

DRAPER LAKE COASTAL VILLAGE

RULES AND REGULATIONS

The Draper Lake Homeowner's Association, Inc., (the "HOA") is charged with preserving the high architectural and environmental standards and quality of life which make the Draper Lake Coastal Village such a sought-after community. The HOA acts through an owner-elected Board of Directors made up of 7 members of the Draper Lake Community. A separate 3-member Architectural Control Committee ("ACC"), as well as a separate Landscape Committee, have also been established. The ACC reviews, approves and oversees all aspects of home design, construction and remodeling within the Community, while the Landscape Committee is charged with the maintenance and preservation of the common areas.

The HOA has a legal duty to uphold and maintain the standards and restrictions in the Governing Documents of the Draper Lake Coastal Village Community. It is the responsibility of each Owner to ensure that their guests, invitees, or renters are aware of and adhere to those standards and restrictions while enjoying the Draper Lake Community.

In furtherance of its duty, the Board of Directors has enacted these updated and amended Rules and Regulations, as provided for at section 3.13 of the Declaration of Covenants, Conditions, Restrictions and Easements for Draper Lake, recorded at Book 2621, Page 1241, of the Official Records of Walton County, Florida.

1. Access Keys and Codes

Replacement keys and access codes may be obtained by contacting Community Management Associates ("CMA"). CMA shall have the right to charge a fee to replace any replacement access keys issued by CMA to an Owner. Codes for entrance gates, the swimming pools and the tower access are not for public dissemination and are subject to change. Repeated violations of this rule will result in suspension of Owner privileges.

2. Assessments

- A. Assessments are paid quarterly, and should be made payable to "Draper Lake Homeowner's Association, Inc."
 - a. Assessments are due on the first day of the first month of each quarter.
 - b. Assessments are past due after the last day of the first month of each quarter.

3. Architectural and Landscape Changes

In accordance with the Draper Lake Governing Documents, ALL exterior changes, (including satellite dish placements), landscape changes, trash can screening, pavers, and/or additions, deletions and modifications require prior approval by the Architectural Review Board. Failure to obtain prior approval can result in unapproved work being removed at the Owner's expense.

4. Attractiveness Of Lots

- A. It shall be the responsibility of each Owner to prevent any unclean, unsightly or unkempt condition of the Owner's Lot or with the improvements on the Owner's Lot. All Lots and improvements shall be maintained in a neat, clean, attractive and well-kept condition. Areas which retain natural vegetation shall be maintained to preserve and enhance their natural character. No garbage, trash, ashes, refuse or other waste shall be thrown, dumped, placed or kept on a Lot except in approved sanitary containers.
- B. Outdoor furniture shall be consistent with the architectural guidelines provided in the Design Code, and shall be graded as outdoor furniture. Outdoor furniture must be placed on a designated porch, deck, courtyard or patio area, unless otherwise integrated into the overall landscape design (i.e., a garden bench, etc.)
- C. Plastic or metal stacking or folding chairs are not considered outdoor furniture and are not permitted except when temporarily in use.

5. Beach Cabana

Vehicles allowed to park at the Beach Cabana include Owner electric-powered LSVs, and Owner or guest automobiles. Renters are not permitted to park vehicles of any kind in the Beach Cabana.

6. Betty Street and Buddy Street Access Gates

Only bicycles and pedestrian traffic are permitted through the west gates at Betty Street and Buddy Street for access to the Beach Cabana and/or beach.

7. Camping

No camping at any time, during the daytime or overnight, is permitted.

8. Cable/Satellite

The HOA does not provide cable. It is up to each Owner to obtain and pay for desired services. If an Owner chooses enter into a contract with a satellite provider, written approval of any satellite dish placement must be obtained from the Architectural Control Committee prior to installation. Failure to obtain prior written approval may result in the unapproved satellite being removed at the Owners expense. UNDER NO CIRCUMSTANCES MAY SATELLITE DISHES BE MOUNTED ON THE ROOF OF A RESIDENCE.

9. Common Areas

Report any damage to Common Areas to CMA or the Landscape Committee. All Owners are required to utilize the established entry and exit points (at each boathouses) when accessing Draper Lake to prevent shore erosion and damage to native plants.

10. Contractor Work

Contractors performing services, including but not limited to home building or remodeling, shall conduct such services only between the times of 7:00 AM and 6:00 PM on weekdays, and between 9:00 AM and 5:00 PM on weekends. NO CONSTRUCTION WORK IS PERMITTED ON SUNDAYS OR NATIONAL HOLIDAYS.

11. Fires

No fires for burning of trash, leaves, clippings or other debris or refuse will be permitted on any Lot or within the Common Areas, except with the specific prior written consent of CMA and after receipt of all applicable governmental permits. No fire burning open pits are allowed.

