

RULES AND REGULATIONS

1. The speed limit on all streets of the Association is 15 mph, unless otherwise posted by an official municipal sign.
2. No vehicle may be parked as to obstruct the sidewalk.
3. It is prohibited to park on any grass areas.
4. Parking on the roadways after 11:00pm is prohibited.
5. Except in case of emergencies, or with prior consent of the Board of Directors, construction, maintenance or repair work is only allowed Monday – Saturday from 8 am until 6 pm and is prohibited on Sundays.
6. Trash/containers/recycling bins are to be placed curbside the night before the day of scheduled pick up and not before. Containers/bins are to be removed from curbside no later than the night of the scheduled pick-up day and stored out of sight. Containers/bins may not be visible from the street.
7. Improvements, changes, modifications or additions to the unit or landscape must be submitted in writing to the Board of Directors for approval. Said improvements are to be set forth on an ARB Form. Any ARB requiring a permit will have to be submitted with a refundable security deposit in an amount not to exceed \$500.00. The amount will be determined according to the work to be performed. This form can be obtained from Campbell Property Management at 954-427-8770 or on the website at www.thodc.com.
8. Window air conditioners are not permitted, except in an emergency and when approved by the Board of Directors.
9. Units are to be maintained in a neat and attractive manner.
10. Per FS 720, the association may levy reasonable fines. A fine may not exceed \$100 per violation against any member or any member's tenant, guest, or invitee for the failure of the owner of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association unless otherwise provided in the governing documents. A fine may be levied by the board for each day of a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed \$1,000 in the aggregate unless otherwise provided in the governing documents.
11. Pets are to be under their owners control at all times and must be picked-up after.
12. Vehicles must be in legally drivable condition with current tags.
13. Vehicle repairs, other than washing of the vehicle, may not be performed on or near the lots.
14. Street light lamps must be illuminated from dusk until dawn.
15. In accordance with fire code, after the termination of such periods of time that had been designated by the national Weather Service as being a hurricane watch or warning, hurricane protective devices installed on occupied buildings which impede required egress or required light and ventilation shall be removed within 15 days.

- 16. Non- permanent hurricane shutters and plywood must be removed from all occupied and unoccupied homes within 15 days after the termination of such periods of time that had been designated by the national Weather Service as being a hurricane watch or warning.
- 17. Personal pick-up trucks for passenger use only shall be allowed up to ¾ ton capacity. Commercial trucks, cars, or vans shall not be permitted between the hours of 6:00 pm and 8 am or at any time on Sunday.

The foregoing Use Restrictions and House Rules and Regulations are not all inclusive but summarize the more important restrictions. For a complete and accurate compilation of the restrictions that apply to the Townhomes of Deer Creek, you should review the Declaration, Articles of Incorporation, Bylaws and Rules and Regulations.

I/We, _____ Homeowner(s)

Of (address) _____

in the Townhomes of Deer Creek, have read and understand the Homeowners Association's Requirements / Rules and Regulations.

Print Name

Signature

Print Name

Signature

Date