

**SECURITY AND TRAFFIC RULES AND REGULATIONS
FOR THE WEST VILLAGES AND CRANE CREEK RESIDENTS AND CLUBS**

SECURITY SECTION

S-1 SCOPE. Security is under the control of the Martin Downs Property Owners Association (MDPOA) who is responsible for the West Village Gatehouse (the Gate) access control. The recreational facilities within the community are included. The recreational facilities include but are not limited to: Martin Downs Golf Club (MDGC), Banyan Creek Golf Club, and The Village Club (collectively the Clubs).

S-2 GATE ENTRY. Resident access is by barcode. Residents and non-resident members and employees of the Clubs may acquire a vehicle barcode after registering their vehicles at MDPOA and providing property documents.

S-3 CRANE CREEK BACK GATE. The back gate to High Meadow Avenue is on property and roads owned by the Crane Creek POA. The back gate operation and use is solely under the jurisdiction of the Crane Creek POA.

S-4 ELIGIBILITY. To receive a barcode, the vehicle must be registered to the resident at the address of record within the community. Seasonal residents with vehicles registered in other states/provinces who own properties here are also eligible for barcodes. No visitors, relatives, service personnel, realtors or other non-residents are entitled to a barcode.

S-5 SERVICE VENDORS AND FREQUENT VISITORS. Each resident may submit to MDPOA a list of no more than twelve (12) service vendors and frequent visitors for whom admittance will be permitted without a telephone call to the resident for approval (Permanent Visitor/Guest List). Changes to the list require proof of identification and can only be done through the MDPOA office.

S-6 EMERGENCY. In the event of an emergency requiring the Martin County Sheriff Office (MCSO) or Martin County Fire Rescue (MCFR) response, residents should call 911 first, then call the Gate at 772-286-6163 to assure the responding vehicle can be directed to the correct address if needed. Each resident should have a clearly visible address number on their property.

S-7 VISITORS. Drivers of visitor vehicles will be asked for a Driver License by the gate officer to gain admittance to the community.

S-8 VISITOR NOTIFICATION. All visitors must use the visitor lane closest to the gatehouse. They will not be granted access unless the resident calls the Gate in advance of the expected visitor, to provide approval. Resident should inform gate officer when visitors, including contractors, are expected to visit resident for multiple days. Resident must provide the gate officer their:

Name and street address

Personal Identification Number (PIN #) assigned to them by MDPOA

Name of all visitors expected and arrival day and time - if known

The gate officer will attempt to call the resident twice if a visitor arrives without the gate officer receiving an advance call, or if the visitor's name is not on the resident's Permanent Visitor List. The resident must be able to provide their PIN # to grant approval for entrance to the visitor. The visitor will be denied entry if there is no answer or if an answering machine responds. No resident calls will be made by the gate officer to the resident after 11:00 p.m.

Residents hosting large events and parties, when more than twenty-five (25) visitors are expected, must notify MDPOA no less than 24 hours in advance, and provide MDPOA a visitor name list, alphabetically by last name. Event notice for more than fifty (50) visitors must be provided to MDPOA no less than 72 hours in advance, include a visitor name list, alphabetically by last name no less than 12 hours in advance of the event start. The resident may be required to pay for a Special Detail gate officer (additional gate officer) to help with gate entry, at a minimum cost of \$70.00. Failure to provide event notice and visitor lists may also result in a penalty of up to \$250.00.

S-9 WALKERS AND BIKERS. Walkers and those on bicycles or other such “vehicles” will be asked for photo identification, and their PIN # if a resident. Non-residents will be denied entrance while an attempt is made to reach the resident. Admittance will be denied if approval cannot be obtained.

S-10 MARTIN DOWNS GOLF CLUB, BANYAN CREEK GOLF CLUB, THE VILLAGE CLUB (collectively the Clubs). Visitors arriving for any activity or function will be subject to separate entrance rules. Security arrangements must be made in advance by the Clubs through the MDPOA office. All excess security costs associated with such visitors, including public access, will be determined by MDPOA, and billed to the using Club.

S-11 SALE OF HOMES. Open House showings, auctions, estate sales, garage sales or similar events must be by appointment only. Owners showing their own property or items for sale must notify the Gate to prearrange visitor approval. Owners listing with a Realtor must add the Realtor name to their Permanent Visitor List at the MDPOA office and submit a statement in writing allowing the Realtor to authorize in other Realtors for a specific showing. The Realtor is then responsible for calling the Gate to make arrangements to admit other cooperating Realtors to come to that property on that date.

S-12 SUPPLEMENTAL SHERIFF PATROLS. MDPOA for West Village, contracts annually for additional security patrols by MCS deputies. These deputies are armed and may issue tickets and/or warnings and may arrest individuals breaking State Laws. These patrols are conducted on a random basis and may be directed toward traffic violations, vandalism, or any other recurring problem, and are for the protection of our residents and Clubs.

