

PARKING RESTRICTIONS

SOUTHWOOD OWNERS' ASSOCIATION

Due to the limited width of our streets, the Southwood Owners' Association has determined the need for some restrictions regarding **PARKING** in our community for safety reasons. There are always some exceptions to be expected, such as repairs and maintenance of driveways, garage doors, etc., which would necessitate an owner having to park on the street overnight. If this should happen, advanced notification by phone to our property manager or a member of the Board of Directors is requested, if possible.

1. OWNER'S VEHICLES MUST BE PARKED IN GARAGE OR DRIVEWAY.
2. NO OVERNIGHT PARKING ON STREETS BY RESIDENTS IS ALLOWED
3. OVERNIGHT GUESTS ARE REQUESTED TO PARK IN HOST'S DRIVEWAY, IF POSSIBLE. IF SPACE IS NOT AVAILABLE, STREET PARKING IN FRONT OF HOST'S HOME IS ALLOWED.
4. RESIDENTS WHO ARE MOVING IN OR MOVING OUT MUST PUT RENTAL VAN IN DRIVEWAY AND PERSONAL VEHICLE MAY BE PARKED ON THE STREET IN FRONT OF RESIDENCE FOR A MAXIMUM OF **48 HOURS**.
5. RECREATIONAL VEHICLES MAY BE PARKED IN FRONT OF RESIDENCE DURING LOADING AND UNLOADING ONLY. **NO OVERNIGHT PARKING ALLOWED.**
6. RECREATION AREA PARKING ON SOUTHWOOD LAKE DRIVE IS PERMITTED WHEN POOL LOT IS FULL.
7. **NO PARKING** ON SIDEWALKS OR GRASSED AREAS. ALL WHEELS MUST BE ON THE STREET.
8. NO PART OF THE STREET SHALL BE USED REGULARLY FOR PARKING.
9. CONTRACTORS AND DELIVERY VEHICLES ARE ALLOWED TEMPORARY STREET PARKING AS LONG AS IT DOES NOT IMPAIR TRAFFIC.
10. OWNERS WILL BE HELD RESPONSIBLE FOR THEIR TENANTS AND GUESTS.

HOUSEHOLD PETS

SOUTHWOOD OWNERS' ASSOCIATION

It is the belief of the Southwood Owners' Association that every resident has the right to expect pet owners to be responsible for their pet's behavior and habits. The following restrictions are for the benefit of the pet's health and welfare as well as for their owners and all residents of the community.

- 1. ALL OWNERS MUST PICK UP THEIR PET'S SOLID WASTE AND DISPOSE OF IT APPROPRIATELY. THIS INCLUDES OWNER'S PROPERTY, NEIGHBOR'S PROPERTY, AND COMMON AREAS. SOLID WASTE LEFT BY PETS CAN CAUSE UNHEALTHY CONDITIONS FOR THE NEIGHBORHOOD AND A HINDERANCE FOR LAWN SERVICE. VIOLATORS ARE SUBJECT TO A FINE.**
- 2. NO ANIMALS, LIVESTOCK, OR POULTRY ARE ALLOWED ANYWHERE WITHIN THE PROPERTY, EXCEPT COMMON HOUSEHOLD PETS AND SERVICE ANIMALS WHICH MAY BE KEPT BY THE OCCUPANTS OF EACH UNIT.**
- 3. PETS THAT ARE DEEMED DANGEROUS OR A CONTINUED NUISANCE TO THE RESIDENTS WILL NOT BE ALLOWED.**
- 4. OWNERS ARE REQUIRED TO MAINTAIN CONTROL OF THEIR PETS AT ALL TIMES.**
- 5. THE SOUTHWOOD OWNERS' ASSOCIATION AND ST. JOHNS COUNTY REQUIRES ALL DOGS AND CATS TO BE RESTRAINED BY AN ENCLOSURE AND TO BE ON A LEASH WHEN OFF OF THEIR OWNER'S PROPERTY.**
- 6. ALL PETS ARE PROHIBITED FROM THE RECREATIONAL FACILITIES- POOL, TENNIS COURTS AND SHUFFLE BOARD COURTS WITH THE EXCEPTION OF SERVICE ANIMALS.**
- 7. THE SOUTHWOOD OWNERS' ASSOCIATION DISCOURAGES THE FEEDING OF FERAL ANIMALS.**

SHUFFLEBOARD COURTS AND EQUIPMENT RULES

SOUTHWOOD OWNERS' ASSOCIATION

Due to liability issues, any Owner/Member or his/her guest found to be abusing the shuffleboard court facility will be asked to leave the premises. Repeated infractions or abuse of the facility could result in loss of shuffleboard court facility privileges.

