

**SECURITY AND TRAFFIC RULES AND REGULATIONS
FOR THE WEST VILLAGES AND CRANE CREEK RESIDENTS AND CLUBS
March 2025**

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 access control. The recreational facilities within the community are included. The recreational facilities include but are not limited to: Martin Downs Golf Club & Resort, Banyan Creek Golf Club, and The Village Club.

S-2 GATE ENTRY: Resident access is by barcode. Residents, non-resident members and employees of the Clubs may acquire a vehicle barcode after registering their vehicles at MDPOA and providing required documents. License plate readers will continue to work but no additional plates will be entered into the database.

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, children of separated / divorced parents are also eligible for barcodes. No visitors, relatives, service personnel, realtor's or other non-residents are entitled to a barcode. You will be required to submit a copy of your driver license, registration, and insurance, along with \$10.00(\$11.00 if paying by credit card) for each barcode needed. Office hours are Monday through Friday between the hours of 8:30AM- 4:15PM to have barcodes installed. Office location is 3501 SW Corporate Parkway, Palm City, FL 34990. Office Phone 772-283-4746. You may email documentation before arriving at office, to reception@mdpoa.org. Barcodes cannot be installed while it is raining. No barcodes will be distributed for self-installation.

S-5 COMMERCIAL VENDORS: **1) Commercial Delivery Vendors-** UPS, FedEx, DHL, Amazon and USPS. Allowed 7 days a week between the hours of 7:00AM to 11:00PM. **2) Food Delivery Services** – Uber Eats, Door Dash, Grub Hub, Slice, Instacart, Kroger's, Walmart and any inhouse restaurant delivery services, Allowed 7 days a week, 24 hours a day. **3) Home Improvement Stores-** Home Depot & Lowes, Allowed 7 days a week from 7:00AM to 7:00PM. **4) Commercial Household Companies** – Furniture, Mattresses, Appliances, Rental Trucks and Moving Companies. Allowed 7 days a week from 7:00AM to 7:00P. **5) Construction Supplies / Equipment / Workers** – Allowed Monday thru Saturday 7:00AM to 7:00PM **6) Landscapers** - Allowed Monday thru Saturday 7:00AM to 7:00PM **7) Medical Deliveries** – Equipment & Pharmaceuticals – Allowed 7 Days a week, 24 Hours a day. **8) Newspaper Deliveries** – 7 Days a week, 24 Hours a day. **9)Utility Companies** – FPL, Comcast and Martin County Utilities – 7 Days a week, 24 Hours a day. **10) Household Repair Companies** – Plumber, Electrician, Septic Tank and Roofing. Allowed 7 Days a week, 24 Hours a day.

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. Each resident should have a clearly visible address number on their property.

S-7 VISITORS: All visitors must use the visitor lane closest to the gatehouse. All visitors should be given a Pin/QR code to use at the Butterfly kiosk system for entry. The gate officer will attempt to call the resident twice if a visitor arrives without Pin/QR code. Visitors will be denied entry if there is no answer or if an answering machine responds. Guest entrance control and management are of the utmost importance to the safety of residents and guests. It is imperative to maintain the flow of the guest lane entrance. If the number of vehicles waiting in the guest lane back to Martin Downs Boulevard a safety hazard is created. We strongly suggest using the Butterfly entry system to process your guests in order for them to gain entry at a faster pace. When Security is required to call residents for entry approval this can delay process by several minutes.

S-8 MARTIN DOWNS GOLF CLUB & RESORT, BANYAN CREEK GOLF CLUB, THE VILLAGE CLUB & PRESERVE : Visitors arriving for any activity or function will be subject to separate entrance rules.

Each Club Member's employees and guests must follow the rules and regulations of entrance outlined below

Club Events: (Any planned gathering wherein others are invited to come to a Club facility):

No event advertising by signs, banners, or such means, is allowed within West Villages roadways (Sandhill Road, Crane Creek Avenue, Greenwood Way and Mallard Creek Trail).

All Club guests are the responsibility of the Club, and therefore the Club must approve entry for each guest by providing them with a gate pin/ QR code to use at visitor kiosk entry point.

A working telephone number must be provided to MDPOA in order for the gate officer to contact the Club for guest entry approval for event guests not given Pin/QR codes prior to arrival for entry. Provided telephone numbers will be called twice and if not answered, the guest will be asked to exit the community.

Resident and guest entrance control and management are of the utmost importance to the safety of residents and guests. It is imperative to maintain the flow of the guest lane entrance. If the number of vehicles waiting in the guest lane back to Martin Downs Boulevard a safety hazard is created. We strongly suggest using the Butterfly entry system to process your guests in order for them to gain entry at a faster pace. When Security is required to call clubs for entry approval this can delay process by several minutes.

