

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

SECURITY SECTION

S-1 SCOPE. The Security is under the control of the Martin Downs Property Owners Association (MDPOA) who is responsible for the WEST GATE access control. The recreational facilities within the community are included. The recreational facilities include, but are not limited to, the Martin Downs Golf Club (MDGC) and the Martin Downs Sports Resort (MDSR).

S-2 GATE ENTRY. Resident access is by BARCODE. Residents and Non-resident members and employees of MDGC and MDSR may acquire a vehicle BARCODE after registering their vehicles at MDPOA and providing proper documentation. MDGC shall be allocated a total of one hundred fifty (150) barcodes and MDSR shall be allocated a total of one hundred fifty (150) barcodes.

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

S-4 ELIGIBILITY. In order 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 guests, relatives, service personnel, realtors or other non-residents are entitled to a BARCODE.

S-5 SERVICE PERSONNEL/FREQUENT VISITORS. Each resident may submit a list of service vendors and frequent visitors (total of 12), and when approved, admittance will be permitted without a phone call from the resident. Changes require approval in person at the MDPOA office.

S-6 EMERGENCY. In the event of an emergency requiring Police, Sheriff or Fire/Rescue response, residents should CALL 911 FIRST, THEN CALL THE WESTGATE AT 286-6163 to assure the responding vehicle can be led to the correct address. Each residence should have a clearly visible address number.

S-7 VISITORS. Drivers of visitor vehicles will be asked for a PHOTO I.D. by Security personnel in order to gain admittance to the community. Known visitors will be waived through promptly.

S-8 GUEST NOTIFICATION. All guests must use the Visitor lane. They will not be granted access unless the West Gate is called at 286-6163, in advance to provide:

1. YOUR NAME AND STREET NAME,
2. YOUR PIN NUMBER (ASSIGNED BY MDPOA)

3. THE NAME OF ALL GUESTS AND EXPECTED ARRIVAL TIME.

If a visitor seeks entrance without an advance call, the Guard will attempt to call the resident twice. If there is no answer or an answering machine responds, the visitor will be denied entry.

S-9. WALKERS/BIKERS. Walkers and those on bikes or other such vehicles will be asked for identification. Non-residents will be denied entry while an attempt is made to reach the resident. If unsuccessful, admittance will be denied.

S-10. MARTIN DOWNS GOLF CLUB/SPORTS RESORT GUESTS. Guests or visitors arriving for any activity or function will be subject to separate entry rules. Security arrangements must be made, in advance, by the Club(s) through the MDPOA Administrator. All excess security costs associated with such guests or visitors, including future public access will be determined by MDPOA and billed to the using party.

S-11. TEMPORARY CONTRACTORS/PAINTERS ETC. Residents must notify the WEST GATE of contractors who will be working on their property. Estimated date of completion must be given and updated to acquire multiple day passes to speed up entry.

S-12. SALE OF HOMES. Open House showings are NOT permitted. All viewing is by appointment only. Owners showing their own property shall notify the West Gate to pre-arrange visitors. Owners listing with a Realtor must add the Realtor to their visitor list at the MDPOA office. The Realtor will be responsible for calling the West Gate to make arrangements to admit other cooperating realtors.

S-13. SUPPLEMENTAL SHERIFF PATROLS. The West Villages contract annually for additional security patrols by Martin County Sheriff Deputies. These deputies are armed and may arrest individuals that are apprehended 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.

S-14. SECURITY STAFF RESPONSIBILITIES. In addition to gate entry duties our Security staff provides constant Roving Patrols of all West Villages and Crane Creek POA roads. Residents should always report and expect timely response on any suspected or suspicious problem they observe. Call Security at 286-6163.

S-15. SECURITY STAFF LIMITATIONS. Our Security staff is prohibited by law from certain activities. They may not enter private property or help gain access to homes. They may not enforce HOA/POA covenants as these are the responsibilities of the HOA/POA or its Property Manager. They may not remove wildlife alive or dead, this is the job of the Martin County Animal Control Office 463-2817. They will not respond to crimes in progress, but will notify the Sheriff's office and lead the officer to the reported site.

S-16. VIOLATIONS. When residents or their guests do not comply with these rules they may lose their BARCODE privileges. MDPOA will decide the duration depending on the circumstances of the violation. Violations at the High Meadows gate will be determined by the Crane Creek POA.

S-17. SUNDAYS AND LEGAL HOLIDAYS. On these days, contractors, large truck deliveries and moving vans will be permitted entry only due to Special Circumstances. The gatehouse officer(s) must be notified in advance and have the approval of the appropriate HOA/POA President or designated officer.

TRAFFIC SECTION

T-1. PURPOSE. These Traffic rules and regulations are solely in the interest of the SAFETY of our residents and their families 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 "Ring Road". All other roads in the community are the responsibility of each individual HOA/POA.

T-3. STATE LAWS. State of Florida Motor Vehicle laws must be observed at all times. All vehicle operators must be able to show a current and valid International, Canadian or United States drivers license.

T-4. SPEED LIMITS. The speed limit within the West Village communities 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. All residents must additionally register their vehicles with MDPOA to receive a window decal and BARCODE entry activator, if eligible.

T-6. PROHIBITED VEHICLES. Any vehicle without a valid, current motor vehicle registration 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 or golf cart paths. After sundown bicycles must have an operative front light visible from 500 feet and a rear light or reflector. Persons on roller skates or roller blades or operating a toy vehicle, 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/POA 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 overnight unless approved by the HOA/POA.

T-10. GOLF CARTS. Golf carts may be operated on the Arterial Roadways (Ring Road) and paralleling sidewalks only by those persons in possession of a current valid drivers license, see T-3 above. These vehicles may be operated in daylight hours only, unless equipped with operative headlights and brake lights or rear reflectors.

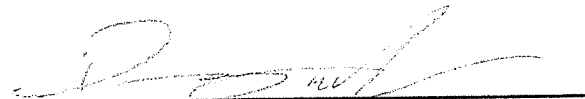
T-11. GOLF CART REGISTRATION. All privately owned golf carts, including those owned by non-golfers must be registered with MDPOA, which requires proof of insurance and the signing of a Financial Responsibility Agreement. Those then eligible will receive a 2x4 inch decal to be affixed to the driver's side of the golf cart. FAILURE TO REGISTER may result, after appropriate warnings, in the revocation of the residents BARCODE entry privileges. Repeat violations may lose these privileges for up to 180 days. MDPOA will determine the duration depending on the violation.

T-12. 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/POA and to MDPOA, or in the case of violations to State laws to the Sheriff's office.

T-13. PROPERTY DAMAGE. In the event of an accident resulting in injury or damage to another motor vehicle or to any property, the operator must notify MDPOA Security, and if necessary the Martin County Sheriff's office to request their presence to initiate an official accident report.

T-14. GATE ARM DAMAGE. Any driver damaging the West Gate Arm or its function shall be responsible for the repair cost to be determined by MDPOA, based upon recent repair cost expenditures. Failure to remit payment may result in the loss of BARCODE privileges for the resident.

These Security and Traffic Rules and Regulations are effective 2/20/14 and supersede any and all previously adopted Security Rules and Regulations for the West Villages of the Martin Downs POA (MDPOA)



Dennis M. Rohan, President

MDPOA

Date: 2/20/2014