

SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

GENERAL

These Rules and Regulations are designed for the mutual benefit of all Seven Bridges Owners. All Rules and Regulations shall apply to and be binding upon all Owners. All initial capitalized terms used herein, but not defined, shall have the meaning given to such terms as set forth in the Declaration of Covenants, Restrictions and Easements for Seven Bridges, as amended and/or supplemented from time to time (the "Declaration").

1. **Responsibility.** With respect to compliance with the Rules and Regulations, an Owner shall be held responsible for the actions of such Owner, and such Owner's family members, guests, invitees, tenants, contractors, and other persons for whom Owner is responsible, as well as for the actions of persons over whom Owner exercises control and supervision ("Owner's Responsible Parties"). Violations may result in warnings, fines and/or suspension of Clubhouse and recreational amenities, including automated gate access, based on the nature of the violation. Violations will be issued to individuals, except in certain instances, may be issued to a household.
2. **Observance of Governmental Requirements.** All applicable laws, zoning ordinances, orders, rules, codes, regulations, and requirements of all governmental bodies having jurisdiction (collectively, "Governmental Requirements") shall be observed. Violations of any Governmental Requirements relating to the Association Property, or any Lot or Home shall be corrected by, and at the sole expense of, the responsible Owner and, as appropriate, the violator.
3. **Improper Use.** No improper, hazardous, or unlawful use shall be made of the Association Property or any Home or Lot.
4. **Nuisance.** No obnoxious activity shall be carried on at any Home or Lot or in or about any portion of the Community. Nothing shall be done which may be an unreasonable annoyance or a nuisance to any other Owner or which interferes with the peaceful possession or proper use of the Homes or the surrounding areas. Nothing shall be done within the Association Property or any Home or Lot which tends to cause embarrassment, discomfort or unreasonable annoyance or nuisance to any Owner or such Owner's family members, guests, invitees, and tenants using any portion of the Community.
5. **Disturbance.** No loud noises or noxious odors shall be permitted. None of the following shall be located, used, or placed on any Lot or inside any Home, or exposed to other Owners without the prior written approval of the Board of Directors (the "Board"): (a) horns, whistles, bells, or other sound devices (other than security devices used exclusively for security purposes); (b) noisy vehicles, power equipment, power tools or off-road motor vehicles; or (c) any items which may unreasonably interfere with television or radio reception. Owners shall not operate radios, televisions, musical instruments, or any other noise producing items at times or at volume levels which shall disturb others. Residents should be respectful of their neighbors when entertaining and avoid loud crowd noise and playing loud music, particularly past 10 pm Sunday through Thursday and 11 pm on Saturdays and holidays. FIREWORKS ARE NEVER ALLOWED IN THE COMMUNITY.
6. **No Business Use of Residence.** No commercial or business use of any portion of a Home or Lot is permitted. Provided, however, a Home may be used in connection with a home occupation subject to all of the following:
 - (i) The home occupation must not otherwise violate the Declaration, Articles, Bylaws, and/or these Rules and Regulations;
 - (ii) The home occupation must comply with all state and local laws and ordinances, including but not limited to the provisions of the Palm Beach County Unified Land Development Code relating to home occupations and the commercial use of residential property;
 - (iii) The activities of the home occupation must occur entirely within the Home;
 - (iv) The home occupation must be conducted only by members of the immediate family residing in the Home;
 - (v) The home occupation must be clearly incidental and subordinate to the residential use of the Home;
 - (vi) The floor area within the Home that is devoted to the home occupation must not exceed 25% of the gross floor area of the Home, excluding porches, garages and other areas not considered living areas;
 - (vii) The residential character of the Home in terms of exterior appearance and interior space must not be altered or changed to accommodate the home occupation;

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- (viii) There must be no external evidence of the existence of the home occupation;
 - (ix) No sign, displays, off-street parking areas, and/or advertising of any kind are prohibited;
 - (x) The street address of the home occupation must not be advertised through signs, billboards, television, radio, newspaper, social media, or any other form of communication;
 - (xi) No goods or services of any kind may be sold or transferred to a customer, consumer or client on the premises of the home occupation, excluding transactions conducted by internet, telephone, facsimile, and/or mail.
 - (xii) The home occupation must not create noise, vibration, glare, fumes, odors, dust, smoke or electromagnetic disturbances. No equipment or processes may be used that create visual or audible interference in any radio or television receiver located nearby. No chemicals or chemical equipment may be used or stored, nor may any harmful, dangerous or noxious material(s) be used or stored on the Home or Lot, including but not limited to paint, painting materials, and/or roofing materials and accessories, except for those materials that are used and temporarily stored for the purpose of work on the Home and/or Lot itself and which are for domestic or household purposes only;
 - (xiii) No equipment or materials used in the home occupation may be stored or displayed outside the Home;
 - (xiv) Vehicular and pedestrian traffic must not be generated by the home occupation in a greater volume or a different vehicle type than the traffic typical in a residential neighborhood; and
 - (xv) Deliveries of any kind required by and made to the Home must not exceed a reasonable number of deliveries per day, subject to further limitation by the Board.
7. **Violations.** Violations of any Rule or Regulation shall subject the responsible Owner and/or violator to all remedies available to the Association pursuant to the Declaration, the Rules and Regulations or Florida Statute 720 (the "HOA Act"). All violations of any of the Rules and Regulations should be reported immediately to the Board or its designees (Security/Property Management). Violations shall be called to the attention of the responsible Owner(s) and as appropriate, the violator(s) by the Board or its designees in writing. Disagreements concerning violations shall be presented to and be ruled upon by the Board or its designees in accordance with the Declaration and the HOA Act.
8. **Enforcement.** Failure of an Owner to comply with any Rule or Regulation adopted by the Association shall be grounds for action which may include an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies for failure to comply with any Rule or Regulation, the Association may suspend any or all the rights of an Owner or an Owner's tenants, guests, or invitees to use the Association Property and facilities (including, without limitation, the Recreation Tract) as provided in the Declaration. In any actions, the Association shall be entitled to recover all court costs incurred by it, together with reasonable attorney's fees, against the responsible Owner(s) and, as appropriate, any violator(s). In addition, and in the sole discretion of the Board, fines may be imposed upon an Owner for failure to comply with any Rule or Regulation. Procedures for the impositions of fines are spelled out in the Declaration.
9. **Revocation.** Any waivers of the Rules and Regulations and/or consents or approvals in violation of the Rules and Regulations given by the Board shall be revocable at any time and shall not be considered as a waiver, consent, or approval of identical or similar situations unless set forth in writing by the Board.
10. **No Amendment.** The Rules and Regulations contained in this document do not amend any provision of the Declaration. In the event of conflict between the two, the provisions of the Declaration shall prevail.
11. **Further Amendment.** The Board reserves the right to amend, clarify or alter these Rules and Regulations at any time.
12. **Violations not covered by the Rules and Regulations, By-Laws, or Declaration (the "Governing Documents") for Seven Bridges.** It is not possible for the Governing Documents to cover every possible scenario which, in the opinion of the Board of Directors, may include actions or conduct that are detrimental to the safety, health and welfare of residents, or circumstances which are deemed by the Board of Directors to prevent residents from enjoying peaceful occupancy of their homes and/or common amenities. Accordingly,

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The Board of Directors, in conjunction with management and recommendations from the Rules/Enforcement committee, may establish fines and sanctions for deemed violations which are not specifically covered in the Governing Documents.

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
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HOME AND LOT ADDITIONS AND ALTERATIONS

As provided in the Declaration, no Owner shall make any improvement, addition or alteration to such Owner's Lot or the exterior of such Owner's Home without the prior written approval of the Architectural Control Committee ("ACC") and a security deposit in an amount determined by the Board to cover incidental damages caused to Association Property or to an adjacent Lot or Home by virtue of such Owner's construction of improvements, additions, or alterations to such Owner's Lot or the exterior of the Home. All requests for ACC approval of any Improvement (as defined below) must be on the form designated for this purpose by and available from the Association. No changes shall be commenced until such time as the Owner is in receipt of written approval from the ACC.

ARCHITECTURAL CONTROL COMMITTEE ("ACC") ALSO KNOWN AS ARB (ARCHITECTURAL REVIEW BOARD)

All exterior improvements, additions, modifications, decorations or alterations to the Lot or Home (the "Improvement") shall be reviewed by and have written approval given by the ACC. The ACC shall require the submission of plans and specifications showing the materials, color, structure, dimensions, and location of the proposed Improvement in sufficient detail to assure compliance with any criteria established for approvals. Submissions shall be accompanied by justification or reasoning for the Improvement and the security deposit, if any, required by the Board to cover the costs of incidental damage caused to Association Property or to an adjacent Lot or Home by virtue of an Owner's construction of improvements, additions or alterations to such Owner's Lot or exterior of the Home. Notwithstanding any criteria established, the ACC shall in its discretion determine whether the Improvement shall be in harmony with or detrimental to the appearance of the Community. The ACC shall approve or disapprove the request within 45 days from receipt of all requested submission plans and materials. In the event the ACC fails to approve or disapprove a request in writing within 45 days of receipt of all requested plans, materials, and information, unless a request is specifically deferred, the request shall automatically be deemed disapproved. The ACC shall employ the following minimum criteria for approval or rejection of requests:

- (i) Uniformity of type and design in relation to similar improvements.
- (ii) Comparability of quality of materials as used in existing improvements.
- (iii) Uniformity with respect to color, size, and location.
- (iv) Consistency with municipal requirements.

If approved by the ACC, all construction shall be subject to the terms and conditions set forth in the ACC approval letter, Declaration, Rules and Regulations, and any federal, state, municipal or county ordinance, rule, statute or code or any other applicable laws or regulations ("Governmental Requirements"). When required, residents must obtain all proper permits.

Any addition or modification, as noted above, must not commence until the ACC has approved the project and a notification of approval is received by the resident. Residents making unapproved additions or modifications will be subject to suspension of use privileges, monetary fines, and potential loss of their deposit. The Association may also correct the violation at the resident's expense. Additions and modifications that are approved by the ACC, but don't follow the submitted approved plans, will be subject to the same penalties as those making unapproved additions or modifications.

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ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS

Without limiting the generality of the criteria included on Page 3 of these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for Improvements. Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each of the following items:

1. **Painting.** Painting of homes, both body and trim, requires advance approval from the ACC. See additional details under Maintenance and Appearance of Homes section.
2. **Metal or Aluminum Roofs.** Metal or aluminum roofs shall not be permitted.
3. **Temporary Structures.** No tents, trailers, shacks, utility sheds or other temporary buildings or structures shall be constructed or otherwise placed on a Lot.
4. **Antennae.** No antennae, microwave receiving devices, satellite receiving devices, aerals or ham radios shall be placed or erected on any Lot, within any Home or upon any other portion of the Community, except to the extent applicable law requires the Association to permit any such device, in which case such improvement shall be subject to all the other requirements of the Declaration, the Rules and Regulations and the ACC to the maximum extent permitted by law. Satellite dishes which are reasonable in size (such as one (1) meter (39.37 inches) or less in diameter) may be approved, subject to any rules adopted by the Associations relating to the location and effectiveness with respect to concealing their appearance from adjacent lots and rights of way.
5. **Driveways.** Approval for the widening of driveways may be considered if the width will be no wider than the outside width of the home. Approval for the refinishing of driveways with brick pavers may be approved only if the colors and textures are consistent with existing improvements, the Owner assumes the responsibility for continued maintenance and it does not interfere with existing utilities, as determined by the Association. Declarant's original brick paver schemes provided to its original purchasers (on either an optional or standard basis) shall be the basis for determining consistency with existing improvements.
6. **Awnings.** An Owner shall not install or attach any awnings to the Home without the prior written consent of the ACC. The ACC shall have the right to adopt, and amend from time to time, guidelines governing the type, design, size, and color of awnings which may be permitted and restrictions relating to locations and the maintenance of the awnings. Awning colors must be complementary to the home's paint scheme as determined by the ACC. Awnings are not approved for the front or side of homes or anywhere that can be viewed from the street.
7. **Lighting Fixtures.** Approval may be given for lighting fixtures (e.g., coach lights and entry chandeliers), subject to limited wattage, fixture sizes which are to scale with others in Community and fixture styles which are consistent with others in the Community.
8. **Above Ground Swimming Pools and Spas.** Above ground swimming pools and spas/hot tubs shall not be permitted.
9. **Exterior Lighting.** Except for reasonable displays of seasonal decorative lights, which is addressed under Rule 17 of the Maintenance and Appearance of Homes section, all exterior lights must be approved in advance by the ACC.
10. **Play Equipment.** Permanently installed play equipment may be approved which is of a common playground type designed for children. No equipment shall be permitted within lake maintenance, utility, drainage, or access easements, except basketball hoops in the driveway areas. All basketball hoops and backboards in front yard areas shall be permitted on a pole in the driveway only at a location which is no closer than midway between the garage door and the front property line.
11. **Conversion of Garages.** Conversion of garages to air-conditioned space shall not be permitted except as may be permitted by applicable building codes, rules, and regulations.

**ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS
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- 12. Garage Doors.** Only garage doors consistent with the look and feel of the Community using the developer's original (GL Homes) plans and concepts are permitted. No wooden or wood-like garage doors or garage doors with glass windows are allowed. Paint color selections for garage doors require prior approval of the ACC.
- 13. Review and Inspection Fees.** The ACC may set, establish, and charge fees ("Review and Inspection Fees") for, among other things, review of the plans and specifications for proposed Improvements and inspection of the Improvements constructed by an Owner, which review, and inspection may be performed by third parties. The ACC may require such Review and Inspection Fees to be paid in advance (i.e., at the time of submission of the Owner's application). In the event any Review and Inspection Fees remain unpaid by an Owner, in addition to the other rights of the Association, the ACC shall have the right, at its option, to: (i) not release the security deposit described in Section 3 below until all Review and Inspection Fees have been paid, or (ii) deduct all unpaid Review and Inspection Fees from any such security deposit paid by Owner. In addition (and in addition to any other remedies under and pursuant to the Seven Bridges Documents for a failure of an Owner to perform Owner's obligations), if any Review and Inspection Fees are not paid by Owner, the Board may levy an Assessment against such Owner for such unpaid Review and Inspection Fees and said Assessment shall constitute a lien upon the applicable Lot and Home with the same force and effect as liens for Operating Expenses.
- 14. Security Deposit.** Any Owner desiring to make Improvements may be required by the ACC, depending upon the Improvements being requested and the manner of installation of such Improvements, to provide to the ACC, at the time of the Owner's submission of plans and specifications for review and approval by the ACC, a security deposit in an amount determined by the Board (initially, Five Thousand and No/100 (\$5,000.00) Dollars) to cover costs of incidental damage caused to Association Property or to an adjacent Lot or Home by virtue of such Owner's construction of Improvements. The ACC shall have the sole and absolute discretion to determine whether a security deposit is required for the Improvements being requested. The amount of security deposit may be increased or decreased as may be determined by the Board from time to time.
- 15. Solar Panels.** An Owner shall not install or attach any solar panels to the Home without the prior written consent of the ACC. The ACC shall have the right to adopt, and amend from time to time, guidelines governing the type, design and size of solar panels which may be permitted and restrictions relating to locations and the maintenance of the solar panels.
- 16. Fountains.** The installation of a fountain upon a Lot may be considered for approval if installed with timers and if to scale with the area of installation. No fountains shall be permitted within lake maintenance, utility, or drainage easements. Fountains shall only be permitted to run between the hours of 7:00 AM and 11:00 PM.

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**ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS FOR
OPEN PATIOS, SCREEN ENCLOSED PATIOS AND POOL DECKS**

Without limiting the generality of the criteria included on Page 3 of these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for open patios, screen enclosed patios and pool decks. Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each screen enclosure installation:

1. Approval for screen enclosures shall be limited to aluminum frame structures which are bronze.
2. Approval for screen enclosures shall be limited to screen meshes on the enclosure which are a standard dark color (e.g., charcoal, bronze or black).
3. Kick plates may be approved which are no taller than 24" above the patio and/or pool deck.
4. Obscure screen materials shall be prohibited.
5. No enclosures shall be permitted at the front entries.
6. No aluminum or flat roofing material shall be permitted. Either the existing roof line may be extended, or a screen enclosure may be installed if approved by the ACC.
7. Open patios, screen enclosed patios and pool decks must maintain the following setbacks, assuming drainage easements and other easements do not exist and assuming that any enclosure is built with a screen roof rather than a solid roof:

POOLS AND SPAS

Minimum decking behind pool – building code issue, not zoning issue
Rear yard setback from edge of pool water to property line – non open space lots
Rear yard setback from edge of pool water to property line - open space lots (excludes LME)
Side yard setback from property line to edge of pool water (corner lots)
Side yard setback from property line to edge of pool water (interior lots)

50's and 55's	70's and 90's
per building code	per building code
5'	10.5'
3'	3'
18'	18'
ZLL-0' / NZ-5'	10.5'

SCREEN ENCLOSURES

Rear yard setback from property line to screen – non open space lots
Rear yard setback from property line to screen – open space lots* (excludes LME)
Side yard setback from property line to screen – interior lots
Side yard setback from property line to screen – corner lots

50's and 55's	70's and 90's
2'	7.5'
0'	0'
ZLL-0' / NZ-2'	7.5'
10'	15'

ZLL - Zero Lot Line Home
NZ - Non Zero Lot Line Home

* An "open space Lot" is a Lot that abuts an open space area fifty (50') feet or greater in width.

8. Notwithstanding anything to the contrary contained in these Rules and Regulations, there shall be a minimum two foot (2') setback requirement from the side yard lot line on the "zero lot line" side of a Home for that portion of any open patio, screen enclosed patio and/or pool deck that extends beyond the foot masonry wall extending from such "zero lot line" side of the Home (the "Privacy Wall"). In addition, if an Owner installs or constructs such open patio, screen enclosed patio and/or pool deck between two feet (2') and five feet (5') from the side yard lot line on the "zero lot line" side of a Home, then a Hedge must also be installed by said Owner within the two foot (2') setback area along that portion of the open patio, screen enclosed patio and/or pool deck that extends beyond the Privacy Wall in order to provide a vegetative privacy barrier.
9. Except as expressly provided in this paragraph, no planting, landscaping and/or other improvement whatsoever, including, without limitation, hedges, trees, pool decks, patios, screen enclosures, etc. shall be

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permitted within the rear five (5') feet (the "Rear Yard Drainage Swale Area") of any "Non-Lake Lot" which for the limited purposes of this paragraph is defined to mean a Lot in which no portion of such Lot is abutting any portion of a lake maintenance easement. The Rear Yard Drainage Swale Area is for drainage and flowage of storm water runoff. Notwithstanding the first sentence of this paragraph to the contrary, subject to the prior written approval from the ACC, an Owner of a Non-Lake Lot may install a pool/spa deck, patio and/or screen enclosure within the Rear Yard Drainage Swale Area provided that such pool/spa deck, patio and/or screen enclosure is constructed in a manner that will not cause storm water runoff to discharge therefrom onto any adjacent property (including, without limitation, any adjacent Owner's Lot, or Association Property). In that regard, no pool/spa deck, patio and/or screen enclosure to be constructed within a Rear Yard Drainage Swale Area shall be approved by the ACC unless such pool/spa deck, patio and/or screen enclosure is designed and constructed in a manner that will retain all storm water runoff within the Non-Lake Lot including, without limitation, installation of a commercial grade deck drain that will collect such runoff and discharge it to the side yard of the Non-Lake Lot. In addition, each Owner of a Non-Lake Lot shall have the right to seek approval from the ACC for the installation of a fence across the Rear Yard Drainage Swale Area to the rear property line of such Owner's Non-Lake Lot, subject to the terms and conditions of the Seven Bridges Documents and the prior approval of the ACC.

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ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS - FENCES

Without limiting the generality of the criteria included on Page 3 of these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for fences. Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each fence installation:

1. No style of wood or chain link fence shall be approved.
2. Except as expressly permitted in the Declaration and/or these Rules and Regulations, no fence shall be approved or installed which encroaches into Association Property, other Lots, Lake Maintenance Easements, Lake Maintenance Access Easements and/or Drainage Easements.
3. No fence shall be approved which is not set back a minimum of 10' back from the front wall of the Home and at least 5' back from the sidewalk where applicable. No fences shall be attached to a neighbor's home. In considering requests for fence installations, the following may be taken into consideration: locations of air conditioning units; locations of garage access doors; and positions of adjacent Homes.
4. No fence shall be approved which extends in front of the front corner of a neighbor's Home where the two Homes are immediately adjacent to each other and where both Homes face the same direction. Except as expressly permitted in the Declaration and/or these Rules and Regulations, no fence shall be installed within the Fence Restricted Areas. The Fence Restricted Areas include (a) the area between the front of a Home and Street, Drive or Roadway at the front of the Lot on which the Home is situated, unless specifically required by the Palm Beach County Unified Land Development Code, (b) except as otherwise provided below, any drainage easement on the Property as set forth on the Plat, any Additional Plat or in any separate instrument recorded in the public records of the County, and/or (c) any Lake Maintenance Easement. The ACC may approve the installation of a fence within a Drainage Easement where the Owner has obtained the approval and execution of a removal and indemnification agreement, signed by Owner in a form acceptable to Palm Beach County Utilities and the Association.
5. Except for fences originally installed by Declarant, the only fence type allowed to be installed by an Owner shall be an aluminum, bronze-colored rail picket fence, with rails no wider than one (1") inch and spaced no closer than three (3") inches on center
6. All fences shall have a height of five (5') feet. However, if the fence serves as a pool barrier and the requirements of Palm Beach County (the "County") provide for a minimum height of the fence more than five (5') feet, then the height of the fence shall be the minimum height required by County requirements and all other fencing on the Lot connected and tying-in thereto shall be the same minimum height required by the County requirements so that all fencing on the Lot shall have a common and uniformed height.
7. For fences installed on corner Lots whose rear property line is common with the adjacent Lot's side property line and/or whose side property line is adjacent to or visible from a road, a landscape hedge must be installed on the outer side of the fence within the Lot to provide screening. For fences installed on corner Lots whose side property line is adjacent to a street or road, no fences shall be permitted to cross or be installed within any utility easement which runs along such side property line without the approval of ACC, county and utility company occupying the easement and without a removal and indemnification agreement as may be required by the County and/or the Association.
8. No fence shall be approved which does not provide access to the Owner's neighbor for maintenance of the neighbor's zero lot line wall and roof overhang, if applicable.
9. For Lots with drainage easements, the approval from and execution of fence removal and indemnification agreements with Palm Beach County Utilities and the Association may be required.
10. Any fence which crosses a utility easement may require approval in writing by all utility companies occupying the easement.
11. For any fence, if approved, the Owner shall assume the responsibility to maintain the fence, including trimming any grass or other plants from the fence.

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**ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS – FENCES
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12. For any fence, if approved, the Owner shall be responsible for the costs associated with any required removal, repair and/or replacement if that fence is erected on or adjacent to a lot line common with a Lot where the house is not yet under construction or, if under construction, not yet closed to the new Owner.
13. For any fence, if approved, the Owner shall be responsible to meet all County requirements and criteria including, but not limited to, proper permitting and surveying.
14. In accordance with the Declaration, an Owner who elects to install a fence without an operable gate in a location and of sufficient width approved by the Association assumes full responsibility for maintenance of the lawn and landscaping in the portion of the Lot which becomes enclosed by the fence construction and the Association shall not have any further obligation to perform any of the Home Landscape Services for such enclosed portion. This maintenance includes, by way of example and not limitation, cutting of the grass, maintaining of the irrigation system, fertilization, spraying and edging and replacement of sod. There shall be no reduction in the Association assessments for the Owner in return for the preceding maintenance obligation assumed by the Owner.

