

RULES AND REGULATIONS
for the PGA Village Property Owners' Association, Inc. (POA)
Approved September 3, 2008, Amended May 6, 2013

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RULES AND REGULATIONS

These Rules and Regulations are a supplement to the PGA Village Property Owners' Association, Inc. (herein referred to as "POA") Governing Documents.

A. COMPLIANCE WITH THE RULES AND REGULATIONS

Each Owner and resident is responsible for full compliance with the Rules and Regulations by all family members, guests, visitors, and lessees during the time they are on or using PGA Village property. The POA may employ monitoring devices (including, without limitation, radar, "traffic hawk" video devices, software, video and photography) to enforce these Rules and Regulations.

B. GENERAL REGULATIONS

1. Owners, residents, and their guests may not cause or allow an annoyance or nuisance to other residents. Excessive, unnecessary or offensive noise and/or odors will not be permitted on any Parcel/Lot or on any PGA Village property.
2. No door-to-door soliciting is permitted within PGA Village. This includes the distribution of flyers or correspondence of any kind placed anywhere on an owner's property or in an owner's mailbox, unless delivered by the U.S. Postal Service.
- 3.a. Owners may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner. Owners may also display in a respectful manner one additional flag representing the United States Army, Navy, Air Force, Marine Corps, Coast Guard or POW/MIA. All flags shall be portable, removable and not larger than 4 ½ feet by 6 feet.
- b. Any Owner may erect a freestanding flagpole no more than 20 feet high on any portion of the Owner's real property, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The Owner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 4 ½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the County and local municipality and all setback and locational criteria contained in the POA's and applicable association's governing documents.
4. The brandishing, public display or discharge of weapons or firearms, including but not limited to BB pellets, taser and paintball guns, fireworks and all incendiary devices is prohibited.

C. TRAFFIC AND SAFETY

1. Owners, residents, and their guests shall comply with the traffic regulations posted throughout the community, and comply with instructions provided by agents, employees, and contract parties of the POA so designated to enforce these rules and regulations ("Officers") in the performance of their duty. Notices of violations may be issued by Officers. Notices will be submitted to the Compliance Committee for appropriate action.
2. No vehicles covered with fabric or plastic storage covers shall be permitted within view at any time.

3. Parking

a. No vehicle of any kind shall be parked overnight on any street between 2:00 A.M. and 6:00 A.M., except in situations when repair work to an Owner's driveway necessitates street parking for short periods (any such street parking must be authorized by the POA Management Company in advance).

b. Parking is prohibited on any grassy areas in the community unless authorized by the POA Management Company.

c. Parking in handicapped spaces is limited to vehicles with appropriate handicapped designations.

d. Parking in any manner that blocks any of the following is prohibited: roadways, fire hydrants, sidewalks, residential driveways or intersections of driveways and sidewalks. Mailboxes shall not be blocked during delivery hours.

e. Vehicles may not be parked facing oncoming traffic.

4. A vehicle in non-operative condition shall not be visible anywhere on the property. All vehicles, other than golf carts, shall have valid license tags and registration unless they are stored in a garage.

5. Violation of these traffic and safety rules is subject to the imposition of a fine and/or suspension of POA use rights. Traffic violations/warnings shall be issued by Officers.

D. ABUSIVE LANGUAGE/INAPPROPRIATE CONDUCT

Abusive and/or threatening language or any inappropriate conduct directed towards individuals in the service of this community, Officers, and volunteers of the POA is prohibited.

E. CONTROLLED ACCESS

The POA provides a controlled access service to owners and residents twenty-four hours a day, seven days a week through a contracted vendor. This is not a "personal protection force" and the POA is neither a guarantor nor insurer of the safety of any person or any property. Each owner and resident is responsible for his/her own personal and property safety.

PGA Village has a computerized gate access system designed to assist in efficiently handling authorized traffic coming onto the property.