All Club guests must follow the rules and regulations of the West Villages and the entrance gatehouse, including having a valid Driver License to drive on the roadways. All Club guests must obey speed limits.

Club Vendors: Commercial vehicles are allowed inside the community Monday through Saturday between 7:00 a.m. and 7:00 p.m.

All vendors are the responsibility of the Club, and therefore the Club must approve entry (preferably by providing Pin/QR code in advance of arrival, otherwise a call will be made to the Club for that approval)

Reoccurring vendors should be given visitors pass (PIN/QR code) so that an approval call is not necessary.

All vendors must follow the rules and regulations of the West Villages and the entrance gatehouse, including having a valid Driver License to drive on the roadways. All vendors must obey speed limits.

Golfers: All Golfers must be approved for entry by the Club by providing them with a Pin / QR code for entry.

A working and answered telephone number must be provided in order to contact the Club for entry approval of golfers not given a PIN/QR code for entry. All golfers must follow the rules and regulations of the West Villages and the entrance gatehouse, including having a valid Driver License to drive on the roadways. All golfers must obey speed limits

Diners: All Diners must be approved entry by the Club by providing them with a Pin / QR code for entry.

A working and answered telephone number must be provided in order to contact the Club for entry approval for Diners who have not been given a Pin /QR code for use at the kiosk entry system.

All Diners are the responsibility of the Club, and therefore the Club must approve entry to the diner by way of Pin/QR code ahead of arrival.

All Diners must follow the rules and regulations of the West Villages and the entrance gatehouse, including having a valid Driver License to drive on the roadways. All diners must obey speed limits.

Employees/Owners: Barcodes are available to Clubs for their employees and may be obtained by the following methods. Either sending or bringing to MDPOA the employees' name and contact phone number, copy of their driver license, registration, and insurance, along with \$10.00(\$11.00 if paying by credit card) for each barcode (or the employee may pay at the time the barcode is installed). Office hours are Monday through Friday between the hours of 8:30AM- 4:15PM to have barcodes installed. Office location is 3501 SW Corporate Parkway, Palm City, FL 34990. Office Phone 772-283-4746. You may email documentation before arriving at office, to reception@mdpoa.org. Barcodes cannot be installed while it is raining. No barcodes will be distributed for self-installation.

All employees are the responsibility of the Club, and therefore the Club must approve entry of the employee.

All employees must follow the rules and regulations of the West Villages and the entrance gatehouse, including having a valid Driver License to drive on the roadways. All employees must obey speed limits

Members: Barcodes are available to Clubs for their members who have barcode privileges, and barcodes may be obtained by:

Either sending or bringing to MDPOA office the member's name, a contact phone number, copy of their driver license, registration, and insurance, along with \$10.00(\$11.00 if paying by credit card) for each barcode (or member may pay at the time the barcode is installed). Office hours are Monday through Friday between the hours of 8:30AM- 4:15PM to have barcodes installed. You may email documentation before arriving at office, to reception@mdpoa.org. Barcodes cannot be installed while it is raining. No barcodes will be distributed to residents for self-installation.

All members must follow the rules and regulations of the West Villages and the entrance gatehouse, including having a valid Driver License to drive on the roadways. All members must obey the speed limit.

S-9 VIOLATIONS. Residents or their guests who do not comply with these rules may cause suspension or loss of the residents' barcode privileges.

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, 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 all 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 with current motor vehicle registration and insurance. All residents must additionally register their vehicles with MDPOA to receive a barcode for entry, 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 operating front light visible from 500’ and a rear light or reflector. People 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 RECREATIONAL VEHICLES: Recreational vehicles may be permitted temporarily for loading and unloading but may not be parked on the street overnight.

T-9 GOLF CARTS: Golf carts may be operated on the arterial roadways (loop road) and paralleling sidewalks. These vehicles may be operated in daylight hours only, unless equipped with operative headlights and break lights or rear reflector. Drivers must be at least 16 years of age and have a valid driver’s license or 15 years of age with a learner’s permit.

T-10 GATE ARM DAMAGE: Residents and Clubs shall be responsible for their guest drivers. Any driver damaging or disabling the entrance / exit gate arm(s), or their function shall be responsible for the repair costs to be determined by MDPOA, with a minimum cost of \$250. Failure to remit payment may result in the loss of barcode privileges for the residents and legal action for recovery of the damages.

T-11 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 MDPOA Executive Committee effective March 26, 2025, and supersede all previously adopted Security Rules and Regulations for the West Villages and Crane Creek Residents and Clubs.