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ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS – PERMANENT GENERATORS

Without limiting the generality of the criteria included in these Rules and Regulations and without curtailing the right of the ACC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for a permanent emergency generator and any underground propane storage tank and other appurtenances applicable to the permanent generator (collectively, a “Generator System”). Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each installation of a Generator System on a Lot:

1. **Location.** No above-ground portions of a Generator System shall be permitted to be installed within any portion of the front yard of a Lot. No portion of a Generator System shall encroach onto: (a) any Association Property, (b) any other Lot in the Community, (c) any easements benefiting or burdening the Lot including, without limitation, utility easements, drainage easements, lake maintenance easements and/or lake maintenance access easements, fence, and hedge easement, wall, and hedge easements or (d) drainage swales on the Lot. In addition to the foregoing, the locations of the various components of the Generator System shall otherwise comply with all Governmental Requirements. The location of the Generator System shall also comply with all applicable setback requirements set forth in the Association Documents and Governmental Requirements.
2. **Applications; Submittals.** All applications for Generator Systems shall include, in addition to other standard information: (a) the make, model, propane capacity and sound level ratings for all components of the Generator System, and (b) an indemnification and hold harmless agreement from the Owner(s) of the Lot in favor of the Association, the ACC and all other Owners. With the application for installation of a Generator System, the Owner shall be required to submit a survey to the ACC showing the general location and placement of all components of the Generator System, including any underground propane storage tank. The survey shall depict (i) the location of all components of the Generator System including, without limitation, the storage tank and the distances from the Home on the Lot and the Home(s) adjacent to the Lot on the side(s) where the Generator System or any portion thereof is to be installed, (ii) the size and layout of the slab that the physical generator will be installed on, (iii) the location of all easements and applicable setbacks affecting the Lot to show that no portion of the Generator System encroaches thereon, and (iv) the location and size and species of any screening to be installed to screen the above-ground portions of the Generator System as required below.
3. **Screening.** Generators shall always be screened from view by all adjacent Lot Owners and from the street. Screening may include the use of fences, walls or hedges, or a combination thereof, as determined by the ACC. Owner shall be required to submit a landscaping/screening plan to show proper screening of the Generator.
4. **Compliance with Governmental Requirements.** For any Generator System approved by the ACC, the Owner shall always be responsible to comply with all Governmental Requirements relating to the installation and use of the Generator System including, without limitation, applicable set-back requirements, and maximum sound level restrictions. In that regard, all approvals for a Generator System shall require the Owner to obtain all necessary building permits and other approvals required by the Governmental Requirements. Regardless of an approval by the ACC, no Generator System may be installed or used without such building permits and approvals. No portion of an Owner's Security Deposit shall be returned to an Owner unless and until evidence satisfactory to the ACC of such compliance with Governmental Requirements has been delivered to the ACC.
5. **Underground Propane Tanks and Plumbing.** A licensed and insured LP gas contractor must be used to install any underground propane tank and any necessary plumbing.
6. **Maintenance.** All Generator Systems must be regularly and properly maintained, repaired, and replaced, as applicable, by the Owner of the Lot on which such Generator System is installed.
7. **Required Removals.** For any Generator System, if approved, the Owner shall be responsible for the costs associated with any required removal, repair and/or replacement if the Generator System is erected on or adjacent to a lot line common with a Lot where the house is not yet under construction or, if under construction, not yet closed to the new Owner.

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**ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS – PERMANENT GENERATORS
(continued)**

8. **Limitations.** Not all Lots in the Community may be able to have Generator System installed thereon due to, among other things, the Governmental Requirements, applicable set back requirements, location of easements and the configuration of the Lot. Accordingly, even if an application for a Generator System is approved by the ACC, there is no guarantee that a particular Lot will accommodate a Generator System thereon. Accordingly, each Owner shall be responsible to confirm that their Lot can accommodate a Generator System prior to making application to the ACC and/or applying for any necessary permits and approvals.

Exterior Home Improvement Completion Time Limit Section

1. Purpose

This rule establishes a time limit for the completion of exterior home improvement projects within the Seven Bridges community. This aims to:

- Minimize disruption to neighboring properties from construction noise, dust, and equipment.
- Maintain the aesthetic appeal of the neighborhood during the construction phase.
- Ensure the safety of resident by limiting the duration of exposed excavation and potential hazards.

2. Time Limit

All in-ground swimming pool or spa construction projects must be completed within six months from the date of site preparation.

All home additions (add-ons to your house) must be completed within one year from date of site preparation.

All generator projects must be completed within three months from the date of site preparation. All other exterior home completion projects, not limited to but including

- Fencing
- Decks and patios
- Sunrooms and screened enclosures
- Roof replacements
- Exterior painting
- Window and door replacements
- Driveways

Must be completed within 30 days of the original timeline submitted to the ARB.

3. Extension Requests

Homeowners may request an extension of the time limit with the ARB. Such requests must be submitted seven days prior to the original deadline and should include:

- a. A detailed explanation for the requested extension.
- b. A revised completion schedule with a justification for the additional time needed.
- c. Documentation of any unforeseen circumstances causing the delay.

The ARB will review the request on a case-by-case basis and may grant an extension for a reasonable period considering the circumstances.

4. Non-Compliance

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Failure to comply with the established time limit or complete the project within an approved extension period may result in the following:

- a. Issuance of a violation notice with a daily fine until completion.
- b. Requirement to take specific actions to expedite construction progress.
- c. Legal action pursued by the HOA to enforce compliance.

5. Severability

If any provision of this rule is found to be unenforceable, the remaining provisions shall remain in full force and effect.

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

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TRAMPOLINES

These Rules and Regulations regarding the use and location of trampolines are designed for the mutual benefit of all Owners. The mere fact that the Association has established rules regarding the use of trampolines on privately owned Lots should not be read, viewed, understood, or taken as Association approval of the use or placement of any trampoline. These rules regarding trampolines are in addition to Rule 10 of the Additional Guidelines for Additions and Alterations titled "Play Equipment".

1. **Approval.** No trampoline shall be installed or otherwise placed on the Lot of any Owner without the Owner first applying for and receiving approval from the ACC. All applications for a trampoline shall include, in addition to other standard information (a) the make, model and specifications of the trampoline, (b) a picture of the proposed trampoline, (c) the intended designated location for placement of the trampoline on the Lot, and (d) such other requirements as may be set out herein, and/or as requested by the ACC and/or the Board. The ACC, in its sole discretion, may, upon application of any Owner in accordance with this Rule, permit the trampoline to be placed on the Owner's Lot. Each submission will be evaluated separately, on a case by case basis. The approval by the ACC of placement of a trampoline on an Owner's Lot does not prohibit the Board or ACC from denying the placement of a trampoline on another Owner's Lot under similar circumstances. All ACC approvals are and shall remain contingent upon each Owner ensuring that upon issuance of a tropical storm, hurricane or severe weather watch or warning the approved trampoline is stored indoors.
2. **Trampoline Materials.** All trampolines must be constructed with heavy duty steel tubing and must not show rust on the exterior. All trampolines must include a fixed safety net designed to prevent a user from falling off the trampoline. All trampolines must be capable of being stored indoors.
3. **Dangerous Activity; Hold Harmless.** By submitting a request to the ACC to review and approve the placement of a trampoline on a Lot, the Owner shall be deemed to have automatically recognized and agreed that use of a trampoline is an inherently dangerous activity, and the ACC's approval of the placement of the trampoline is in no way an indication of acceptance of responsibility for, or liability by, the Association. By submitting such request to the ACC, the Owner shall be deemed to have automatically agreed, by virtue of such request, to release, hold harmless and indemnify the Association and its officers, directors and members, the ACC Members and the Declarant for any and all claims, damages, liabilities, injuries (including personal injuries and/or death), fees, costs, and expenses including, without limitation, reasonable attorneys' fees, expert fees, and costs in any and all actions, judicial, municipal, legal or appellate, that may arise from the use and/or placement of the trampoline.
4. **Trampoline Use.** Use of a trampoline by anyone under the age of eighteen (18) is prohibited without adult supervision. No trampoline may be used unless a fixed safety net is properly installed and in use.
5. **Trampoline Placement.** The placement and use of a trampoline is only permitted in the back yard of the Lot. No trampoline is, or shall be, permitted on a Lot that is not completely fenced in. No trampoline shall be located within any required setback, and/or easement including, but not limited to, the lake maintenance, utility, drainage, or access easements.
6. **No Maintenance/Replacement of Sod under Trampoline.** By submitting a request to the ACC to review and approve the placement of a trampoline on a Lot, the Owner shall be deemed to automatically agree that the Association shall not have any responsibility for the maintenance and care, mowing, fertilization, repair and/or replacement of sod located under the trampoline, all such responsibilities thereafter being the responsibility of the Owner of the Lot.
7. **Remedies.** In the event the Owner does not properly care for or otherwise maintain the approved trampoline and the area immediately adjacent to and/or under the approved trampoline, then, after five (5) business days written notice sent to the Owner, the Association shall have the right, but not the obligation, to remove the approved trampoline from the Owner's Lot and dispose of the removed trampoline in a proper trash receptacle and/or the Association may perform such lawn care maintenance around and under the trampoline and charge the Owner for such service. In that regard, all fees and costs related to the enforcement of these rules and regulations including, without limitation, attorneys' fees, trash disposal, and lawn maintenance and care, shall

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**TRAMPOLINES
(continued)**

be collectible from the Owner by the Association in a manner like Assessments including, without limitation, the right to lien and foreclose the Owner's Lot.

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

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MAINTENANCE AND APPEARANCE OF HOMES

1. **General.** Each Owner shall keep and maintain such Owner's Home and Lot in good order, condition, and repair, and shall perform promptly all maintenance and repair work within the Home and Lot which, if omitted, would adversely affect the Community, other Owners, or the Association. Maintenance obligations are more fully defined in the Declaration.
2. **Personal Property.** The personal property of an Owner shall be stored inside such Owner's Home or garage and not be visible to surrounding neighbors or from Association Property.
3. **Hurricane Season.** Each Owner who plans to be absent from such Owner's Home during the hurricane season shall prepare the Home and Lot prior to departure by removing all furniture, potted plants, and other movable objects, if any, from the covered patio or screen enclosure area and from the outside of the Home. The Owner shall also designate a responsible firm, person or individual satisfactory to the Association to care for the Home and Lot should it suffer hurricane damage and shall furnish the Association with the name of the designated firm or individual.
4. **Hurricane Shutters.** No hurricane shutters shall cover window or door openings except during periods of a hurricane watch or a hurricane warning that impacts the Community. Any removable tracks which have been installed by Declarant or approved by the ACC as part of a hurricane shutter package shall not remain installed on a home other than during periods of a hurricane watch or a hurricane warning. An Owner shall remove any removable type of hurricane shutters attached to the Home immediately after a hurricane watch or a hurricane warning has been lifted. In that regard, if an Owner installs removable hurricane shutters on the Home during a hurricane watch or a hurricane warning and thereafter leaves the Home, that Owner must either: (a) immediately return to the Home after the hurricane watch or hurricane warning has been lifted and remove such hurricane shutters from the Home; or (b) make arrangements for another individual to remove such hurricane shutters from the Home immediately after the hurricane watch or hurricane warning has been lifted. The installation of hurricane shutters, other than those provided by Declarant, shall require ACC approval.
5. **Window Decor.** Window treatments (drapery, blinds, decorative panels, or other tasteful window coverings) are permitted. No newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding two (2) weeks after an Owner first moves into a Home, or when permanent window treatments are being cleaned or repaired.
6. **Landscape Material.** No trees, shrubbery or landscaping shall be removed from, altered, or added to Lots without the prior written consent of the ACC. No additional trees, shrubbery or landscaping are permitted to be planted by an Owner on the Lot or Association Property without the prior written consent of the ACC. Notwithstanding the foregoing, and subject to the prior approval of the ACC, which may be withheld in its sole and absolute discretion, hedge(s) which exceed the height of a five (5') foot fence may be planted for privacy purposes on (i) non-Lake Lots, or (ii) on a Lake Lot where such hedge(s) will not materially interfere with the view of the lake by the immediate neighbor who is also a Lake Lot Owner. Such approval, if granted, will limit the height of a privacy hedge to seven feet (7'). Approval by the ACC may be conditioned upon the Owner agreeing to trim such hedge(s) should the hedge(s) later be found to create an obstruction of a lake view. In the event the Owner fails to trim the obstructing hedge(s) within fourteen (14) days following receipt of written notice by the Association to do so, then the Association shall have the right, but not the obligation, to trim such hedge(s). The costs associated with such hedge trimming performed by the Association will be charged as an assessment against the Owner's Lot.
7. **Alteration of Drainage.** No sod, topsoil, fill or muck shall be removed from or added to Lots without prior written consent of the ACC. No change in the condition of the soil or the level of land shall be made which would result in any permanent change in the flow or drainage of surface water within the Community or on the Lot.
8. **Outdoor Furniture.** Outdoor furniture shall be permitted only in the rear yard of a Lot, provided the Owner assumes the responsibility for maintenance, including the control of mildew, rust, wood rot and deterioration of equipment components. Furniture can be permitted in the front porch area only with ARB approval.
9. **Air Drying.** No linens, cloths, clothing, curtains, rugs, mops, laundry of any kind or other articles shall be hung, dried, or aired from any window, door, fence, or balcony in such a way as to be visible to any other Owner.
10. **Clotheslines** may be approved if reasonable in size, style, location, and effectiveness with respect to appearance from adjacent lots and rights of way.