Owners and residents shall complete an Access Control Form which may be obtained from the Management Company or the POA web site. Owners and permanent residents may establish a "Permanent Guest List," which should include only close family members and friends who visit frequently and routine periodic service providers who provide care for the owners and residents or the owner's/resident's home. All listed names will be permitted access without calling the owner/resident. The list allows residents to control the days of the week and the times of the day that guests or service providers may access your property. Occasional guests should not be listed. Changes to the list may be made at any time by filling out a new form.

Owners and residents expecting visitors or vendors should notify the guard house in advance, thus eliminating the need to call Owners/residents for admittance when the visitor arrives. In the event a guest or service vendor is not on the Permanent Guest List or

on the pre-call list, the gate guard will call the Owner's/resident's listed phone number for instructions on whether to admit the guest or vendor. If the Owner/resident cannot be reached by phone, the unannounced guest or vendor will not be allowed admittance.

F. T-STICKERS AND HEADLIGHT STICKERS

Owners may purchase PGA Village T-stickers or Headlight stickers which will be permanently affixed to the inside of the front windshield, or the headlight of your personal automobiles. The T-sticker and Headlight sticker system provides the means of raising the gate arms in the "resident" lanes at each of the entrances without having to stop at the guard gates. The T-sticker or Headlight sticker WILL NOT identify you if you enter through the visitor's lane, where you will be required to identify yourself as an owner, and the driver of the vehicle will be required to show a driver's license.

T-stickers and Headlight stickers will not be issued to guests, housekeepers, nurses, etc. Owners may include these individuals on their Permanent Guest List.

Owners who sell or trade their vehicles shall purchase a new T-sticker or Headlight sticker for a new vehicle. The PGA village T-stickers and Headlight stickers will automatically deactivate when removed and cannot be moved from vehicle to vehicle. At the time an Owner sells, trades, transfers or otherwise disposes of a vehicle with a T-sticker or Headlight sticker, the Owner must remove the T-sticker and/or Headlight Sticker from the vehicle and must report same to the POA Management Company.

Please review the T-sticker and Headlight sticker Policy posted on the POA Website or at the Management Company office.

G. RESALE AND RENTAL/LEASING OF PROPERTY

1. Resale of Property

a. Owners offering their property for sale shall inform the Management Company of the designated agent's name and company affiliation or their intent to sell their property without the assistance of a third party (i.e., for sale by owner). An "INTENT TO SELL" form shall be completed and delivered to the Management Company. The "INTENT TO SELL" form is available at the Management Company office or on the POA website.

b. Owners shall ensure that their salesperson/agent understands and complies with the following rules:

(i) The POA requires that, except for "OPEN HOUSES", the owner or salesperson/agent accompany or escort all visitors to the specific home(s) that they may wish to see.

(ii) The Owner or salesperson/agent shall follow the "OPEN HOUSE" procedures adopted by the Master POA Board of Directors which may be viewed on the POA web site or obtained at the Management Company office. If any Owner does not submit the properly completed Intent to Sell form, the Owner's agent and/or representatives will not be permitted to access the property unless the Owner is present.

2. Renting/Leasing Property

- a. An Owner shall submit a copy of the rental agreement to the Management Company office each time the home is rented/leased, including any extension or renewal with an existing renter.
- b. The lease shall be subordinate and subject to the provisions of the Sub Association (if applicable) and Master POA Documents and these Rules and Regulations.
- c. It is the Owner's responsibility to provide a copy of the current POA Documents and Rules and Regulations to the renter and to ensure that all occupants of the property comply with the Documents and Rules and Regulations. A copy of the Rules and Regulations is available for a fee in the Management Company office or online at the POA website www.pgavillagepoa.com.

