

**RULES AND REGULATIONS
For Golf Villas 1 Home Owners Association**

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RULES AND REGULATIONS

These Rules and Regulations are supplemental to Golf Villa 1 and PGA Village Property Owner's Association, Inc. Governing Documents.

A. COMPLIANCE WITH RULES AND REGULATIONS

- a. Each Owner and resident is responsible for full compliance with Rules and Regulations by all family members, guests, and visitors during the time they are on or using Golf Villas 1 property.

B. GENERAL REGULATIONS

a. VEHICLES

- i. Washing of vehicles are not permitted on Golf Villa 1 property.
- ii. No maintenance other than basic fluid checks is permitted.
- iii. Vehicles may not be covered with canvas or other protective coverings.

b. PETS

- i. Pets may be kept by unit owners. Owners must immediately pick-up pet waste and properly dispose of the waste. Any Owner failing to comply, their pet will immediately be declared a nuisance to the community. Any animal declared dangerous or becomes a nuisance must be removed immediately. No more than 2 pets per household.

c. UNIT OCCUPANCY LIMITS

- i. Unit Occupancy limits are established based on the principle that certain utilities and services are common shared expenses amongst all unit owners.
- ii. Occupancy Limits are four (4) adults (anyone over the age of 16 is considered adult for this purpose). Limits are set for both the main and lock-out units as follows. No more than four persons regardless of age in either main or lock-out units. All short-term rentals must have at least 1 person 21 years of age or older.

d. POOL LIMITATION

- i. Owners and tenants/guests are authorized pool utilization all others are in violation which constitutes trespassing. Anyone under the age of 16 must be accompanied by an adult.

e. BARBEQUES GRILLS

- i. No propane or charcoal grills are permitted on Golf Villas 1 property. This compliance is mandatory per county, fire, and insurance requirements.
- ii. Barbeques grills are provided on a first-come basis at the Picnic Area located across from Building "A".
- iii. Owners/Tenants are required to insure area is cleaned after utilizing.

f. TRASH DUMPSTER

- i. Owner/tenant household waste **ONLY**, not for construction materials. Owners/tenants are required to transport and properly dispose of construction materials, electronics and furniture at county landfill.
- ii. Unit Owners and tenants/guest are responsible for transporting garbage and waste materials to trash dumpsters that does not fit within the containers provided.
- iii. Cleaning Contractors are prohibited from utilizing trash bins at the stairwells. Cleaning personnel must transport all garbage to dumpsters during unit cleaning.

g. KEYS

- i. All owners are required to provide keys/access codes to the Management Company (HOA Documents). In order to gain access to units in case of an emergency (ie... fire, water leaks/flooding), If you fail to provide the required access and it becomes necessary to access your unit it will be done causing the least amount of damage possible; however, the owner will be responsible for associated costs of repairs.

h. SALE/LEASE of PROPERTY

- i. All owners selling or renting property within Golf Villas 1 must contact property manager to complete necessary application. There is no charge for application. This application provides necessary contact information for emergency notifications.

i. PARKING REGULATIONS

- i. No Commercial Vehicles, RV's, Boats, Trailers, and Motorcycles are permitted within Golf Villas 1. Commercial Vehicles is defined as any vehicles with advertising graphics (ie.... car, van, pick-up, or larger vehicles).
- ii. Any listed above vehicle parked within Golf Villas 1, except for repairs to owner's property will be towed at owner's expense. No warning will be provided.
- iii. Unit Owners may request a 24-hour pass to load/unload, prepare for vacations/trips.

C. Violation of Golf Villa 1 Documents and/or Rules and Regulations

a. Procedures

- i. These procedures describe the process of handling complaints addressed to the Golf Villas 1 Board. The Golf Villas 1 Board is under no obligation to settle disputes between neighbors.
- ii. All citations and notices of violations issued require a written response to the Management Company. All information regarding complaints will be confidential.
- iii. All complaints shall be investigated by the Management Company who will undertake a finding of facts in the case. If sufficient cause is discovered to confirm a violation, the Management Company shall refer the complaint to the Board.

D. SEVERABILITY

- a. Failure by the Golf Villas 1 Board to enforce any provision of these Rules and Regulation shall in no event be deemed to be a waiver of the right to do so thereafter. The provisions of these Rules and Regulations shall be deemed to be independent and severable, and the invalidity of any one or more of the provisions hereof, or any portion thereof, by judgment or decree of any court of competent jurisdiction, shall no way affect the validity or enforceability of the remaining provisions, which shall remain in full force and effect.