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**MAINTENANCE AND APPEARANCE OF HOMES
(continued)**

11. **Basketball Hoops.** Temporary or mobile basketball hoops shall be permitted if they are located such that the base and rim are entirely within the Lot and at all times located and stored in the driveway at a location which is no closer than midway between the garage door and the front property line.
12. **Painting.** Homeowners are responsible for periodically painting their homes. Painting requires approval from the ACC. If the homeowner is using the same color scheme (body of house and trim) to repaint, the homeowner is not required to submit ACC forms but must contact Property Management to confirm the use of the same color scheme. Only paint colors and color schemes originally offered by GL Homes are permitted.
13. **Power Washing.** Homeowners are responsible for periodically power washing their homes, including the roof, to prevent weather-driven mold and mildew stain. Homeowners with excessive stain and mold must power wash their home and/or roof.
14. **Outdoor sculptures and statuary.** Outdoor sculptures and statuary in the front or side yards that are visible to the street and are taller than five (5) feet are limited to TWO per home and require advance ACC approval. Outdoor sculptures and statuary less than five (5) feet tall do not require ACC advance approval but limited to 4 per home. Religious statues are not permitted with the exception of holiday displays.
15. **Signs.** No commercial or political signs; displays; posters; notices; or advertisements, including without limitation, FOR SALE, FOR RENT, OPEN HOUSE, or vendor work signs, may be exhibited, displayed, inscribed, painted or affixed to a lot or home or any portion of the Association Property. Notwithstanding the foregoing prohibition on signage, only the following is permitted on a lot: (i) signage of reasonable size provided by a contractor for security services, posted within 10 feet of any entrance to the residence; (ii) pest control or landscaping vendors may temporarily post small signs warning of recent pest control or fertilization treatment; (iii) temporary placement of celebratory signage (Birthday, Anniversary, Graduation, etc.) that does not exceed seven days; and (iv) placement of seasonal Holiday signage (subject to Holiday Lighting rules).
16. **Outdoor Flags.** One (1) wall-mounted flagpole installed above the garage or front door will not require ACC approval. Additional and/or alternately placed wall-mounted flagpoles must be approved by the ACC prior to installation thereof. One (1) free standing flagpole, used solely to display a flag or flags permitted under Section 720.304(b), Fla.Stat., that is no more than 20 feet high may be placed on any portion of a Lot without ACC approval as long as it does not obstruct sightlines at intersections, is not erected within or upon an easement, and does not violate any setback requirements; no other freestanding flagpole is permitted. Homeowners should never display a flag that may be offensive to other residents which depict, race, religion, or national origin themes.
17. **Holiday Lighting & Decoration** displays that are reasonable do not require ACC approval; however, they may only be put up from October 1st through February 15th.
18. **Artificial Turf/Foliage.** Artificial/synthetic turf is not permitted in front lawns. Artificial/synthetic turf is not permitted for side lawns where house location on the lot makes side lawns visible to the street unless the artificial turf on the side lawn is screened from the street by an approved landscape hedge or approved fencing. Artificial turf or synthetic foliage is not permitted on the front of a residence, including the garage face. Artificial turf requires ARB approval. All artificial turf installations are required to ensure that drainage is maintained within the homeowner's property and not to impact the neighboring homes or other property of the community.
19. **Private Pool Maintenance.** All homeowners with private pools are responsible for maintaining their pools and access to same in a safe and sanitary condition at all times. Pool enclosures, fences, and safety covers must be maintained in good repair and comply with all local safety regulations. Pool water must be properly maintained to prevent mosquito breeding which can lead to the spread of disease. Pool equipment must be operated in a manner that does not create excessive noise or disturbances to neighbors. Homeowners are solely responsible for any accidents, injuries, or property damage occurring on their pool premises.

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

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TRASH AND OTHER MATERIALS

1. No rubbish, trash, garbage, refuse, tree limbs, grass clippings, hedge trimmings or other waste material ("Trash") shall be kept or permitted on the Lots or Association Property except in sanitary self-locking containers located in appropriate areas (i.e., areas not visible from the street or any other Lot other than at times of scheduled curbside trash pick-up). For curbside pick-up, Trash shall be placed in sanitary self-locking containers.
- ~~2.~~ It is strongly suggested that trash and recyclables be placed and kept at the curb within 24 hours prior and after scheduled pickup.

No trash or recycling bins are permitted to be stored in the home's front or side yard, visible to the street.

Owners are responsible for cleaning up any trash that is not picked up by the trash collection vendor.

3. No odors shall be permitted to arise from trash containers so as to render any portion of the Community unsanitary, offensive or a nuisance to any Owners, to the Association Property or to any other property in the vicinity.
4. No stripped-down vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse or Trash shall be stored or allowed to accumulate on any portion of the Community.
5. Each Owner shall regularly pick up all Trash around their Home and Lot.

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

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PARKING AND VEHICULAR RESTRICTIONS

1. Parking shall be permitted only on driveways, inside garages and driveway aprons, in a manner which does not block or cross into sidewalks or walkways. No overnight parking between the hours of 2:00 am- 6:00 am on the streets or swales is permitted. If parked on driveways or aprons, vehicles shall not obstruct traffic on the streets.
2. Vehicles parked on the street shall be parked on the side of the street with odd numbered houses during odd numbered months and, during even numbered months, on the side of the street with even numbered houses. All vehicles parked on the street shall be parked with the front of the vehicle pointing in the direction that traffic flows.
3. Residents are permitted to park in spaces designated HANDICAPPED only with a current government-issued handicapped license plate or hang-tag.
4. Only vehicles belonging to authorized persons actively using the Recreation Tract are permitted to be parked in the Recreation Tract parking spaces. The parking spaces in the Recreation Tract shall not be utilized for parking other than during periods of use of the Recreation Tract by the vehicle's owner, unless prior approval is granted for guests by the property manager.
5. No vehicle or other possessions belonging to an Owner or to an Owner's family member, guest, invitee, or tenant shall be positioned in such a manner as to impede or prevent ready ingress or egress to another Owner's driveway.
6. No overnight parking of boats in the Community is allowed unless within the garage of the Home and not visible from the frontage of the parcel.
7. No overnight parking of commercial vehicles on a Lot is allowed unless within the garage of the Home and not visible from the frontage of the parcel. Trailers, motor homes, and recreational vehicles visible to adjacent lots of common area shall not be parked in the Community.
8. No repairs of vehicles shall be made within the Community unless the repairs take less than twenty-four hours. The only exceptions to the preceding shall be: (a) emergency repairs; and (b) repairs made within the garage of the Home and with the garage door closed.
9. Disposal of drained automotive fluids is not allowed within the Community.
10. All vehicles shall be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, appearance or otherwise.
11. No Owner shall keep any vehicle on the Lot which is deemed to be a nuisance by the Board.
12. No Owner shall perform restorations of any motor vehicle, boat or other vehicle within the Community unless made within the garage of the Home and with the garage door closed.
13. Car washing shall be permitted only on an Owner's driveway.
14. Owners shall maintain a current registration and all required insurance coverages for all vehicles parked within the Community.
15. Vehicles which cannot operate under their own power and/or which remain within the Community for more than seventy-two hours shall be towed at the Owner's risk and expense, unless parked on the Owner's driveway or inside the Owner's garage.
16. **Golf Carts:** All golf carts in the Community must be registered and bear a current Seven Bridges Golf Cart sticker. No gasoline-powered golf carts shall be operated within the Community, except as may be owned and operated by the Declarant or the Association. All other golf carts shall be powered by electricity or by similar non-combustion means. When not in use, golf carts shall be parked or stored within the garage of the Home and with the garage door closed.
 - a. Golf carts may only be operated upon the paved roadways located within the Community. Operators of golf carts shall abide by all traffic regulations applicable to vehicular traffic and shall operate their golf cart in accordance with all manufacturers and other safety recommendations. The operator shall not impede the

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
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**PARKING AND VEHICULAR RESTRICTIONS
(continued)**

flow of traffic. The Association may restrict, prohibit, or regulate the use of golf carts upon heavily traveled roadways within the Community if the Association determines such use is incompatible with the normal and safe movement of traffic. The operator of a golf cart shall allow cars and other larger vehicles to safely pass when driving on the street.

- b. Any person operating a golf cart within the Community shall carry and maintain a current valid driver's license.
- c. Golf carts may be operated only during the hours between sunrise and sunset, unless the golf cart is equipped with headlights, brake lights and turn signals. Each owner of a golf cart operated within the Community shall keep the golf cart in good condition and appearance. Each golf cart shall be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear. No owner of a golf cart may modify their golf cart in a manner that affects the recommended mode or operation, speed, or safety of the vehicle.
- d. Appropriate written warnings and/or violations will be issued where deemed appropriate or necessary by the Association. The issuance of two written warnings or violations (which may also include monetary fines) will suspend an Owner's golf cart privileges for one year. Five such warnings and/or violations within one year will permanently revoke such Owner's golf cart privileges within the Community.
- e. Each Owner (regardless of whether the Owner is the operator) and each operator of a golf cart (regardless of whether they are owner of the golf cart) will be responsible, jointly, and severally, for all damage to property and injuries to persons (including death) caused by and/or resulting from its ownership and/or operation of a golf cart in the Community. Accordingly, EACH SUCH OWNER AND OPERATOR, JOINTLY AND SEVERALLY, SHALL AND HEREBY AGREES TO, INDEMNIFY AND HOLD HARMLESS THE ASSOCIATION, THE BOARD, DECLARANT AND THE OTHER MEMBERS OF THE ASSOCIATION, FROM AND AGAINST ANY AND ALL LOSSES, CLAIMS, DEMANDS, SUITS, ACTIONS, CAUSES OF ACTION, LIABILITIES (INCLUDING, WITHOUT LIMITATION, PROPERTY DAMAGE, PERSONAL INJURY AND/OR DEATH), JUDGMENTS, DAMAGES (INCLUDING, WITHOUT LIMITATION, CONSEQUENTIAL OR PUNITIVE DAMAGES), FINES, LIENS, ENCUMBRANCES, PENALTIES, COSTS AND EXPENSES OF WHATEVER NATURE OR KIND (INCLUDING, WITHOUT LIMITATION, LEGAL FEES) RELATED TO, ARISING OUT OF AND/OR RESULTING FROM THE OWNERSHIP, OPERATION, MAINTENANCE AND/OR USE OF A GOLF CART IN THE COMMUNITY.

17. **Motor Assisted Devices.** For purposes of this section, motorized scooters, hoverboards, motorized in-line skateboards, "Segway" transportation devices, shall be referred to as "Motor Assisted Devices." The operation of Motor Assisted Devices shall be prohibited within all common areas from dusk till dawn. In addition, Motor Assisted Devices shall be prohibited from being used at any time in, at, or near any Recreational Facility, or any area appurtenant to any Recreational Facility. For purposes of this Rule, a "Recreational Facility" shall include, but shall not be limited to, the Clubhouse, the Clubhouse facility, the Clubhouse parking lot(s), all amenity areas near or appurtenant to the Clubhouse, the Tennis Center, the parking lots appurtenant to the Tennis Center, and all other areas used for recreational, sport, and/or entertainment purposes. Notwithstanding the above, Motor Assisted Devices may be used on sidewalks to reach the Clubhouse. Motor Assisted Devices shall likewise be prohibited from being used at any time on Beaujolais Avenue, and Cabernet Drive, up to its intersection with Pantheon Pass. Motor Assisted Devices may be used on the sidewalks of Beaujolais Avenue, and Cabernet Drive, but pedestrians must be given priority use of said sidewalks. The use of go carts is prohibited in all common areas. The foregoing restrictions shall not apply to: (a) non-licensed and non-registered wheelchairs or similar vehicles used for the transportation of disabled persons; and (b) golf carts, which may be operated within the Community in accordance with the rules and regulations set forth herein. The restrictions in this section are in addition to, and not in lieu of, any local, state, or federal rule, law, or regulation as they relate to Motor Assisted Devices.

Electric Bikes (E-Bikes). Can be operated on roads and sidewalks and must follow all bicycle and traffic laws. Must have pedals and be under pedal power and yield to pedestrians while on sidewalks.

Electric Motorcycles (E-Motos). Not permitted within Seven Bridges. No visitors operating an E-Moto will be approved for entry.

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The use of go carts is prohibited in all common areas. The foregoing restrictions shall not apply to: (a) non-licensed and non-registered wheelchairs or similar vehicles used for the transportation of disabled persons; and (b) golf carts, which may be operated within the Community in accordance with the rules and regulations set forth herein. The restrictions in this section are in addition to, and not in lieu of, any local, state, or federal rules, law, or regulation as they relate to Alternative Transportation Devices.

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

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TRAFFIC VIOLATIONS

Safety should be a top priority within our community. Seven Bridges residents, vendors and guests are mandated to follow posted speed limit signs and always come to a complete stop at stop signs. Radar devices are deployed within the Community. These devices will be used to monitor speed and moving violations that will be acted upon with traffic fine citations. Traffic fines will escalate per violation, along with possible suspension of automated Resident Gate Access privileges for multiple violations.

