 hours. The gate attendant service provider shall not exceed and will not be paid for hours exceeding 95 hours per week without the prior approval by the TCMOA Board of Directors. The following holidays are to be staffed from 7am to 3pm. This shift will supersede any other described shift – New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day.
- 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 near 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.

Article 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 pay associated costs may result in the Association using legal remedies available to it 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.

Article 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.

2. 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 Appeals Committee. Regardless of the Appeals 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 and bill the Owner as necessary. See Appendix V 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 located on the TCMOA website at: Documents / Building – Exterior Change – Fence Application / Building

Application. 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 Association Manager.

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 Association Manager. Plantings in the swale area are addressed in paragraph E of this Article. Questions should be directed to the Association Manager. The Association Manager 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 Association Manager. Sodding shall be completed up to the edge of pavement and finished at 1 1/2" 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 types. 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.

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. 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.

6. Owners may consult the Association Manager for questions or possible referral to the Infrastructure Committee as to viable uses for the vacant lot.

D. 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 Association Manager prior to installation. Obstructions such as bridges over the swale are not permitted without Board approval in the same manner through the Association Manager. 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 Manager for a review of the situation.

6. Request for exceptions may be made through the Association Manager and reported the Board of Directors.

E. 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 trees that the City or County of Alachua may issue a permit for removal due to the trees posing a danger or are causing damage to persons, domestic animals, or real or personal property 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. Available through the Association Manager or the TCMOA website at: Documents/Building Exterior Change - Fence Application- Building Application/Building Application.

Article 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 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 Association Manager. If none of the foregoing can be reached, including the Association Manager, then the subject homeowner may take all reasonable steps to make the emergency repair regardless of the hour. If such emergency repair disturbs other homeowners or residents, the subject homeowner must provide the Association Manager an explanation and proof as to why the repair was deemed an emergency and why it was necessary to complete the repair outside of authorized hours of construction. If the subject homeowner's explanation and proof regarding the emergency repair is unsatisfactory, the Association may use all remedies available to it under Florida law and the TCMOA Governing Documents against the homeowner.

B. Alterations/Exterior Changes: Plans, a letter of explanation and a completed TCMOA Application for Exterior Change form must be submitted to the Association Manager. Application for an Exterior Change can be found on the TCMOA website at: Documents / Building – Exterior Change – Fence Application / Exterior Change Form. 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 Association Manager before the approval process can begin.

C. New Home Construction: Applications for residential plan approval must be submitted to the Association Manager. Application for Residential Plan Approval can be found on the TCMOA website under TCMOA Rules & Regulations
Approved & effective 11-28-23

Documents / Building – Exterior Change – Fence Application / Building Application. Rules for construction may be obtained from the Association Manager.

Article X. Violations and Fines

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 Association 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 in person, via teleconferencing or video teleconferencing. Inquires may be directed to the Association Manager.

Approved by TCMOA Board of Directors: November 28, 2023

Jan Browning, President

Effective Date: November 28, 2023

Revisions as indicated in Appendix VI

APPENDIX I:

FENCING REQUIREMENTS:

A. DEFINITIONS

1. **Fence:** A constructed, confining barrier over twelve (12) inches in height, fully enclosing an area and connected to the house.
2. **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 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) is 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. Requests for variances must be submitted to the TCMOA Association Manager. 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 in height 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 regulatory 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) inches by four (4) inches 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 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 Association Manager. Appendix II of the TCMOA Rules and Regulations, or on the TCMOA website Documents/ Building / Exterior Change / Fence Application / 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 or other conditions outside of the control of the owner have caused a construction delay.

(end App I)

APPENDIX II:

STATE OF FLORIDA
COUNTY OF ALACHUA

FENCING AFFIDAVIT

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

I/We own the property located at _____

Alachua Florida 32615. Parcel number _____

1. As a 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 Witness Signature / Witness Signature - (two witnesses required)

Print Name

SWORN TO and subscribed before me by means of [] physical presence or [] online notarization this _____ day of _____ 20_____ by _____ who [] is personally known by me or [] produced _____ as identification.

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 Association Manager's approval.

(end App III)

APPENDIX IV:

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 Association 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 of _____, 20____ before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared or appeared by online notarization to me _____ who is [] personally known to me or [] produced _____ 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____.

