

**The Board of Directors
Gardens of Gulf Cove POA
Annotated Rules and Regulations for the Common Properties**

Introduction; The sheet serves to give a brief on the general rules and regulations for the Gardens of Gulf Cove Common Elements. This does not replace the adopted rules and regulations but serves as a convenience to residents. Gardens of Gulf Cove POA is “family community”, discrimination on the basis of age or familial status violates federal law and will not be tolerated. These rules are at the discretion of the Board of Directors and subject to change.

Definition; Common areas include all areas within Gardens of Gulf Cove POA that are not platted to private owners including sidewalks, roads, drainage areas, lake frontage, clubhouses and parking lots. Common elements are for the exclusive use of residents and their guests.

Maintenance; The Association has the exclusive right to maintain the common elements except lawn maintenance on the grassy strips adjacent to homes and homes and properties that abut lakes up to 30’, in these cases the homeowners are responsible to maintain the properties in accordance with the declaration.

Planting, Building, Painting or Modifying common property is not allowed. Owners violating this rule may be liable for damages to the common elements and the restoration to the original “as built” condition.

Smoking and Alcohol; Smoking, including vaping is not allowed on any common elements. Alcohol is not allowed except at board approved events.

Pools; Pools are open from 9:00 am to ½ before sunset. Actual hours will be posted at the pools. There may be times during season where extra time is needed for maintenance at the discretion of the manager. Pool noodles and foam exercise equipment are the only devices allowed in the pools. NO FLOATS. Swim Diapers only are allowed. There is no food or drink allowed on the pool deck at the clubhouse pool. Picnic tables are provided outside the pool area. Food is allowed at the Rec Center pool upper deck only. No food or drink is allowed on the pool deck itself except water in non-glass containers. Proper attire is required at both pools. Radios and other such devices will be used with headphones. Pools are equipped with lightening detection devices. When the horn blows one long blast, the pools are closed, the area must be vacated quickly. The pools remain closed while the strobe is flashing and until the horn blasts three consecutive times. Pools are closed when the free chlorine level drops below 1mg/L or if pH ranges outside of 7.2 to 7.8.

Rec Center and Clubhouse Use: The Rec Center is open extended hours from 6:00 am to 8:00 PM. The center is unattended, you must use your ID card to gain access. The bathrooms are available for use between 8:00 am and pool closing. Use your cell phone in the event of an emergency, vacate the premises before the closing time. No food or drink (except bottled water) are allowed at the rec center. The clubhouse may be rented for private events. The rental is \$200.00, and a \$200.00 deposit refunded if the property is returned in the same condition as given. All events where the rental is not paid are open equally to all residents.

Parking; There is no parking on the common elements except as follows; The driveways at the clubhouse and rec center during normal business hours, an event or if permission is granted by the association for specific circumstances. The grassy strip that directly abuts an owner’s property between the sidewalk and the road gutter if the vehicle fits fully on the grassy strip. Parking on this strip should not block the view of vehicles approaching intersections and in no case, be parked closer than 20’ or counter to the flow of traffic. Parking enforcement will be relaxed on Christmas Eve and Day, New Year’s Eve and Day, Thanksgiving Day, Fourth of July. Parking will be allowed on certain common elements with approval from the office. Consideration will be given to service or utility vehicles while services are being performed to your home. The vehicle should have its emergency flashers on - or orange safety cones placed StreetSide at the front and rear of the vehicle and not parked closer than 20 feet from the intersection.

Pets; Only owners of record in resident may keep pets. Pets brought on the common elements must be leashed at all times and be under hand control. Owners allowing pets to wander onto private properties may be subjected to trespassing laws. Owners are required to clean up after their pets and dispose of the waste at their home.

Approved unanimously at a properly called and posted meeting where a minimum of a quorum was present on May 17, 2018