EACH HOMEOWNER IS RESPONSIBLE FOR KEEPING PROPERTY MANAGEMENT INFORMED OF MAKE/MODEL/COLOR/LICENSE PLATE NUMBER FOR EACH VEHICLE IN THEIR HOUSEHOLD.

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ANIMALS AND PETS

1. Ordinary house pets are permitted subject to the guidelines contained herein. Ordinary house pets shall include dogs (except Pit Bulls, Rottweilers, Doberman Pinschers, Presa Canarios (canary dog) and "Dangerous Dogs" – all as provided in the Declaration), cats, caged domesticated birds, hamsters, gerbils, guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits and pets normally maintained in a terrarium or aquarium. The Board may determine, in its discretion, a maximum number of pets per household, not to be less than four.
2. Under no circumstances shall a Pit Bull, Rottweiler, Doberman Pinscher, Presa Canario (canary dog) or Dangerous Dog be permitted on the Property unless expressly required by law. As used in the Declaration: (i) a "Pit Bull" is defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one (1) or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds; and (ii) a "Dangerous Dog" is defined as a dog which meets any one (1) of the following criteria: (a) has aggressively bitten, attacked, endangered or has inflicted severe injury on a human being at any time whether on or off the Property, (b) has severely injured or killed a domestic animal at any time whether on or off the Property, or (c) has, when unprovoked, chased or approached any person upon the Streets, Drives, Roads, Avenues, Roadways and/or Sidewalks, or any other portion of the Property in a menacing fashion or apparent attitude of attack; provided, however, a dog shall not be a "Dangerous Dog" if the threat, injury, death or damage was sustained by a person who, at the time, was unlawfully on the Property (or any portion thereof), or, while lawfully on the Property (or any portion thereof), was tormenting, abusing or assaulting the dog or its owner or a family member; provided further, that no dog may be a "Dangerous Dog" if the dog was protecting or defending a human being within the immediate vicinity of the dog from an unjustified attack or assault.
3. Notwithstanding the foregoing, breeding of any animals or pets, including ordinary house pets, or any other keeping of pets for any commercial purpose whatsoever within the Community is prohibited.
4. Unusual pets shall not be kept, raised, bred, or maintained on any portion of the Community, including the Home, Lot, and Association Property. Unusual pets shall include, by way of example and not limitation, those animals not generally maintained as pets, such as poultry, livestock, horses, large reptiles, anthropoids, felines other than cats, canines other than dogs, rodents, birds, and other creatures other than those listed in item 1 above, or not maintained in a terrarium or aquarium. Pit Bulls, Rottweilers, Doberman Pinschers, Presa Canarios (canary dog) and Dangerous Dogs (all as provided in the Declaration) are also classified as unusual pets and are, therefore, prohibited.
5. Pet owners are responsible for any property damage, personal injury, or disturbance which their pet may cause or inflict. Each Owner who determines to keep a pet agrees to indemnify the Association and hold the Association harmless against any loss or liability of any kind or character whatsoever arising from or growing out of such Owner having any animal in the Community.
6. Pets shall not be left unattended outside the Home. No pet shall be kept tied up outside of a Home or in any covered or screened porch or patio unless someone is present in the Home.
7. All dogs and cats shall be walked on a leash and in full control by their owners at all times. Any pet shall be carried or kept on a leash when outside of a Home or outside of a fenced-in area.
8. Any solid animal waste shall be immediately picked up and removed and shall not be deposited in other resident's trash cans, or on or within the Association Property.
9. All pets shall have and display, as appropriate, evidence of all required registrations and inoculations and the name and address of its owners.
10. Every female animal, while in heat, shall be kept confined in the Home by its owner in such a manner that she shall not be in contact with another animal nor create a nuisance by attracting other animals.
11. If any pet becomes obnoxious to the Owners or neighbors by excessive barking or otherwise, the owner of the pet shall correct the problem. If the problem is not corrected, then the Owner, upon written notice from the Association, shall be required to dispose of the animal.
12. No Owner shall inflict or cause cruelty upon or in connection with any pet.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

Certified Service Animals and Emotional Support Animals in Clubhouse, Tennis Center Facilities, and Recreation Tract.

1. Applicability

This rule applies to all residents and guests utilizing the Association's clubhouse, tennis center facilities, and recreation tract.

2. Certified Service Animals

- a. Certified service animals, as defined by the Fair Housing Amendments Act (FHAA), are always welcome in the clubhouse, tennis center facilities and recreation tract.
- b. Certified service animals must be harnessed, leashed, or otherwise tethered unless such restraint interferes with the service animal's work or is otherwise unreasonable.
- c. Residents with certified service animals are responsible for ensuring their animal's good behavior and proper waste disposal.

3. Emotional Support Animals (ESAs)

- a. Reasonable accommodation will be made for residents with legitimate emotional support animals (ESAs) as defined by the Fair Housing Amendments Act (FHAA).
- b. Residents seeking accommodation for an ESA must provide a written confirmation from a licensed health professional documenting the disability and the need for the ESA.
- c. ESAs must be leashed or otherwise tethered while in the clubhouse or in the tennis office.
- d. ESAs are not allowed in the tennis facilities (with the exception of the tennis office), in the pool area or in the restaurant.
- e. Residents are responsible for ensuring their ESAs good behavior and proper waste disposal.
- f. The Association reserves the right to deny access to any ESA that exhibits disruptive or threatening behavior.

4. General Provisions

- a. No animals, other than certified service animals and approved ESAs are permitted in the clubhouse or in the recreation tract. ESAs are not allowed in the pool area, restaurant, or tennis facilities with the exception of the tennis office.
- b. All animals, including service animals and ESAs must be current on vaccinations as required by local ordinances.
- c. Residents are responsible for any damage caused by their animal.

5. Inquiries

For any questions regarding this rule or the reasonable accommodation process for ESAs, please contact the Property Manager.

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

USE AND ENJOYMENT OF LAKES

1. Owners, or the family members, guests, invitees, and tenants of Owners, shall be permitted to engage in "catch and release" fishing in the lakes. An Owner shall only access the lakes for fishing from the lake maintenance easement area or lake maintenance access easement area which immediately abuts Owner's Lot if the Owner's Lot is a Lake Lot. If the Owner's Lot is not a Lake Lot, or if an Owner of a Lake Lot wishes to access a different lake or another area of the same lake, then access to the lake for fishing shall be exclusively from a lake maintenance access easement area abutting Association Property. Notwithstanding the preceding, an Owner shall not be permitted to fish from any lake maintenance easement or lake bank area which immediately abuts another Owner's Lake Lot. If no portion of the lake maintenance access easement or lake maintenance easement abuts Association Property, Owners other than lake lot Owners whose lots abut the lakes shall not be permitted access to that lake. In addition, no Owner shall be permitted access to or to fish in any lake maintenance easement or lake bank area which immediately abuts a Lake Lot owned by another Owner.
2. **Lake Lot Owners**, or the family members, guests, invitees, and tenants of Lake Lot Owners, shall be permitted to operate non-motorized and electric watercraft in the lakes. No other persons shall be permitted to operate watercraft in the lakes. Notwithstanding the foregoing, a Lake Lot Owner shall only access the lakes from the lake maintenance easement area or lake maintenance access easement area which immediately abuts Owner's Lot. The launching into and removal from a lake of any permitted non-motorized and electric watercraft by a Lake Lot Owner shall be limited to that Owner's Lake Lot. Watercraft shall be limited in size to eighteen (18') feet in length.
3. No alteration, relocation, removal, or damage shall be caused to any littoral plantings, wetlands plantings or upland plantings.
4. No planting, fencing or other improvements or additions to the grassed area surrounding the lake and outside the Lot is permitted.
5. No installation of sand or other materials intended to simulate a beach is permitted along the lake banks or within the lake maintenance easements or rear yards of Lake Lots.
6. Swimming and the operation of motorized watercraft, other than electrically operated watercraft, in the lakes are prohibited.
7. Watercraft and trailers shall not be stored on the lake banks or in the easement areas. Only watercraft which are permitted to be used within the lakes of the Community may be stored within the back yards of Lake Lots.
8. In no event shall an Owner cause any erosion or change in grade of any Lake Bank slope from design grade.

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

LEASING OF HOMES

1. No portion of a Home, other than an entire Home, shall be rented by the Owner. No Home, or portion thereof, shall be sub-let.
2. All leases shall provide that the right of the tenant to use and occupy the Home and the Association Property shall be subject and subordinate in all respects to the provisions of the Declaration and the Rules and Regulations.
3. All leases shall provide for a minimum lease term of twelve months. No lease shall provide for an early lease termination which would reduce a lease term to a period of less than twelve months except in the event of a default by the tenant.
4. Each Owner shall be required to use a lease addendum which provides, among other things, that the tenant will pay the rent due under the lease directly to the Association upon receipt of notice from the Association that the Owner is delinquent in amounts due to the Association. Even if such lease addendum is not included, each lease entered by Owner for a Home shall be deemed to include the foregoing by this reference.
5. All leases shall provide, and if they do not so provide then the leases shall be deemed to provide, that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Declaration, the Articles, the Bylaws, the Rules and Regulations, or of any other agreement, document or instrument governing the Lots or Homes.
6. The Owner of a leased Home shall be jointly and severally liable with such Owner's tenant for compliance with the Association Documents and the Rules and Regulations and to the Association to pay Assessments and/or any claim for injury or damage to persons or property caused by the acts or omissions of the tenant and/or those for whom the Owner is responsible.
7. The Owner shall provide the Association with a copy of all executed leases in their entirety of the Home.
8. A person occupying a Home for more than one (1) months without the Owner or tenant or a member of Owner's or tenant's family being present shall not be deemed a guest, but rather, shall be deemed a tenant for purposes of the Declaration and these Rules and Regulations (regardless of whether a lease exists, or rent is paid) and shall be subject to the provisions of the Declaration and these Rules and Regulations which apply to tenants.
9. Each Owner that leases such Owner's home, including all renewals of leases, must pay a lease working capital contribution, in an amount to be determined by the Board of Directors from time to time ("Lease Contribution"), which will be due and payable at the commencement of the lease of the home. Each Lease Contribution must be transferred to the Association at the time of notice to Association required under Article X, Section 5. Failure to timely pay the Lease Contribution will render the underlying lease null and void, and the Association will have the right to terminate the lease and evict the tenant, in addition to its collections remedies.
10. If a homeowner leases their home, they must decide if they are assigning their privileges (including minimum spend) to their tenants or if they are retaining them. If the privileges are assigned to the tenant, the homeowner is not able to use the amenities while the lease is in effect.