12. Gatherings in the Common Areas

Organized gatherings of more than ten (10) persons within the Draper Lake Coastal Village Common Areas shall require a permit from CMA. The issuance of the permit will be based on reasonable conditions as CMA deems necessary or desirable. Such conditions may include, but are not limited to, requiring the applicant to provide security services, clean-up services, and/or insurance which may be required for the event, the payment of a reasonable administrative fee, the execution of a license or use agreement in a form prepared by CMA, and/or payment of a deposit to ensure the return of the Common Area to its condition prior to such event and to repair any damage caused by such event. The CMA may impose limitations on the number of persons and the hours of the event.

13. Homeowner's Association (HOA) Meetings

The agenda and location shall be published forty-eight (48) hours in advance of each HOA Board Meeting and will be posted at the community mailbox areas and sent to Owners who have signed up for email notifications. A sign-up sheet will be available for attending Owners wishing to speak. Owners who choose to call-in to a Board Meeting will be asked to announce their presence at the beginning of the meeting and express their desire to speak on an agenda item. Each Owner indicating their desire to do so shall be permitted to speak for up to three minutes per designated item.

14. Low Speed Vehicles (LSV)

Owners are permitted to keep and operate street-legal electrically powered Low Speed Vehicles (LSVs) within the Draper Lake Coastal Village property. Gas-powered LSVs are NOT allowed. An LSV must be currently licensed and registered with the State of Florida to be considered street-legal.

The following restrictions apply to the use of LSVs:

- A. An LSV must be configured as "street-legal," meaning it must weigh less than 3,000 pounds, have a maximum speed of 25mph, and be equipped with all the following:
 - a. Parking brake, windshield, seatbelts and a Vehicle Identification Number (VIN).
 - b. Headlamps, front/rear turn signal lamps, tail lamps, stop lamps and reflex reflectors.
 - c. Exterior mirror mounted on the driver's side and either an exterior mirror mounted on the passenger side or an interior mirror.
- B. Operation of an LSV within the Community is governed by the same Rules and Regulations as apply to operation of an automobile. Registered Owners must carry insurance for their LSV. Only individuals who are at least 18 years of age or older and who hold a valid driver's license are permitted to operate an LSV within the Draper Lake Coastal Village.
- C. Owners shall be fully liable and responsible for ensuring adherence to these Rules and Regulations during of operation of their LSV within the Community, and will be

responsible for any fines incurred as a result of any violations incurred by any third party is operating their LSV.

MOTORIZED VEHICLES OF ANY KIND, (INCLUDING LSVs), MAY NOT BE OPERATED ON ANY TRAILS, PATHWAYS, BOARDWALKS, DOCKS, OR THE LAKE AND SURROUNDING SHORELINE.

15. Motorized Vehicles

No all-terrain-vehicles (ATV's), "go-carts," "golf carts," or other similar electric, gas or motorized off-street vehicles shall be permitted within the Draper Lake Coastal Village. "Golf Carts" are defined as any electric or gas-powered low speed vehicle that does not meet the requirements to be considered street legal per section 12 above. Golf carts may NOT be stored or used within Draper Lake Coastal Village at any time.

16. Noise

In accordance with the Walton County Noise Ordinance, required quiet hours are from between 10:00 PM and 9:00 AM each and every day. No noise shall be produced by radios, televisions, sound systems, musical instruments or otherwise that disturbs the Owners or their guests. Violations will be immediately reported to local law enforcement and the security dispatch officer on call.

17. Occupancy Limits

Per Walton County code, occupancy in each house is limited to one person per every 300 feet of living space.

18. Parking

The Board of Directors has approved the addition of additional parking spaces, as homeownership grows and when financially feasible. Use of such spaces, when available, shall also be governed by the existing restrictions below:

- A. Each Owner is required to have parking accommodations for their individual vehicles existing wholly within the boundaries of their Lot per the current Draper Lake Design Code and other applicable restrictions.
- B. Extra parking spaces are available to Owners and their guests in Common Area parking lots at the entrance of both the West Side and East Side. Each Owner is entitled to the use of one (1) Common Area parking space on a first come, first serve basis, and must display a CMA-provided parking tag hanging from their rearview mirror which clearly displays their Lot number when using it. Parking tags will be available by prior arrangement with CMA and are limited to a period of seven (7) days.
- C. Daytime on-street parking is permitted subject to all directional signs for safely parking along the roadway. Daytime parkers should be aware of the placement of their vehicles to ensure ease of passage by other vehicles, including emergency vehicles, and for the safety of others. Perpendicular parking on aprons in front of garages is permitted provided the automobile does not extend into the street.
- D. STORAGE OF VEHICLES ON-STREET IS NOT ALLOWED.