H. GOLF CARTS

1. A golf cart is a motorized vehicle.
2. Golf cart operators shall abide by all traffic rules and regulations within PGA Village, including the following:
 - a. Only Owners and their guests, POA vendors, and POA employees are allowed to own and/or operate private golf carts on PGA Village property.
 - b. There shall be a seat for each occupant of a golf cart.
 - c. Golf carts shall not be driven on POA common landscaped areas.
 - d. Golf carts shall be driven at a safe speed as conditions warrant. At no time may the cart be driven in excess of a posted speed limit.
 - e. Common courtesy should be used when operating a golf cart. Cart speed shall be reduced when approaching or being approached by pedestrians, bicyclists, joggers, skaters, etc. Golf cart operators shall yield to, or if necessary, stop for registered motor vehicles, pedestrians, joggers, skaters, etc. along the roadways and pedestrian paths. Golf carts shall not be on pedestrian paths.
 - f. Every golf cart operator shall be at least sixteen (16) years of age and have a driver's license.
 - g. Carts shall be stored in the Owner's garage or other out-of-sight location at the Owner's residence. No golf carts covered with fabric or plastic shall be permitted within view at anytime.

I. CHILDREN

Owners and residents are solely responsible for the behavior, welfare and safety of their children and the children of their guests while on POA property. The costs of repairs to POA property damaged by children will be assessed to the Owners and/or residents who are the hosts of the children who caused the damage.

J. PETS AND ANIMALS

1. Number

There is a limit of three (3) domestic animals per household. This restriction on the number of pets per household shall become effective September 4, 2008; however, all pets living in the home prior to September 4, 2008 are grandfathered from this limitation, but pets in excess of the limitation may not be replaced.

2. General

- a. Dog runs or doghouses outside the home are not permitted.

- b. Pets shall be on a leash or within an electronic fence and under control of their attendant at all times when outside of the home.
- c. Pet droppings are to be removed immediately and disposed of in a proper manner by the animal's attendant. The attendant shall at all times possess a means of removing a pet's solid waste with a pooper-scooper, plastic bag, etc.
- d. Pet owners are responsible for payment for repairs to POA landscaping and/or buildings that are damaged by their pets.
- e. Any disturbance by a pet, such as noise, odor or threatening or nuisance activity, may be cause for action by the POA to have the offending pet removed from PGA Village. Any pet that is considered dangerous or shows dangerous tendencies, at the sole discretion of the POA, may be removed from PGA Village.
- f. Owners and occupants shall assume full responsibility for personal injury or property damage caused by any pet.
- g. No commercial breeding of any kind is allowed.

K. MASTER POA COMMON PROPERTY

- 1. Decks and Pool Areas - See Island Club Rules, dated January 2, 2008, as may be amended, restated or modified from time to time (the "Island Club Rules"). By this reference the Island Club Rules are incorporated herein and made a part hereof.
- 2. Common Area Damage - Repairs for damage to POA common property shall be paid for by the party causing the damage. Please report any damage to an Officer.
- 3. Bicycles may be stored in bicycle stands within PGA Village. Bicycles shall not be attached to trees, light poles, or street signs on common property.

L. WASTE DISPOSAL

- 1. Refuse shall be placed in an appropriate trash container with a securely closed lid and shall be placed at the curb in front of your home no earlier than the night before trash pick-up. Containers shall be returned to their out-of-sight location the same day as pickup. Plastic bags may only be placed at the curb after sunrise the morning of pick-up. Loose papers and boxes should be crushed into tight bundles and placed at the curb in the appropriate recycling container. Styrofoam peanuts used for packing shall be placed in fastened trash bags and placed in the trash container. Any remaining debris left by the refuse contractor shall be picked up and discarded by the Owner.
- 2. Vegetation should be placed into trash cans and placed at the curb no earlier than the day before pick-up. Landscape contractors, while performing landscaping services, shall remove debris from the PGA Village property by the close of the working day.
- 3. The Owner or occupant shall arrange for pick-up of large items, extraordinary amounts of vegetation or packing cartons directly with the waste hauler at the Owner's expense.
- 4. County Waste Disposal Regulations pertaining to size and weight shall be observed.