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**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

MISCELLANEOUS RULES AND REGULATIONS

1. **Chemicals.** Except as otherwise specifically provided herein, Owners shall not keep any flammable, combustible or explosive fluids, fuels, chemicals or substances in any Home, its adjacent yard area or within the Association Property. No above-ground or under-ground propane or other fuel storage tanks shall be permitted except only for: (a) customary propane tanks associated with barbecue grills, (b) those substances use for normal household or yard maintenance use, and (c) an under-ground propane tank associated with a Generator System approved and installed pursuant to the "Additional Guidelines for Additions and Alterations – Permanent Generators" as set forth above. Any such propane tanks and household substances shall be maintained in accordance with the prescribed use and safety instructions but in no event shall they be installed or stored on Association Property.
2. **Moving.** Owners or tenants who are moving in or out of the Community shall do so between the hours of 8:00 am and 9:00 p.m. or with the approval of the Property Manager. Portable self-storage containers are permitted with prior Property Management approval but may not be stored outside of the Home for more than 72 hours without prior approval. Portable self-storage containers shall be placed entirely within the Lot and not in the right-of-way bounding the Lot. At no time shall such units be placed on Association Property.
3. **Solicitation.** All door-to-door commercial solicitation is prohibited. Placing of materials in mailboxes or on or within any portion of the Homes or Lots is strictly prohibited unless express written permission is granted by the Board.
4. **Hunting, Trapping or the Possession/Use of Firearms.** Hunting and trapping is not permitted anywhere in the Community. Possession and carry of firearms is allowed in Seven Bridges under the following conditions. All firearms may be carried by a person either concealed or open carry, as in accordance with the laws of the State of Florida while within Seven Bridges HOA. However, firearms are not permitted at anytime and anywhere within the Seven Bridges Recreational Tract as it is so defined in the official document Declaration of Seven Bridges HOA. This rule shall not prohibit an Owner from keeping a lawful firearm: (a) in such Owner's Home, or (b) on such Owner's person strictly in accordance with a lawfully issued Florida concealed weapons license.
5. **Garage Door Screening.** No portion of the opening to any garage door may be covered or enclosed by screen material.
6. **Recording and Broadcasting of Association Meetings.** Owners shall provide not less than twenty-four (24) hours advance written notice to the Board expressing their desire to utilize any audio or video equipment at an official meeting of the Board or an official meeting of the Owners (collectively, "Association Meetings"). The only audio and video equipment and devices which Owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions. All audio and video equipment shall be assembled and placed in position in advance of the commencement of Association Meetings. Owners videotaping or audio recording Association Meetings shall not be permitted to move about the meeting room to facilitate the audio or video recording. **Owners who have audio or video recorded an Association Meeting shall not share such audio or video recording with non-Owners. Live streaming and/or broadcasting of Association Meetings, including, without limitation, through Periscope, Twitter, Facebook Live, or other similar social media platforms, is prohibited.** These rules only apply to official Board meetings, Annual Members' Meetings and Special Meetings of the Members scheduled in accordance with the Association Documents; thus, no other meetings may be recorded, live streamed and/or broadcasted in any manner whatsoever.
7. **Personal Conduct.** Residents and guests should always treat each other with courtesy and respect. Boisterous and/or profane language is prohibited on common areas. Inappropriate, loud, disrespectful, vulgar language and abusive behavior with restaurant staff, tennis and fitness personnel, landscaping workers, security, mail carriers and property management employees WILL NEVER BE TOLERATED nor will public intoxication and use of illegal drugs.
8. **Bullying and Sexual Harassment Prohibition.** The HOA maintains a zero-tolerance policy for harassment and bullying of any kind, directed towards residents, vendors, or any individuals interacting with the community. This includes, but is not limited to, offensive language, intimidation, threats, or any behavior creating a hostile environment. Violations of this policy may result in progressive disciplinary actions, including but not limited to warnings, fines, and restrictions on use of common areas. Each incident will be reviewed on a case-by-case basis and appropriate action will be taken to ensure the safety and well-being of all members of the community.
9. **Request to Identify.** All residents, while on common areas, are required to identify themselves by name and address when requested by security or property management as there is no expectation of privacy while on

common areas. If Security and / or property management cannot verify the identity of the resident based on the information provided by the resident, they may take pictures of such resident.

10. **Vendor/Contractor Hours.** The hours for construction, maintenance or work in the community other than an emergency are Monday through Friday from 7:00 a.m. until 6:00 p.m., Saturday from 8:00 a.m. until 4:00 p.m. and no work on Sundays or observed federal holidays.
11. **Toys.** Roller skates/blades, skateboards, non-motorized scooters and/or toys of any kind are prohibited from our roadways, except to cross the street at the corner.

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

GENERAL USE OF ASSOCIATION PROPERTY AND RECREATION TRACT

“Recreation Tract” as used herein shall mean and refer to the Recreation Tract as defined in the Declaration, including, without limitation, recreation amenities, facilities and equipment located thereon and therein. Recreational space usage is a right of all residents. No one event should be so disruptive that residents not attending that event are unable to access or enjoy any Seven Bridges amenity.

1. Responsibility:

- a. ALL PERSONS USING ASSOCIATION PROPERTY, INCLUDING BUT NOT LIMITED TO THE RECREATION TRACT, SHALL DO SO AT THEIR OWN RISK. The Association and its Board assumes no responsibility for any accident or personal injury or for any loss or damage to personal property arising out of or in connection with the use of Association Property in general, including but not limited to the Recreation Tract. Persons using Association Property, including but not limited to the Recreation Tract, agree not to hold the Association or the Board liable for actions of any nature occurring within Association Property, including but not limited to the Recreation Tract.
- b. With respect to the use of Association Property, including but not limited to the Recreation Tract, an Owner shall be held responsible for the actions and conduct of Owner and the actions and conduct of such Owner's family members, guests, invitees, and tenants. Decorum, good conduct, and safety shall be observed and shall be strictly enforced.
- c. Any damage to Association Property, including but not limited to the Recreation Tract, which is caused by any Owner or family member, guest, invitee, or tenant of the Owner shall be repaired or replaced at the expense of the Owner and subject to additional fines or suspension of use privileges.
- d. The use of Association Property, including but not limited to the Recreation Tract, by persons other than an Owner or the family members, guests, invitees, or tenants of the Owner is strictly prohibited and shall be at the risk of those involved and not, in any event, the risk of the Association or its manager. Use of the Tennis Courts and facilities by persons other than family members, guests, invitees, or tenants of Owner shall be pursuant to the “Rules for Tennis Courts and Tennis Facilities” section set forth herein.
- e. The Association shall not be responsible for any personal injury or any loss or damage to personal property within Association Property, including but not limited to the Recreation Tract, regardless of where such property is kept, checked, left, or stored on the premises.
- f. The Association shall have the right to require Owners (on behalf of themselves and their family members, tenants, guests, and invitees) to execute a Recreational Amenities Release and Waiver in a form acceptable to Association prior to: (i) use of the Recreation Tract and/or (ii) participation in any activities sponsored, promoted, or set up by the Association.

2. General Use Restrictions:

- a. The Association Property, including but not limited to the Clubhouse and Recreational Tract and any other common areas of the HOA, is intended for the recreational use of Residents, family members and their invited guests
- b. The use of the Clubhouse and Recreational Tract is acceptable so long as: (i) they are no longer than 8 hours (including time for setup, breakdown and cleanup); (ii) a written request, at least 2 weeks in advance of date requested (any request < 2 weeks' notice are subject to agreement by the Property Manager assuming they have enough time, considering their other responsibilities, to collect Certificates of Insurance, prepare the space safely and arrange security, as required. If the Property Manager does not have enough time to prepare safely for an event, they have the right to deny the event on Association property), explaining the number of people attending, type of event and use and the times requesting; (iii) appropriate certificate of insurance is provided, prior to the event. Approval may be withdrawn if all conditions are not satisfied. Use by the requesting party shall be by invitation only (No rental event will be posted on public social media, no tickets will be sold or donations collected, for any event held on Association property), and shall not exceed the number of participants stated in the request. Any requests > 8 hours noted above, are to be reviewed and approved on a case-by-case basis by the Property Manager. Under no circumstances will any event be approved for more than two (2) consecutive days.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

- c. The Clubhouse and Recreational Tract and common area may not be utilized for any “for profit” function whether or not a tax advantaged enterprise. The only exception to this is if a community function is arranged and overseen by Seven Bridges Lifestyle or the HOA. Additionally, the Tract and Clubhouse are not to be used for any political, ideological or commercial event that is charging to attend and/or collecting any contributions.
- d. Residents shall accompany and remain with their guests and invitees to the Recreation Tract.
- e. Pets shall not be permitted in the Recreation Tract.
- f. The walkways and entrances of the Recreation Tract and facilities located thereon and therein shall not be obstructed or used for any purpose other than ingress and egress.
- g. Loitering (remaining in a particular place for a prolonged period without any apparent purpose) is strictly prohibited in the Recreation Tract Area.
- h. Resident children ages 12-15 are allowed two guests when unsupervised by an adult in the Recreation Tract Area. Resident children under the age of 12 are not allowed guests when unsupervised by an adult.
- i. All rules posted in the Recreation Tract Area also apply, including pool, hot tub, etc.

3. Cleanliness:

- a. It is prohibited to litter or cause debris to be put in any of the Association Property, including but not limited to the Recreation Tract. Owners, their family members, guests, invitees, and tenants shall cause to be removed or disposed of all rubbish, garbage, trash, refuse or other waste materials generated during their respective use of the Recreation Tract facilities or other Association Property.
- b. No personal articles shall be allowed to stand overnight in any of the Association Property.
- c. No garbage cans other than those provided by the Association, supplies, water bottles or other articles shall be placed or left within the Association Property, including but not limited to the Recreation Tract.
- d. No grilling, barbecuing, or cooking of food shall be permitted within the Association Property.

4. Recreational Tract's Available for Rent:

- a. The lounge, if available, can be rented as- is. Per our current rental agreement, no permission is granted to remove any furniture from the room or move any furniture within the room. The maximum event size is 100 people.
- b. When available, the outside recreational pavilion and lawn may be rented for events > 100 people. It is the renter's choice if they wish to erect a tent, at their sole expense, and must include an appropriate COI. Maximum attendance is limited to 160 people at any one time. If a tent structure is utilized, the capacity of the event will be limited by the size of the tent structure they choose, and as agreed by the Property Manager, not to exceed 160 people at any one time.

Only one (1) Recreational Tract space above can be rented for one (1) Event. The simultaneous renting of more than one (1) Recreational Tract, at the same time for separate events, is subject to Property Manager agreement after assessing safety, security and overall impact to the association property.

5. Fines and Penalties for Failure to Adhere to Rental Contract Terms & Conditions (Violations as deemed by the Grievance Committee):

- a. For the 1st Offense – The Renter Will be fined \$500, will be required to pay restitution for any damages and will be prohibited from renting any association space for a period of six (6) months.
- b. For the 2nd Offense (within a 12-month period of the 1st violation) – The Renter Will be fined \$750, will be required to pay restitution for any damages and will be prohibited from renting any association space for a period of nine (9) months.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
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- c. For the 3rd and Subsequent Offense(s) (within a 12-month period of the previous violation) – The Renter will be fined \$1,500, will be required to pay restitution for any damages and will be prohibited from renting any association space for a period of twelve (12) months.
- 6. **Food Trucks.** Food trucks may only be hired by the community's lifestyle director or Property Manager for the benefit of the entire community and only on days or times when the restaurant is closed. Residents that hire food trucks for private parties at their homes or rented community common areas for such events, must obtain the approval of the lifestyle director or Property Manager. The lifestyle director or Property Manager will determine where such vehicles can be located during the owner's event.
- 7. The Board reserves the right, from to time and in its sole discretion, to create, adopt, impose, alter, or amend rules and regulations relating to the use of any portion of the Association Property, including the Recreation Tract, the Clubhouse, and the facilities and/or amenities therein.

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

RULES FOR THE CLUBHOUSE

1. Clubhouse Use:

- a. Clubhouse hours shall be as established by the Board from time to time. Time extensions for social or Community events may be granted at the discretion of the Board. Activities outside the Clubhouse shall not be allowed after 9:00 p.m. without the prior approval of the Board. The foregoing time restrictions shall not apply to activities which have been organized by the Association.
- b. For safety purposes, all persons under twelve (12) years of age shall always be accompanied and closely supervised by an Owner or supervising adult who is eighteen (18) years of age or older. Minors between the ages of 8 and 12 are permitted in the game room only as long as they are accompanied by an adult over the age of eighteen (18) who remains on the clubhouse grounds during their visit.
- c. All belongings shall be removed from the Clubhouse when leaving. The Association and its Board shall not be responsible for belongings lost or stolen.
- d. No immoral, offensive, or unlawful use shall be made of the Clubhouse. All Governmental Requirements of all applicable governmental entities shall also be strictly observed.
- e. Equipment and supplies shall not be stored in any location other than as specifically approved in writing by the Board.
- f. No signs, notices or photos shall be posted on any of the walls or windows of the Clubhouse, other than on bulletin boards, if made available by the Association for that specific purpose. All postings must first be approved by the Board.
- g. Pets are not permitted in the clubhouse.
- h. Resident children ages 12-15 are allowed two guests when unsupervised by an adult in the clubhouse or clubhouse amenities. Resident children under the age of 12 are not allowed guests when unsupervised by an adult.

2. Code of Conduct for the Clubhouse:

- a. NO SMOKING (including e-cigarettes) in the Clubhouse or any rooms therein shall be allowed.
- b. Proper attire and shoes shall be worn in the Clubhouse, including the Restaurant.
- c. No swimsuits, bare chests or wet clothes shall be allowed.
- d. No breakable containers shall be permitted outside of the restaurant and lounge.
- e. An Owner shall be responsible for repair and/or replacement costs incurred because of deliberate, careless, or irresponsible behavior resulting in damage to the Clubhouse furniture, accessories, appliances and/or any related equipment caused by the Owner and/or Owner's family members, tenants, guests, invitees, and others for whom the Owner is responsible.
- f. Boisterous or profane language shall be not used in the Clubhouse.