THIS IS A PRIVATE FACILITY FOR MEMBERS AND THEIR GUESTS.

SHUFFLEBOARD EQUIPMENT IS STORED IN THE RESTROOMS AT THE POOL. TWO SETS IN THE LADIES' ROOM AND TWO SETS IN THE MENS' ROOM FOR EASY ACCESS.

1. DISCS MUST BE WAXED BEFORE EACH USE. WAX BAR IS STORED WITH EQUIPMENT.
2. AFTER USE OF THE EQUIPMENT AND FINISHING THE GAMES, EQUIPMENT MUST BE RETURNED TO THEIR PROPER STORAGE AREA. PLEASE MAKE SURE THE RESTROOMS ARE LOCKED.
3. DUE TO THE STYLE OF THE EQUIPMENT, ADULT SUPERVISION IS REQUIRED. CHILDREN LESS THAN 16 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT.
4. FOOD IS PROHIBITED ON THE COURTS. NON-ALCOHOLIC BEVERAGES ARE ALLOWED OFF THE COURTS IN PLASTIC OR ALUMINUM CONTAINERS, OUTSIDE THE PLAYING AREA, NO GLASS CONTAINERS.
5. ANIMALS ARE PROHIBITED ON THE COURTS, WITH THE EXCEPTION OF *SERVICE ANIMALS*.
6. NO LOUD MUSIC OR EXCESSIVE NOISE ALLOWED.
7. REPORT PROPERTY DAMAGE OR PERSONAL INJURIES TO THE PROPERTY MANAGER- Sue Wilson 904-436-1447. ANY RESIDENT WHO OBSERVES THEFT OR VANDALISM ESPECIALLY AFTER HOURS, SHOULD CALL THE SHERIFF'S OFFICE- NON-EMERGENCY NUMBER- **824-8304**.
8. **IN CASE OF EMERGENCY - CALL 911.**
9. NO SKATEBOARDS, ROLLER SKATES, ROLLER BLADES, SCOOTERS, TRICYCLES OR BICYCLES ARE ALLOWED ON THE COURTS.
10. NO SMOKING.

TENNIS COURT RULES

SOUTHWOOD OWNERS' ASSOCIATION

Due to liability issues, any Owner/Member or his/her guest found to be abusing the tennis court facility will be asked to leave the premises. Repeated infractions or abuse of the facility could result in loss of tennis court facility privileges.

A PRIVATE FACILITY FOR MEMBERS AND THEIR GUESTS.

1. PROPER FOOTWEAR IS REQUIRED, i.e., TENNIS SHOES. ONLY RACKETS AND BALLS DESIGNED FOR TENNIS COURTS ARE ALLOWED.
2. CHILDREN LESS THAN 16 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT.
3. NO SKATEBOARDS, ROLLER SKATES, ROLLER BLADES, SCOOTERS, TRICYCLES OR BICYCLES ARE ALLOWED ON THE COURT.
4. FOOD IS PROHIBITED ON THE COURT. NON-ALCOHOLIC BEVERAGES ARE ALLOWED IN PLASTIC OR ALUMINUM CONTAINERS OUTSIDE THE PLAYING AREA. **NO GLASS CONTAINERS.**
5. ANIMALS ARE PROHIBITED ON THE COURT, WITH THE EXCEPTION OF *SERVICE ANIMALS*.
6. NO LOUD MUSIC OR EXCESSIVE NOISE ALLOWED.
7. REPORT PROPERTY DAMAGE OR PERSONAL INJURIES TO THE PROPERTY MANAGER, SUE WILSON 904-436-1447. ANY RESIDENT WHO OBSERVES THEFT OR VANDALISM, ESPECIALLY AFTER HOURS, SHOULD CALL THE SHERIFF'S OFFICE-NON-EMERGENCY NUMBER- **824-8304.**
8. **IN CASE OF EMERGENCY - CALL 911.**