M. GENERAL PROPERTY MAINTENANCE

1. Exterior Maintenance

Owners are required to maintain the exterior of homes including landscaping, patio, terrace, garden, pool or similar areas.

a. Roof/Home/Exterior/Driveway Cleaning

Periodic cleaning of the roof, house and driveway is required as often as needed to maintain a clean appearance.

b. House Painting

Periodic house repainting is required as often as needed to maintain a clean appearance.

c. Color changes

Owners shall obtain approval from the Sub-Association before painting has commenced to ensure that a color change conforms to the approved color pallet established for the neighborhood. If no Sub-Association exists, or the Sub-Association has not requested this authority, requests shall be sent to the Master POA ARC.

d. Garage Doors

Garage doors shall be kept closed, except when performing work. Garage doors shall have a well-maintained appearance.

e. Window and wall air conditioners are prohibited.

2. Parcel/Lot Maintenance

a. Mailboxes

Mailboxes shall meet the standard established by the Master Association in the Design Review Manual. A Sub-Association (if applicable) may request the approval of a different standard from that established by the Master ARC and/or POA Board of Directors. Such request shall be submitted and approved in writing.

b. Chains/Barricades

No chains or barricades of any type are permitted on private residence driveways at any time except during maintenance procedures.

c. Outdoor Lighting

Outdoor lighting shall not interfere with or create a nuisance to other residents.

All new installations shall be approved in advance by the Sub and Master Architectural

Review Committees.

d. Seasonal lighting

Seasonal holiday lighting is permitted from November 25 through January 10 of each year and shall not interfere with or create a nuisance to other residents.

e. Hurricane Shutters

Hurricane shutters are permitted to be installed or closed only after the National Weather Service has issued a "hurricane watch" or a "hurricane warning" applicable to our County. The shutters shall be FULLY OPENED or removed within five (5) days after the Weather Service has advised that the storm has passed. All designs, materials, finishes and hardware should be consistent with the main house and are subject to Sub Association (if applicable) and POA ARC approval.

f. Renewable Energy Systems

Renewable energy systems (such as solar electricity panels, solar water heaters, and other systems) shall be approved by the Sub Association (if applicable) and Master Association ARC prior to installation. Each application will be reviewed on

an individual basis by the Sub Association (if applicable) and POA ARC considering site, color, manner of installation, possible visual or other nuisance, aesthetics, size and other factors. Renewable energy systems should be non-viewable from the common areas, golf course and neighboring properties to the fullest extent possible without interfering with the function of said renewable energy systems.

g. Pods or other temporary storage systems may be placed in a driveway for loading or unloading household goods for no more than 3 days. These storage systems may only be placed on a driveway and may not be placed in a roadway or on the lawn at any time. Notwithstanding the foregoing, Pods or other temporary storage systems may only be used with the prior written authorization of the POA Management Company.

N. LAKES-- PONDS -- CANALS

Access to waterways from golf courses or through private property is prohibited.

1. Swimming and wading in lakes, canals, drainage swales or standing water is prohibited.
2. Non-motorized boats are permitted on all lakes with written consent of the POA. Boats shall be removed when not in use. Motorized boats are not permitted except for contracted vendors of the POA.
3. Boats shall be stored out of view.
4. Fishing by Owners, residents or guests is permitted at one's own risk. Children under sixteen (16) shall be accompanied by an adult. All fish caught in the PGA Village lakes, canals and ponds shall be released into the same body of water in which they were captured and are not to be eaten. No individual may fish on private property without the prior consent of the owner.
5. PGA Village lakes are a habitat for Florida's native animals including alligators and poisonous snakes. Everyone shall take caution when near the water areas. Any sightings of dangerous animals or abnormal behavior of animals should be reported to the Management Company and/or Access Control.

O. ARCHITECTURAL STANDARDS AND REVIEW PROCESS

Owners shall follow POA established architectural standards when making changes to the exterior of their property. A review process has been developed to ensure compliance with the standards. Please review these documents on the POA web site www.pgavillagepoa.com or obtain a copy of the revised 01.30.12 manual at the Management Company office.

All changes to the exteriors of properties in PGA Village, including major landscaping, shall require application to the Sub Association (if applicable) and the POA ARC.