- E. OVERNIGHT ON-STREET PARKING IS NOT ALLOWED. Vehicles may not be parked on-street between the hours of 12:00 AM and 6:00 AM. During this time, vehicles may only be parked in a carport, garage or driveway. Any vehicle parked on-street overnight will receive an initial warning from Security. Vehicles not promptly moved following an initial warning are SUBJECT TO BE TOWED. Towing decisions shall be determined by the Board of Directors, subject to prior violations history and community safety concerns.
- F. Parking is prohibited at all times in the following areas:
 - A. in front of the butterfly garden;
 - B. around the common area abutting the Draper Lake Tower;
 - C. on the grass along roadways (unless prior written approval has been granted by the CMA);
 - D. any other area not explicitly designated as an approved parking space in these Rules and Regulations.
- G. If on-site parking spaces are unavailable due to construction activity, the Owner shall coordinate with CMA and the Town Architect, to determine an alternate parking location.
- H. Garage doors shall be kept closed except during use.
- I. Commercial vehicles of any kind shall be prohibited from parking at any time within Draper Lake Coastal Village, except when picking up or delivering passengers or merchandise, or during the performance of work or services at a location.
- J. In the event of a conflict between these Rules and Regulations and the Governing Documents, the more restrictive shall govern.

19. Pets

No animals shall be kept on any Lot for commercial or breeding purposes. CMA, in conjunction with the Board of Directors, shall have the right to prohibit animals on any portion of the recreational Common Area. Any animal which creates noise or other disturbance may be subject to removal. All pet waste shall be appropriately scooped, bagged and disposed of in a waste receptacle.

20. Rentals

- A. Renting is permitted within the Draper Lake Coastal Village Community subject to these Rules and Regulations. Additional rental rules and regulations may be established by the Board of Directors from time to time, subject to the authority granted by the Governing Documents, without limitation.
- B. A copy of each existing lease for the rental of a primary residence within the Community shall be provided to the HOA prior to the commencement date provided therein.
- C. Only the rental of all dwellings existing on a given Lot, or the rental solely of the primary dwelling located thereon, is permitted. The rental of individual rooms within a primary dwelling is NOT permitted. The rental of any outbuilding (such as a carriage house) may only be included along with the rental of the primary dwelling in one lease; i.e., through the combined rental of the primary dwelling and outbuilding together. An accessory structure or outbuilding may NOT be rented separately from the primary dwelling.

- D. All renters must be at least 25 years of age.
- E. All rentals shall be for a term of NO LESS THAN 30 CONSECUTIVE DAYS.
- F. All renting Owners are solely responsible for ensuring their renters understand and adhere to all restrictions governing the Draper Lake Community, including those listed herein and elsewhere in the Draper Lake Governing Documents. OWNERS SHALL BE LIABLE FOR VIOLATIONS BY THEIR RENTERS.

21. Security

The HOA provides security services for the benefit of the entire community. The duties of the uniformed patrol officer on duty at any given time include but are not limited to driving through the Community, checking on vacant homes, enforcing HOA rules, noticing HOA and parking violations, patrolling the common property areas, such as the Community walking trails, pool area, boathouses and park tower. The dispatch officer may be contacted through CMA at any time. Any suspected criminal activity or emergency situation should be reported to Walton County Law Enforcement immediately: IF YOU HAVE AN EMERGENCY, DIAL 911.

22. Speed Limits

No vehicle shall exceed a speed of 10mph within the boundaries of the Draper Lake Coastal Village.

23. Storage

No items may be stored on the front or side of any house, carriage house/garage or in the yard. Items must be stored in the rear of an Owner's home, screened from the street and hidden from sight by other Owners.

24. Trash Collection

- A. Trash is picked up every Monday and Thursday by Waste Management. If Monday occurs on a national holiday, trash pickup occurs a day later. Trash containers should not be placed on the street earlier than 5:00 pm on the evening preceding pickup, and should be removed by 10:00 pm on pickup day. Trash containers must be stored either in a garage or approved area, NOT on an Owner's driveway or Lot in view of the street.
- B. Walton County offers yard waste pickup each Wednesday. Owner's must bundle or bag the yard waste for it to be accepted and hauled away. Specific details on what will be accepted can be found at: <https://www.co.walton.fl.us/1138/Yard-Waste-Collection>.

25. Vehicles, Trailers and Boat Storage

- A. Inoperative vehicles, travel trailers, recreational vehicles, buses, trucks with more than six (6) wheels, boats and/or trailers shall not be stored overnight on any Lot or within the Common Area, unless kept in a closed garage so as not to be observable from other Lots or the Common Areas.

- B. Electric or hybrid vehicles, scooters, or similar vehicles may be operated only on the private roadways within Draper Lake Coastal Village. Such vehicles may not be operated on the pathways, boardwalks or docks.
- C. Skateboards and roller blades are permitted only on the private roadways within Draper Lake Coastal Village. They are not permitted on the pathways, boardwalks or docks for safety reasons.
- D. Boathouse slips are available to Owners on a first come, first serve basis. There is an annual fee of \$300.00 associated with the use of a slip. Only one (1) slip per Owner is allowed. Boats of any kind, (including paddle boards, kayaks, etc.), are not allowed to be stored along the Draper Lake shoreline except in the Boathouse as noted above.

Updated and approved by the Board of Directors at a meeting held on **March 26,
2020. *Effective upon date recorded above.***