(Seal):

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. 03-17-21

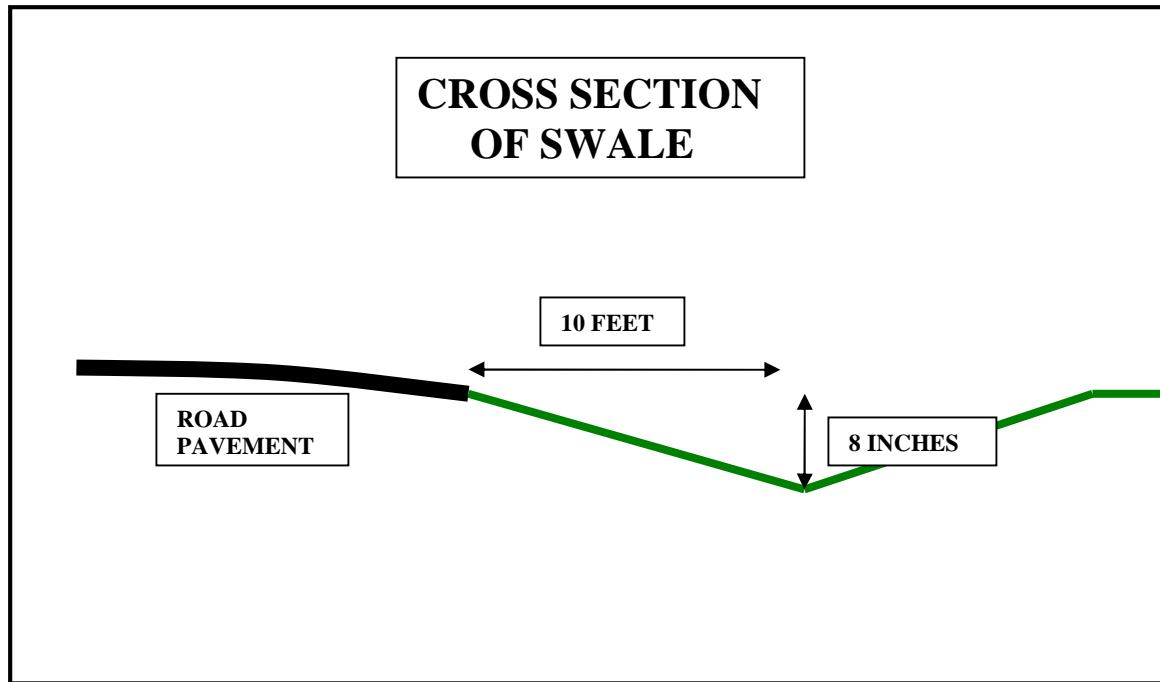
(end App IV)

APPENDIX V:

TURKEY CREEK MASTER OWNER'S ASSOCIATION, INC. 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



(end of App. V)

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

Date	Rules Section	Subject	Date BOD Approval	Initial
05-17-16	Art. I, A, F, N, O, P. App. III	Define member & applicable property, yard sales, home maintenance, bounce houses, outdoor fires; Golf carts only on grassy areas	04-20-16	JEH sec
04-19-17	Art. I C	Garbage/Recycling	04-19-17	JEH Sec
08-09-17	Apdx. III	Age of golf cart drivers per FL statute	08-09-17	JEH Sec
09-20-17	Art. IIIB	Parking only on paved surfaces	09-20-17	JEH Sec
11-8-18	Art. I C	Garbage/Recycling	2-20-19	Bylaws & Rules
7-21-19	Throughout Document	Changed Association Manager, Management, Manager etc. to Association Manager	9-25-19	Bylaws & Rules
7-21-19	Art. II. C.	Added definition of Nuisance	9-25-19	Bylaws & Rules
7-21-19	Art. III. E.	Noted age requirements for golf cart operators, golf carts and motorized vehicles not to exceed 25 mph throughout premises.	9-25-19	Bylaws & Rules
7-21-19	Art. III. I.	Added random checks of drivers i.d. on driver's license	9-25-19	Bylaws & Rules
7-21-19	Art. V. C.	Children at the playground under the age of 12 to be accompanied by an adult over 21	9-25-19	Bylaws & Rules
7-21-19	Art. V. D.	Added Pool Rules	9-25-19	Bylaws & Rules
7-21-19	Art. VI. B.	Residents to notify gate attendants of multiple guests (more than 5 cars)	9-25-19	Bylaws & Rules
7-21-19	Art. VIII. A. 1. & A. 4.	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.	9-25-19	Bylaws & Rules
1-15-20	Art. III. B.	Parking	2-19-20	Bylaws & Rules
5-2-20	Art. V.	Recreation Areas changed to TCMOA Amenities, changed hours for Tennis and Playground, added North & South Pool Rooms Reservation and Use Guidelines	6-24-20	Bylaws & Rules
2-24-21	Art. 1 A	Reworded last sentence to: if the sub-association governing documents are in conflict with these Rules and Regulations, these Rules and Regulations shall control the handling of an issue.	3-17-21	Bylaws & Rules

