

# **THE RETREAT OF SOUTH WALTON COUNTY HOMEOWNERS ASSOCIATION, INC.**

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## **APPROVED** **Rules and Regulations (Exhibit "D")** **See #17 & #19 - Amended 4/10/15**

1. The Common Areas and facilities, if any, shall not be obstructed nor used for any purpose other than the purposes intended therefor. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored thereon, except by the Association.
2. The personal property of Owners must be stored in their respective Homes or in outside storage areas (if any are approved by the Design Review Board).
3. No garbage cans, supplies, milk bottles or other articles shall be placed on the exterior portions of any Home or Lot and no linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be hung from or on the Home, the Lot or any of the windows, doors, fences, balconies, patios or other portions of the Home or Lot, except as provided in the Declaration with respect to refuse containers.
4. Employees of the Association are not to be used by Owners for personal services. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.
5. No motor vehicle which cannot operate on its own power or which has a flat tire(s) or does not have a current license plate and registration shall remain on The Properties for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon, except for emergencies or in a garage. No portion of the Common Areas may be used for parking purposes, except those portions specifically designed and intended therefor, if any.

Areas designated for guest parking, if any, shall be used only for this purpose and neither Owners nor occupants of Homes shall be permitted to use these areas.

Vehicles which are in violation of these Rules and Regulations shall be subject to being towed by the Association as provided in the Declaration, subject to applicable laws and ordinances. In this regard, usual and customary activities (for example, lawn cutting) which, by their nature, generate noise shall be permitted, but only after 8:00 a.m. and before sunset.

6. No Owner shall make or permit any disturbing noises in the Home or on the Lot by himself or his family, servants, employees, agents, visitor or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or any other sound equipment in his Home or on his Lot in such a manner as to disturb or annoy other residents (applying reasonable standards). No Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

7. No electronic equipment shall be permitted in or on any Home or Lot which interferes with the television or radio reception of another Home.
8. No awning, canopy, shutter, enclosure or other projection shall be attached to or placed upon the outside walls or roof of the Home or on the Lot, except as approved by the Design Review Board, which may be withheld in its sole discretion.
9. No Owner may alter in any way any portion of the Common Areas, including, but not limited to, landscaping, without obtaining the prior written consent of the Design Review Board.
10. No vegetable gardens shall be permitted except in fully enclosed patio areas.
11. No commercial use shall be permitted in The Properties even if such use would be permitted under applicable zoning ordinances.
12. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Home, on a Lot or on the Common Areas, except as to gas cylinders permitted under the Declaration.
13. An Owner who plans to be absent during the hurricane season must prepare his Home and Lot prior to his departure by designating a responsible firm or individual to care for his Home and Lot should the Home suffer hurricane damage, and furnishing the Association with the names(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.
14. All persons using any pool on the Common Areas shall do so at their own risk. All children under twelve (12) years of age must be accompanied by a reasonable adult. Bathers are required to wear footwear and cover over their bathing suits in any enclosed recreation facilities. Glasses and other breakable objects may not be utilized in the pool or on the pool deck, if any. Pets are not permitted in any pool or pool area under any circumstances.
15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within The Properties and including full compliance by them with these Rules and Regulations and all other Rules and Regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing recreation facilities (if any).
16. Pets and other animals shall neither be kept nor maintained in or about The Properties except in accordance with the Declaration and with the following:

No pet shall be permitted outside of its Owner's Home unless attended by an adult or child of more than ten (10) years of age and on a leash of reasonable length. Said pets shall only be walked or taken upon those portions of the Common Areas designated by the Association from time to time for such purposes. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities (if any) contained within the Common Areas.
17. Golf Carts and Low Speed Vehicles must be operated as directed by The Retreat Rules and Regulations: Any low speed vehicle (including, but not limited to golf carts) must be operated by a licensed driver with a current/valid driver's license. No low speed vehicle is allowed to operate on the walking trails or off the paved road. Rules of the road apply when low speed vehicles are driven through the community. Low speed vehicles may be driven at night only if they have proper headlights and taillights. Low speed vehicles cannot be parked on yards or vacant lots. Florida State Regulations for Street Legal Golf Carts apply; Must have brake lights, turn signals, headlights, taillights and parking brakes. Must also have

rearview mirrors, reflex reflectors, windshields, seat belts and VIN Numbers. When inside or outside The Retreat Community, operators of street legal golf carts must have a valid driver's license.

18. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all Rules and Regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend use of recreation facilities, if any, in the event of failure to so comply. In addition to all other remedies, a fine or fines may be imposed upon an Owner for failure of an Owner, his tenants, family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-Laws, as provided in the Declaration.

19. All of these Rules and Regulations shall apply to all Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Owners from specific Rules and Regulations upon written request therefor and good cause shown in the sole opinion of, and conditions on time limitations imposed by, the Board.