POOL RULES

SOUTHWOOD OWNERS' ASSOCIATION

Due to liability issues, any Owner/Member or his/her guest found to be abusing the pool facilities will be asked to leave the premises. Repeated infractions or abuse of the facilities could result in loss of pool privileges.

THIS IS A PRIVATE FACILITY FOR MEMBERS AND THEIR GUESTS

1. NO DIVING. NO LIFE GUARD ON DUTY, SWIM AT YOUR OWN RISK.
2. POOL HOURS ARE 7:30 a.m. TO DUSK
3. **MAXIMUM POOL CAPACITY IS 33 PEOPLE.**
4. SWIMMERS MUST SHOWER EACH TIME BEFORE ENTERING THE POOL.
5. PEOPLE WITH INFECTIONS OR CONTAGIOUS HEALTH CONDITIONS MUST NOT USE THE POOL.
6. CHILDREN **UNDER 16 YEARS** OF AGE MUST BE ACCOMPANIED BY AN ADULT.
7. CHILDREN IN DIAPERS **MUST** WEAR SWIMWEAR SPECIFICALLY DESIGNED TO PREVENT THE DEPOSIT OF BODY WASTE INTO THE POOL.
8. NO RUNNING OR ROUGHPLAY.
9. NO SKATEBOARDS, ROLLER SKATES, OR ROLLER BLADES ALLOWED WITHIN POOL FACILITY.
10. NO LARGE FLOTATION DEVICES ALLOWED. PERSONAL SAFETY DEVICES ARE ACCEPTABLE-i.e., WATER WINGS, RINGS, and NOODLES
11. ONLY TOYS MANUFACTURED SPECIFICALLY FOR POOL USE MAY BE USED IN POOL. **NO ROCKS OR OTHER FOREIGN MATTER CAN BE USED IN THE POOL.**
12. NO FOOD OR DRINK ALLOWED IN POOL. GLASS CONTAINERS OF ANY KIND **ARE PROHIBITED** WITHIN THE POOL FACILITY.

(Pool Rules continued)

13. ANIMALS ARE PROHIBITED WITHIN TI-IE POOL FACILITY, WITH THE EXCEPTION OF *SERVICE ANIMALS*.
14. NO LOUD MUSIC OR OTHER EXCESSIVE NOISE ALLOWED.
15. PROPER SWIMMING ATTIRE IS REQUIRED.
16. NO PRIVATE PARTIES ALLOWED.
17. REPORT PROPERTY DAMAGE, PERSONAL INJURIES AND MALFUNCTIONING EQUIPMENT TO PROPERTY MANAGER - **461-9708** DURING BUSINESS HOURS. ANY RESIDENT WHO OBSERVES VANDALISM OR THEFT, ESPECIALLY AFTER HOURS, SHOULD CALL THE SHERIFF'S OFFICE - NON-EMERGENCY NUMBER - **824-8304**.
18. **IN CASE OF EMERGENCY - CALL 911.**
19. THE POOL FACILITY IS OWNED BY TI-IE SOUTHWOOD OWNERS' ASSOCIATION. ALL OWNERS/MEMBERS ARE RESPONSIBLE FOR HELPING TO KEEP THE POOL, DECK, PAVILION AND RESTROOMS CLEAN AND NEAT. PLEASE USE PROPER REFUSE CONTAINERS. ENCOURAGE USERS TO OBEY THE RULES, ESPECIALLY TO AVOID INJURY.
20. NO SMOKING IS ALLOWED IN THE POOL AREA OR PAVILION.
21. A RESIDENT MUST ACCOMPANY THEIR GUESTS.

Irrigation

The Board of Directors has authorized to have work done by outside vendors that was previously performed or monitored by Southwood volunteers.