2-24-21	Art. I. B	Deleted Association Managers discretion to fine up to a misdemeanor and be fined up to \$1,000, Added Association Managers discretion to send a notice of violation and report the violation to the Board of Directors.	3-17-21	Bylaws & Rules
2-24-21	Throughout Document	Changed Association Managers office, Manager, TCMOA office to: Association Manager	3-17-21	Bylaws & Rules
2-24-21	Art. I. O	Changed bounce houses are permitted on common areas, limited common areas and association property. To: bounce houses are permitted at the park, contact the Association Manager for approval and provide proof of insurance naming the TCMOA and the Management Company as being additionally insured.	3-17-21	Bylaws & Rules
2-24-21	Art. II C	Changed will be required to permanently remove the pet from the premises, upon 3 days written notice from the Association Manager to the owner. To: should be reported to Alachua Animal Control Services	3-17-21	Bylaws & Rules
2-24-21	Art. III B,C.	Removed Failure to comply - 1 st violation and 2 nd violation wording. This is covered in the newly adopted Collection Policy and/or the Covenant Enforcement Policy	3-17-21	Bylaws & Rules
2-24-21	Art III. I	Added last sentence - Confrontation with gate attendants or any other association representative i.e., Association Manager by homeowners will not be tolerated.	3-17-21	Bylaws & Rules
2-24-21	Art. IV. A	Added: Signs, advertising, posters and notices must be removed within 7 days after the event.	3-17-21	Bylaws & Rules
2-24-21	Art. V. B	Changed the age of adult from 21 to 18.	3-17-21	Bylaws & Rules
2-24-21	Art. V. D19	Changed children under the age of 15 to the age of 12 - must be accompanied by an adult.	3-17-21	Bylaws & Rules
2-24-21	Art. V. D	Deleted Violation of pool rules wording as this is now covered in the Collection Policy and/or the Covenant Enforcement Policy.	3-17-21	Bylaws & Rules
2-24-21	Art. VI. A	Deleted Appendix IV that listed a gate attendant schedule. Replaced with will be a rotating schedule. Added the gate attendant wording from Appendix IV into Art. VI A and deleted Appendix IV.	3-17-21	Bylaws & Rules
2-24-21	Art. VIII. 1,2,3	Deleted enforcement wording as this is now covered in the new Collection Policy and/or the Covenant Enforcement Policy.	3-17-21	Bylaws & Rules
2-24-21	Art. VII. 2	Changed Landscape Committee to Appeal's Committee.	3-17-21	Bylaws & Rules
2-24-21	Art. VIII. B2&B3 Art. VIII. B4a	Changed Landscape Committee to Association Manager.	3-17-21	Bylaws & Rules
2-24-21	Art. VIII. C2&C6&C7	Deleted Violation Notice, service charges and subsequent incidents charges as this is covered in the Compliance Policy and/or the Covenant Enforcement Policy.	3-17-21	Bylaws & Rules

2-24-21	Art. VIII. C7	Changed Landscape Committee to Infrastructure Committee.	3-17-21	Bylaws & Rules
2-24-21	Art. VIII. E3 & E6	Changed Landscape Committee to Association Manager.	3-17-21	Bylaws & Rules
2-24-21	Art. IX. D	Deleted as this paragraph is now covered under the Collection Policy and/or the Covenant Enforcement Policy.	3-17-21	Bylaws & Rules
2-24-21	Art. V. A, B, C, D & E	Deleted as these paragraphs are now covered under the Collection Policy and/or the Covenant Enforcement Policy.	3-17-21	Bylaws & Rules
2-24-21	APPENDIX IV.	Deleted - moved various wording from this appendix to Art. VI. A	3-17-21	Bylaws & Rules
10-14-21	Art. I. C	Deleted use of in-ground garbage cans	2-22-22	Bylaws & Rules
10-14-21	Art. I. N	Added Art. I. N - In-ground pool info	2-22-22	Bylaws & Rules
10-14-21	Art. II. H	Added warning prior to reporting to codes enforcement or police dept.	2-22-22	Bylaws & Rules
10-14-21	Art. IV. D	Defined throwing objects at the pool	2-22-22	Bylaws & Rules
10-14-21	Art. VII. D	Deleted new construction landscaping	2-22-22	Bylaws & Rules
10-14-21	Art. X	Added teleconferencing or video teleconferencing	2-22-22	Bylaws & Rules
10-14-21	Appendix. VI	Deleted Appendix VI - Common area purchase procedure as it is non-compliant with the Master Declaration	2-22-22	Bylaws & Rules
11-28-23	Art I.L.	Changed submission of Exterior Change Form (from Architectural Control Committee to Association Manager)	11-28-23	Bylaws & Rules
11-28-23	Art X	Changed Approved date and effective date; changed Bailey Blanchette to Jam Browning as President	11-28-23	Bylaws & Rules
11-28-23	Appendix I D.	Added requests for variances must be submitted to the Association Manager	11-28-23	Bylaws & Rules
11-28-23	Appendix VI	Updated change history	11-28-23	Bylaws & Rules