P. OUTSIDE CONTRACTOR ENTRY

1. No outside contractors, vendors or workers are permitted in PGA Village before 7:00 AM or after 6:00 PM on weekdays and before 7:00 AM or after 5:00 PM on Saturday.
2. No outside contractors, vendors or workers are permitted on the property on Sundays or holidays. For purposes of this rule, the holidays are: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day.

Q. ACCESSORY STRUCTURES

Accessory structures are not permitted on any yard, driveway, or walkway without prior written approval of the Master POA ARC.

1. Accessory structures shall include, but not be limited to: playhouses, playground equipment, gazebos, tiki huts, cabanas, fences, raised planters, planter walls, recreational areas, sculptures, statuary, decorative art objects, fountains, urns, water features, rock gardens, etc.

2. All accessory structures shall be approved by the Master ARC.

3. Tool sheds, storage sheds and dog houses are prohibited.

4. Basketball backboards when permitted by the individual Sub Associations shall be subject to the following:

- i. Backboards shall not be attached to the house or any other structure and shall be portable.
- ii. Backboards shall not be illuminated.
- iii. Backboards shall be mounted on a black or dark colored metal pole with a clear backboard.
- iv. Equipment shall be maintained in good order.
- v. Location is subject to Sub Association's approval on an individual basis but shall not impact Master Association property, rights-of-way, or easements. Additionally, when not in use, backboards must be stored in compliance with subsection vi below.
- vi. Immediately after use and at all times when not in use, backboards must be out-of-sight from the street and, to the extent possible, from direct view of neighboring properties (as determined by the Sub Association). To the extent possible, backboards should be stored in the dwelling's garage. For an approved portable backboard that is unable to be stored in the dwelling's garage, with the prior approval of the Sub Association, (a) the backboard shall be stored on the side of the dwelling in the least obstructive location, and (b) for dwellings on corner lots and for those dwellings that the Sub Association has determined are unable to store the backboard on the side of the dwelling, backboards must be stored in the rear of the dwelling.
- vii. In the event the basketball backboard becomes a nuisance, the Sub Association and/or the Master Association reserves the right to require the removal of any basketball backboard.

R. RECREATIONAL EQUIPMENT. Subject to the restrictions contained herein, recreational and functional accessories such as but not limited to swingsets, playscapes, and other large play equipment shall be located at the rear of the dwelling, or on the inside portion of corner lots within the setback lines, in the least obtrusive location, as determined by the applicable Sub-association or POA ARC. Installation of any such equipment shall have prior approval of the Sub-Association (where applicable) and the POA ARC.

S. CLOTHESLINES

1. In an effort to encourage energy conservation, clotheslines will be permitted under the following conditions:
 - a. Shall be placed in the rear of a home.
 - b. Shall not be visible: (i) from the road, (ii) from any adjoining Parcel/Lot, or (iii) from any Parcel/Lot directly across any lake bordering the Parcel/Lot, as determined by the POA in its sole and absolute discretion.
 - c. Landscape plans and the location of the line shall be submitted to the Sub Association (if applicable) and the POA ARC for approval.

T. YARD OR GARAGE SALES

No yard or garage sales are permitted on any Parcel/Lot in PGA Village. With the prior written approval of the Master POA, a yard or garage sale may be held at the Island Club no more than once in any calendar year.

U. VIOLATIONS OF POA DOCUMENTS AND/OR RULES AND REGULATIONS

1. Procedures

These procedures describe the process of handling complaints addressed to the POA. The POA is under no obligation to settle disputes between neighbors.

- a. All citations and notices of violations issued by the POA's Officers are subject to review by the Compliance Committee.
- b. Complaints by owners regarding violations of POA Documents and Rules and Regulations shall be submitted in writing to the Management Company. All information regarding complaints will be confidential.
- c. 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 issue a citation and refer the complaint to the Compliance Committee for a hearing.

2. Action on Complaints

See Compliance Committee Rules.

V. SEVERABILITY

Failure by the POA to enforce any provision of these Rules and Regulations 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 in no way affect the validity or enforceability of the remaining provisions, which shall remain in full force and effect.