Effective January 2013, Florida Landscape and Nursery will be doing additional work for the Association beyond their current involvement.

They will now monitor and test, on a regular basis, all "common" systems that deliver the irrigation water and power up to the homeowner's solenoid valve. The homeowners are still responsible for maintaining a properly functioning irrigation system on their property as explained in the covenants.

As part of the agreement, Florida Landscape will be checking every homeowner's lot annually in the February/March time frame and flagging issues. They will leave a written report of those flagged items explaining what is wrong. If there are issues found which cause problems for other homes on the system, the report will be sent to Watson Association Management. Watson Association Management will then send you a letter allowing time to make the necessary corrections. If you do not respond to Watson Association Management that you have corrected the problems noted within the given time, then the Board will authorize the repairs and have it charged to the homeowner's account. **Please Note:** if you do not respond to Watson Association Management that repairs have been made within the stated time, Florida Landscape will be sent in to verify the repair. The cost for that verification will be done at the homeowner's expense.

Florida Landscape will continue to honor the irrigation checks once every three months per home on the first Wednesday of the month, except February/March when all homes will be checked. Residents must sign up by calling or emailing our property manager requesting a check. As before, they will flag any problems and leave you a report of what was wrong.

Florida Landscape is the only company allowed to do the repairs. Florida Landscape is authorized to turn the systems on. The Southwood irrigation is too involved and costly to fix to allow anyone else access to these locked systems.

Watson Association Management Sue Wilson, LCAM- 904-436-1447
SueWilson@WatsonRealtyCorp.com

Roberta Matesic, ADMIN 386-246-9270
rmatesic@watsonrealtycorp.com

LAWN RANGER LANDSCAPE SCOPE OF WORK

SOUTHWOOD OWNERS' ASSOCIATION

1. Turf Care

(a) Service will be done on a weekly basis (approx. May through October) to maintain a neat appearance.

Mowing intervals shall not exceed 14 days growth or be done more than once per week.

Mowing during the winter months (November through April) will be done as needed.

(b) Lawn Ranger shall edge walkways and roadways on each scheduled mowing day by mechanical means.

(c) All clippings will be blown off curbs and walks and any other areas soiled by the Lawn Ranger.

(d) Weed-eating around, fences, and building will be done on each scheduled mowing day.

(e) Rye grass is not included in this bid.

(f) The ponds will be mowed on a bi-weekly basis May through October and as needed throughout the rest of the year.

2. Plant Beds - Weed Control

(a) Lawn Ranger shall weed and edge the plant beds as required to sustain a weed free appearance.

(b) Lawn Ranger shall, whenever necessary, remove grass and weeds growing between expansion joints, cracks in the pavement of sidewalks, parking areas, and walkways.

3. Pruning - Plant - Trees

(a) All plants will be pruned as needed, at the proper time for bud development and foliage growth.

(b) Lawn Ranger shall prune trees up to a maximum height of eight feet whenever necessary, to prevent foliage from hitting pedestrians at face level. Any other major pruning, tree surgery, or tree removal will be done by approval only, by a qualified tree surgeon, at the expense of the owners of the property.

(c) Hedge and shrub trimming completed up to 6ft in height. Shrubs/hedges over 6ft may be done at owner's expense.

(d) Crepe Myrtle tree trimming will be done by individual homeowner request.

4. Litter

Lawn Ranger shall pick up all bottles, cans, fallen limbs, palm fronds, general debris - including bits of paper from the premises on each scheduled mowing day. Lawn Ranger will not be responsible for cleaning or removing debris or results of damage due to flooding, hurricane, tornadoes, or other severe weather as part of this Contract. Lawn Ranger shall not clean up after other contractors.

LAWN RANGER PEST SCOPE OF WORK

1. On-site inspection of Turf and Woody Ornamentals (January, November and December)
Spot treat as required.
2. Treat weeds in lawn with pre-emergence herbicide twice a year (Spring and Fall).
3. Fertilize lawns with granular slow release fertilizer twice a year (Spring and Fall).
4. Treat lawn for insects Four times per year (May through August).
5. Treat woody ornamentals for insects Three times per year.