S-13 VIOLATIONS. Residents or their guests who do not comply with these rules may lose their barcode privileges.

S-14 SUNDAYS, LEGAL HOLIDAYS, WEEKDAYS AND SATURDAYS BETWEEN 7:00 PM AND 7:00 AM. On these days, commercial vehicles, large truck deliveries and moving vans will be permitted entry only due to special circumstances or emergencies. The gate officer must be notified in advance and have the approval of the appropriate HOA/COA.

TRAFFIC SECTION

T-1 PURPOSE. These traffic rules and regulations are solely in the interest of the safety of our residents, the Clubs, and their employees and guests.

T-2 SCOPE. These regulations apply to all MDPOA roads, specifically Crane Creek Avenue to its intersection with Sandhill Road, Sandhill Road, and the Mallard Creek and Greenwood Way extensions. These are referred to as the arterial roadways or the “loop road”. All other roads and parking lots in the community are the responsibility of each individual HOA/COA.

T-3 STATE LAWS. State of Florida motor vehicle laws must always be observed. All US drivers operating a vehicle must be able to show a current and valid state Driver License, or:

Out of Country Drivers – A valid Driver License from another country must be shown and is acceptable for entry if it has a photo of the driver. If there is no photo, another form of identification with a photo is also necessary, such as a Passport.

International Driver License – An International License is not acceptable alone. A valid Driver License from the driver's country is required – see above.

Learner Permit – A valid Learner Permit is acceptable only if there is another person 21 years or older, with a valid Driver License, and sitting in the front passenger seat.

A Driver License is required for two (2) reasons:

It contains a photo which identifies the person driving

It is Florida law that all drivers have a valid Driver License to drive on roads

T-4 SPEED LIMITS. The speed limit within the community is 30 mph, unless otherwise posted.

T-5 APPROVED VEHICLES. The only vehicles approved for use on the designated roadways are those having a current motor vehicle registration and insurance. All residents must additionally register their vehicles with MDPOA to receive a window year bar decal and a barcode entry activator, if eligible.

T-6 PROHIBITED VEHICLES. Any vehicle without a valid, current motor vehicle registration and license plate is prohibited from using the roadways designated in Section T-2 above.

T-7 BICYCLES AND OTHER VEHICLES. Bicycles shall be granted all rights granted to motor vehicles. They must not be operated on sidewalks. After sundown bicycles must have an operative front light visible from 500' and a rear light or reflector. Persons on other types of conveyances such as roller skates/blades, toy vehicles, skateboards, hoverboards are not permitted on the roadways designated in T-2 above, except to cross at a marked crosswalk.

T-8 COMMERCIAL VEHICLES. Commercial vehicles may use the designated roadways during daytime hours only. After sundown commercial vehicles may not be parked on any roadways. These vehicles are also subject to HOA/COA rules. In an emergency, permission from MDPOA may be granted.

T-9 RECREATIONAL VEHICLES. Recreational vehicles may be permitted temporarily for loading and unloading but may not be parked on the street or in driveways overnight unless approved by the HOA/COA in advance.

T-10 GOLF CARTS. Golf carts may be operated on the arterial roadways (loop road) and paralleling sidewalks only by those persons in possession of a current valid driver license – see T-3. These vehicles may be operated in daylight hours only, unless equipped with operative headlights and break lights or rear reflectors.

T-11 ENFORCEMENT. MDPOA security officers who observe a violation of State laws or of these regulations shall endeavor to identify the vehicle and report the violation to the appropriate HOA/COA and MDPOA, or in the case of violations to State laws, to the Sheriff's office.

T-12 PROPERTY DAMAGE. In the event of an accident resulting in injury, damage to another motor vehicle, or to any property, the operator must notify MDPOA or the gatehouse, and the Martin County Sheriff's office to request their presence to initiate an official accident report.

T-13 GATE ARM DAMAGE. Residents and Clubs shall be responsible for their guest drivers. Any driver damaging the entrance gate arm(s), or their function shall be responsible for the repair costs to be determined by MDPOA, based upon recent repair costs including labor to secure the entrance lane while repairs are completed. Failure to remit payment may result in the loss of barcode privileges for the resident and legal action for recovery of the damages.

T-14 SPEED CONTROL. MDOPA has the right to install speed control devices which may include: speed bumps and/or speed detectors. If speed detectors are utilized, violations due to excess speed may result in the issuance of barcode suspension for all vehicles at the residence of the violator. Speed detectors are capable of setting hours of operation; setting the speed limit to flag violations; camera/photo recording of the violation; and mobility to be relocated easily.

These Security and Traffic Rules and Regulations were approved by the Executive Committee effective November 16, 2021 and supersede all previously adopted Security Rules and Regulations for the West Villages and Crane Creek Residents and Clubs.