3. Rules for Use of Indoor Sports Complex:

- a. The sports court is restricted to the playing of appropriate games or game-related activities (i.e., exhibitions and clinics) only.
- b. No one shall be permitted on the sports court except those persons playing.
- c. Roller skates, skateboards, roller blades, bicycles, scooters and other play or exercise equipment are prohibited on the sports court.
- d. Only sneakers shall be worn on the sports courts. Black soled sneakers shall not be permitted.
- e. Use of the sports court or arcade by any organized team (i.e., school teams, municipal recreation league teams, etc.) is strictly prohibited.
- f. Walking through the sports court during play shall be prohibited.
- g. Entering or leaving a court shall only occur when the play of other players is stopped.

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- h. The indoor sports court shall not be used for informal group gatherings unless approved and sanctioned by the Seven Bridges Lifestyle Director. Security will ask unapproved group gatherings to disperse.

**RULES FOR THE CLUBHOUSE
(continued)**

4. Rules for Use of Fitness Center/Fitness Studio/Multipurpose Room:

- a. Fitness Center and Fitness Studio hours shall be as established by the Board from time to time.
- b. All personal belongings shall be removed from the Fitness Center and Fitness Studio when leaving. The Association and its Board shall not be responsible for belongings lost or stolen.
- c. All equipment shall be used at the risk of the person exercising.
- d. Athletic shoes and shirts shall be always worn.
- e. As a courtesy to others, people exercising on the circuit training equipment are requested to allow others to work in with them.
- f. A thirty (30) minute time limit shall apply on all cardio-vascular equipment when someone is waiting.
- g. Equipment shall be wiped down after usage. Accordingly, people exercising are requested to bring a towel for that purpose.
- h. Cell phones in the Fitness Center or Fitness Studio. Phones must be placed on silent mode when in the Fitness Center and Fitness Studio; quiet texting and emailing on cell phones are permitted. No Skyping, Facetime, or zoom calls are allowed in the fitness center.
- i. Use of personal music must be listened to through headphones or earphones so as not to disturb other residents or guests.
- j. No use of tripods in the fitness center.
- k. No outside trainers, instruction, or physical therapists permitted. An exception may be made through approval by the Fitness Director or Property Manager for extenuating circumstances for a limited time period.
- l. No eating or food in the fitness center.
- m. Group Fitness Classes are complimentary for residents and \$15 for guests. You must pre-register for class. If you are not pre-registered, you must show the instructor your Seven Bridges resident card or you will be considered a guest.
- n. Rerack your weights and put everything back in its rightful place.

5. Renting of the Lounge and/or Party Pavilion:

- a. All reservations of the Lounge or Party Pavilion by Owners must first be approved by the Property Manager, in accordance with Association rental guidelines. Renting of the Lounge or Party Pavilion by Owners for their private use, if permitted, shall be subject to availability, the payment of scheduled fees and deposits as may be determined by the Board, and the execution of the Association's form of rental agreement. Please contact the Property Manager regarding questions about renting the Clubhouse Lounge or Party Pavilion.
- b. Any Owner or other authorized person reserving the Lounge or Party Pavilion shall have the care, custody and control of such portion of the Lounge or Party Pavilion, as applicable, during the period the facility is reserved and shall, therefore, be responsible for any and all costs for repairs and/or replacement to the Lounge and Party Pavilion, and their respective furniture, equipment, accessories, appliances and the like which are damaged or destroyed for any reason while under their care, custody and control. In addition, any Owner or authorized person using a portion of the Lounge or Party Pavilion shall be

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

responsible for the care and cleaning thereof, including the kitchen, as applicable. All furnishings and equipment shall be replaced to their previous locations, but in no event shall they be removed from the Lounge or Party Pavilion.

- c. Owners wishing to reserve the Lounge, or the Party Pavilion must first contact the Property Manager to request a date and time. A deposit shall be due and payable at the time of reservation, and a portion thereof shall be non-refundable, all as determined by the Board. The balance of the deposit shall be refunded only if there has been no damage, misuse or theft to the Clubhouse, Lounge, Party Pavilion, or their components, and if the Lounge or Party Pavilion, as applicable, is left clean. The amount of the required deposit and the non-refundable portion of the deposit may be established and amended by the Board at any time and from time to time.
- d. All community events and meetings shall supersede the use of all other events throughout the Lounge and/or the Party Pavilion.
- e. All events with attendance > 50 people will include additional security guard cost(s), that will be added to the rental fee, as established by the Board.

**RULES FOR THE CLUBHOUSE
(continued)**

- 6. **Sanctioned Clubs:** Any club that has been sanctioned by the Board of Directors will be permitted to use a clubhouse room for a meeting once a month. The designated time and place will be determined by the Board of Directors or the lifestyle director based on space availability and will not be permitted if such meeting interferes with other planned community events. Meetings of sanctioned clubs are limited to residents and to guest speakers as scheduled in advance. Any club event that is opened to nonresidents will be deemed to not be a sanctioned club use, and the club will be required to reserve and pay for use of the clubhouse room, with such event counting towards the once-per-month limit in use of a clubhouse room.
- 7. **After Hours Use:** Any sanctioned club or approved event may request that the property manager keep the clubhouse open later than 11:00 p.m. to accommodate their event. Upon approval from the property manager, the club or event host shall be required to contact security to secure the clubhouse after of the event is over.
- 8. Use of the Clubhouse shall also be governed by all other applicable Rules and Regulations adopted by the Board from time to time, including but not limited to those concerning the "General Use of Association Property and Recreation Tract".

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
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RULES FOR THE SWIMMING POOL AREA

“Pool Area” as used herein shall mean and refer to the resort pool, lap pool, spa, splash park, shade cabanas and the pool deck area.

1. Pool Area Use:

- a. **THERE SHALL BE NO LIFEGUARD ON DUTY. ALL PERSONS USING THE POOLS, SPA, SPLASH PARK OR OTHER WATER FACILITIES IN THE POOL AREA SHALL DO SO AT THEIR OWN RISK, INCLUDING, WITHOUT LIMITATION, ALL RISK OF PERSONAL INJURY AND/OR DEATH.** The Association and its Board assumes no responsibility for any accident, personal injury and/or death or for any loss or damage to personal property, arising out of or in connection with the use of the pools, spa, splash park and/or the Pool Area in general. Persons using the pools, spa, splash park or Pool Area agree not to hold the Association or the Board liable for actions of any nature occurring within the Pool Area including, without limitation, any personal injury and/or death.
- b. Pool Area hours are from Dawn to Dusk, but in no event later than 9:00 p.m. No use prior to 8:00 a.m. shall be allowed which is deemed disruptive to the peaceful enjoyment of those residents living near the Pool Area.
- c. Individuals wearing diapers must use watertight “swimmies;” cloth diapers and/or paper diapers are not allowed in the swimming pool. Residents are financially responsible for any accidents, caused by them or their guests that require cleaning up waste or toxins in the pool. Wheelchairs, strollers and child waist and arm flotation devices shall be permitted in the Pool Area. No rafts and similar flotation devices shall be permitted in the lap pool.
- d. No outside instructors are permitted.

2. Code of Conduct for the Pool Area:

No nude swimming shall be allowed at any age.

- a. No roller skates, skateboards, roller blades, bicycles, scooters, balls of any kind, scuba equipment, swimming fins and other play or exercise equipment shall be permitted in the Pool Area.
- b. No dunking, rough play, profane language, diving or jumping in the pool shall be permitted.
- c. No running, pushing, rough play or profane language in the Pool Area shall be permitted.
- d. No music devices or portable televisions shall be permitted in the Pool Area without the use of headphones.
- e. Residents using Cabanas should be courteous to those in close proximity. Boisterous, loud and/or profane language will not be tolerated, and the offending residents (and their guests, if applicable) will be asked to leave.

3. Health and Safety Considerations:

- a. All users shall shower before entering the resort pool, lap pool, spa, and splash park.
- b. No soaps or shampoos shall be used at the pool side showers.
- c. Persons wearing bandages or having colds, coughs, inflamed eyes, infections, or open sores SHALL NOT use the resort pool, lap pool, spa, and splash park.
- d. No glass containers or other breakable objects shall be permitted in the Pool Area.
- e. All belongings shall be removed when the user is leaving the Pool Area. The Association and its Board shall not be responsible for any belongings lost or stolen.
- f. All rubbish, garbage, trash, refuse or other waste materials shall be placed into containers around the Pool Area provided for this purpose or removed from the Pool Area. Failure to remove trash is subject to fine and suspension of use privileges.
- g. A four (4) foot walking area shall be always maintained around the pool. Additionally, walking areas around and through the Pool Area shall not otherwise be blocked.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

**RULES FOR THE SWIMMING POOL AREA
(continued)**

- h. In accordance with health department regulations, no food or drink are permitted in the resort pool, lap pool, spa, or splash park.
- i. No intoxicants are permitted to be consumed in the main pool, lap pool, spa, or splash park.
- j. Except on Tuesday's or during anytime that the community restaurant is closed, residents are not permitted to bring coolers, food, or beverages (except for water) to the main pool, lap pool, spa, or splash park that have not been purchased from the community's restaurant amenity.
- k. No animals are permitted in the Pool Area.
- l. Smoking is not permitted anywhere in the pool area.
- m. Resident children ages 12-15 are allowed two guests when unsupervised by an adult in the pool area. Resident children under the age of 12 are not allowed guests when unsupervised by an adult in the pool area.

4. Use of pool furniture and equipment:

- a. Pool furniture shall not be removed from the Pool Area.
 - b. Pool furniture shall not be reserved for anyone not in the Pool Area.
 - c. Pool furniture and equipment shall not be modified, altered, or changed in any manner.
 - d. Towels shall be placed on pool furniture when in use.
8. The spa may reach temperatures in excess of one hundred degrees Fahrenheit (100°F). If a permitted user of the spa has a health risk, such user should first check with their physician before using the spa.
9. Use of the Pool Area shall also be governed by all other applicable Rules and Regulations adopted by the Board from time to time, including but not limited to those concerning the "General Use of Association Property and Recreation Tract".

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

RULES FOR THE OUTDOOR BASKETBALL COURT AND OPEN PLAY AREA

1. PLAYERS SHALL PLAY AT THEIR OWN RISK.

2. Outdoor Basketball Court and Open Play Area Use:

- a. The Basketball Court and Open Play Area are open for play from dawn to dusk.
- b. During morning hours (8:00 a.m. to 12:00 noon), players shall maintain low noise levels.
- c. Use of the Basketball Court is limited to one and a half (1½) hours of play. Play may continue provided no other players are waiting at the expiration of the preceding time limits.

3. Specific Use Restrictions:

- a. The Basketball Court and Open Play Area are restricted to the playing of appropriate games or game-related activities only.
- b. No one shall be permitted on the Basketball Court or Open Play Area except those persons playing.
- c. Roller skates, skateboards, roller blades, bicycles, scooters and other play or exercise equipment are prohibited on the Basketball Court and Open Play Area.
- d. Children under the age of twelve (12) years old shall be accompanied and closely supervised by an adult eighteen (18) years of age or older and shall not disrupt the play of others.
- e. No intoxicants, food or breakable containers shall be permitted on the Basketball Court or Open Play Area.
- f. All belongings shall be removed from the Basketball Court and Open Play Area when play is complete. The Association and its Board shall not be responsible for belongings lost or stolen.
- g. An Owner shall be responsible for repair and/or replacement costs incurred because of deliberate or irresponsible behavior resulting in damage to the Basketball Court, Open Play Area and/or related equipment caused by the Owner, such Owner's family members, tenants, guests, invitees, and others for whom the Owner is responsible.
- h. Use of the Basketball Court, the Open Play Area, or any portion thereof, by any organized team (i.e., school teams, municipal recreation league teams, etc.) as a practice or scrimmage court, facility, field, or **area is strictly prohibited.**

4. Code of Conduct for the Basketball Court and Open Play Area:

- a. Boisterous or profane language shall be not used by players or spectators.
- b. Walking behind or through the playing areas during play shall be prohibited.
- c. Entering or leaving a Basketball Court or Open Play Area shall only occur when the play of other players is stopped.
- d. Only proper attire, shoes and protective wear shall be worn. No swimsuits or bare chests shall be allowed. Only sneakers shall be worn on the courts. Black soled sneakers shall not be permitted.
- e. The outdoor sports court shall not be used for informal group gatherings for any other purpose except outdoor basketball playing unless approved and sanctioned by the Seven Bridges Lifestyle Director or Property Manager. Sanctioned non-basketball events may not take place during after school hours on weekdays or weekends at the expense of preventing residents from using the outdoor sports court for the purpose for which it was intended.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

**RULES FOR THE OUTDOOR BASKETBALL COURT AND OPEN PLAY AREA
(continued)**

- 5. Use of the Basketball Court and Open Play Area** shall also be governed by all other applicable Rules and Regulations adopted by the Board from time to time, including but not limited to those concerning the "General Use of Association Property and Recreation Tract".

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

RULES FOR THE RACQUET COURTS AND RACQUET FACILITIES

1. General Restrictions:

- a. The Association may retain or employ a manager (the "Racquet Club/Pickleball Director") to oversee and manage the operations, maintenance and other aspects of the Racquet Courts and related facilities (collectively, the "Racquet Facilities"). Each Member's use and enjoyment of the Racquet Facilities will, in addition to the rules and regulations contained herein, be subject to such other rules, policies, and regulations imposed by the Racquet Club Director and approved by the Board, which may include, without limitation, the right to regulate use, impose time restrictions and requirements, implement scheduling procedures and other rules and regulations, schedule and conduct events and tournaments, providing private and group instructions and lessons, clinic programs, league/team programs, management and coaching. Notwithstanding anything contained in these Rules and Regulations to the contrary, if provided for in the Racquet Facilities Agreement, the Racquet Club Director shall have the right to schedule use of the Racquet Courts by organized teams, as a practice or scrimmage court, facility, field, or area.
- b. Pro shop hours are posted at the Racquet Center and are subject to change as determined by the Association or Racquet Club Director from time to time.
- c. **Lessons and Instructions.** Only the Racquet Club/Pickleball Director (or its agents), or, where no Racquet Facilities Agreement is in place, such person or person(s) designated by the Association, shall be permitted to provide, and conduct racquet lessons and instructions upon the Racquet Courts.
- d. **Non-Resident Use Restrictions.** Residents of property in Seven Bridges may invite guests who are not residents of homes in Seven Bridges to play with them, subject to the rules promulgated by the Association from time to time. Residents shall accompany and remain with their guests, invitees, and tenants at all times during the use of the Racquet Facilities.
- e. Notwithstanding anything contained herein to the contrary, the Association or Racquet Club Director shall have the right, but not the obligation, from time to time, to impose, amend and/or supplement rules, regulations and restrictions relating to the number of guests permitted per resident or per household, and the days and times which guests are permitted or restricted from play. The foregoing right of the Association and Racquet Club Director shall include the right to impose fees to be paid by guests in connection with their use of the Racquet Facilities; the right to determine a ratio of "owner per guest" use"; and the right to ban use of the Racquet Facilities by outside person(s) and/or guests because of non-compliance of these rules by the resident and/or such guest.
- f. Priority for all standing lesson times will be given to residents annually prior to the start of the season (defined as a September 1 start)
- g. Lessons and clinics cancelled within 24 hours will be charged the entire lesson/clinic amount.
- h. Participants in events who cancel within 48 hours of the event will be charged the entire event fee.
- i. Use of the Racquet Facilities or any portion thereof, by any organized team (i.e., school teams, municipal recreation league teams, etc.) as a practice or scrimmage court, facility, field, or area is strictly prohibited. The Association or Racquet Club/Pickleball Director shall have the right to schedule matches, events and tournaments with other communities, groups, leagues and third parties, however. Such visiting communities, groups, and leagues shall not be required to pay guest fees when playing in official league matches scheduled by the Association or Racquet Club/Pickleball Director.
- j. Written requests or telephone messages left for reservations are not considered valid requests for reservations.
- k. All players shall play at their own risk.
- l. **Suspension of Play.** Racquet court operations may be suspended (i) due to cold weather, rain, or wet conditions; (ii) when the lightning detection system (if any) is activated, and (iii) as otherwise directed by the Association or the Racquet Club/Pickleball Director, as applicable.
- m.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

**RULES FOR THE RACQUET COURT AND RACQUET FACILITIES
(continued)**

2. Tennis Court Use:

- a. The Tennis Courts are open for play from 7:00 a.m. until 11:00 p.m.
- b. Morning primetime is defined as between the hours of 8:00 a.m. to 11:00 a.m.
- c. Guest fees are \$10 per guest during morning prime time. Payment of guest fees is the responsibility of the resident who reserved the court. Guest fees are due prior to play.
- d. Lessons during primetime must have one resident per court.
- e. Court reservations for morning primetime may be made 1 week prior to court time for 2 residents (minimum) per court play.
- f. Court reservations for morning primetime may be made 72 hours prior to court time for one resident (minimum) per court play.
- g. One resident per court is required for times other than primetime morning play and may be booked one week in advance of play.
- h. Reservations can be made for block times up to 2 hours during weekdays.
- i. Weekend reservations during morning primetime can be made during block times 8:00 a.m. to 9:30 a.m. or 9:30 a.m. to 11:00 a.m.
- j. Use of ball machine will follow the resident per court guidelines described above.
- k. Players will be charged \$10 for use of ball machine.
- l. Non-resident ladies league team members are charged a fee per year determined by the Racquet Director in addition to fees paid by resident league members. This additional amount allows team members use of the Seven Bridges tennis courts for match play and social play without incurring guest fees for 12 months following payment. In addition, non-resident team members are entitled to team practices/clinics and lessons without incurring the additional charge for non-residents. Non-resident league team members are subject to the non-resident court reservation and lesson rules. Number of residents per court rules are only waived for official team practices/clinics and team matches. All other play/instruction will follow non-resident rules with the exception of the waived additional non-resident fees.

3. Pickleball Court Use:

- a. The Pickleball Courts are available for play from 7:00 a.m. until 11:00 p.m., with primetime hours defined as the hours between 8:00 a.m. and 12:00 p.m.
- b. Reservations are available from 7:00 a.m. to 8:00 a.m., 10:00 a.m. to 6:00 p.m., and 8:00 p.m. to 11:00 p.m.
- c. Resident only Open Play is available from 8:00a.m. to 10:00 a.m.
- d. Additional Open Play is available from 6:00 p.m. to 8:00 p.m.
- e. The Board reserves the right to require the use of specific pickleball paddles and/or pickleballs
- f. Guest fees are \$10 per guest during prime time. Payment of guest fees is the responsibility of the resident who reserved the court. Guest fees are due prior to play
- g. Court reservations for morning primetime may be made 1 week prior to court time for 2 residents (minimum) per court play.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

- h. One resident per court is required for times other than primetime morning play and may be booked one week in advance of play.
- i. For Open Play, players must place their own paddle in the designated rack to reserve their position in line. Players must remain on-site while their paddle is in the rack
- j. Court time, during Open Play, will be limited to one game to 11, win by 2, if others are waiting
- k. The Pickleball Director, at his/her discretion, has the right to restrict court usage for their purposes.

**RULES FOR THE RACQUET COURT AND RACQUET FACILITIES
(continued)**

4. Specific Use Restrictions:

- a. The Racquet Courts and Racquet Facilities are restricted to the playing of appropriate games or game-related activities (i.e., exhibitions and clinics) only.
- b. No one shall be permitted on the Racquet Courts or Racquet Facilities except those people playing with the prior consent of the Racquet Club/Pickleball Director.
- c. Non-resident lessons will incur a fee to be determined by the Racquet Club/Pickleball Director.
- d. The Association or Racquet Club/Pickleball Director, as applicable, shall have the right to terminate/refuse play for any reason, in their sole discretion.
- e. Roller skates, skateboards, roller blades, bicycles, scooters and other play or exercise equipment are prohibited on the other Racquet Courts and within the Racquet Facilities.
- f. Children under the age of twelve (12) years old shall be accompanied and closely supervised by an adult eighteen (18) years of age or older and shall not disrupt the play of others.
- g. No intoxicants, food or breakable containers shall be permitted on the Racquet Courts or within the Racquet Facilities.
- h. All belongings shall be removed from the Racquet Courts and Racquet Facilities when play is complete. The Association and its Board shall not be responsible for belongings lost or stolen.
- i. An Owner shall be responsible for repair and/or replacement costs incurred because of deliberate or irresponsible behavior resulting in damage to the Racquet Courts, Racquet Facilities and/or related equipment caused by the Owner, such Owner's family members, tenants, guests, invitees, and others for whom the Owner is responsible.
- j. Pets shall not be permitted on the Racquet Courts.

5. Code of Conduct for the Racquet Courts and within the Racquet Facilities:

- a. Boisterous or profane language shall not be used by players or spectators.
- b. Walking behind or through the playing areas during play shall be prohibited.
- c. Entering or leaving a court or playing field shall only occur when the play of other players is stopped.
- d. Only proper attire, shoes and protective wear shall be worn. No swimsuits or bare chests shall be allowed. Only sneakers shall be worn on the courts. Black soled sneakers shall not be permitted.
- e. The Racquet Facility is designed for racquet-related activities, unless the Board or Property Management has planned a sanctioned Community Event. The Racquet Facility is not designed for informal gatherings or parties during or after operating hours. Unapproved group gatherings will be required to disperse and leave the Racquet Facility.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS**

5. **Reservations for Use.** Use of the amenities is currently managed by a computerized system which controls general member play (open play) while reserving smaller time slots for programmed activities including instruction, round-robins, team play, and special events. The computerized system may be accessed by phone or internet.
- a. Courts may only be reserved by Seven Bridges residents.
 - b. Reservation check-in is mandatory during primetime.
 - c. Back-to-back court reservations are prohibited not only for the reserving player but for every player playing during the reservation time.
 - d. Players may extend play pending same day court availability. Extension of time prior to the reserved block can be secured on a drop-in basis at the time that players are interested in starting play. Extension of time at the end of a reserved block can be booked through the pro shop once the players have completed their entire reservation time.
 - e. Courts cancelled within 24 hours of reservation time will be considered a late cancellation.
 - f. Players who do not check-in for play within 10 minutes of court time will be considered a no-show at which time the reserved court will be released.
 - g. After three late cancellations/no shows per calendar quarter a player is subject to a warning. The fourth cancellation/no show within the calendar quarter will result in a 30-day reservation suspension.
 - h. The late court cancellation/no show policy is in effect for reservations between primetime hours.
 - i. Court reservation rule violations will be subject to a quarterly first offense warning and second offense 30-day court reservation suspension.
 - j. Courts that lose playability will follow the Seven Bridges Racquet Rain Policy.
6. Use of the Racquet Courts and Racquet Facilities shall also be governed by all other applicable Rules and Regulations adopted by the Board from time to time, including but not limited to those concerning the "General Use of Association Property and Recreation Tract".

RESIDENTS FOUND VIOLATING ANY OF THE RULES NOTED ABOVE WILL BE SUBJECT TO FINES, AND/OR SUSPENSION OF CLUBHOUSE AND RECREATIONAL AMENITIES INCLUDING AUTOMATED GATE ACCESS, BASED UPON THE NATURE OF THE VIOLATION.

SEVEN BRIDGES RACQUET RAIN POLICY

If reservations are to be cancelled for the timeslot affected and the courts re-opened for play prior to the next reservation timeslot, assignment of the courts will be prioritized in the following manner:

- A) Home League Matches
- B) Club Events and Clinics
- C) Group Lessons
- D) Private Lessons
- E) Social Play
- F) Walk-ins

Residents who book in advance through the Seven Bridges Racquet online reservation system will have priority on the waitlist. All players must be present in the Pro Shop to be given a court. Priority will be given to courts with Seven Bridges residents over courts with guests. Players must relinquish their court to the next timeslot reservation, regardless of the time they were assigned the court.

**SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.
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RESOLUTION ALLOWING OUTSIDE PROS

TENNIS COURTS ONLY

Whereas there are several elite level junior players residing at Seven Bridges who have private coaches but cannot use Seven Bridges facilities to train; and

Whereas the Seven Bridges Racquet Director has recommended that these high-level junior players should have access to Seven Bridges racquet courts under certain conditions to train with the coach of their choice;

Wherefore, the Seven Bridges Homeowners Association hereby adopts the following policy to allow teaching professionals who are not on Seven Bridges staff of racquet coaches to train Seven Bridges junior residents under the following conditions: The junior tennis player must train with the same racquet coach at Seven Bridges three times per week, except when away for travel, and/or due to inability to practice due to illness or other extenuating circumstance.

1. The private coach and junior player must be approved by the Seven Bridges Racquet Club Director.
2. The private coach must carry liability insurance in the minimum of \$1,000,000 and provide a certificate of proof of insurance to the Racquet Club Director.
3. Training must occur between 12:00 p.m.- 6:00 p.m., subject to court availability. Outside of these hours, the coach/player will need approval from the Racquet Club Director.
4. Cost - \$350 per Seven Bridges family, per month. This fee must be paid no later than the 1st of each month.
5. A violation of this rule shall result in a \$100 fine for each violation, and additional penalties may be imposed by the Homeowners Association.

This rule is not applicable to any player who currently has at least one ATP or WTA point.