THE BRIDGES HOMEOWNERS ASSOCIATION, INC
RULES AND REGULATIONS

Version 2025.1, Revised 6/01/25 (Amended 10/09/25)

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GENERAL

These 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 The Bridges, as amended and/or supplemented from time to time (the "Declaration").

1. Responsibility. With respect to compliance with these Rules and Regulations, an Owner shall be held responsible for the supervision and actions of the Owner's family members, guests, invitees, tenants, contractors and other persons for whom the Owner is responsible, as well as for the actions of persons over whom the Owner exercises control and supervision.

2. Observance of Governmental Requirements. All applicable laws, zoning ordinances, orders, rules, 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 or hazardous activity shall be carried out at any Home or Lot or in or about any portion of the Community, including but not limited to the Club House, The Restaurant, Fitness Center, Pool Areas, Indoor and Outdoor Basketball Courts, Playground, and Tennis Courts. 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 any portion of the Community. Nothing shall be done within the Community or any Home or Lot which tends to cause embarrassment, discomfort or unreasonable annoyance or nuisance to any Owner, their family members, guests, invitees, and tenants using any portion of the Community, or to any staff members of the Association's vendors, including but not limited to the staff of the property management, amenity, security and landscaping vendors.

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.

6. Violations. Violations of any of these Rules and Regulation shall subject the responsible Owner and/or violator to any and all remedies available to the Association pursuant to the Declaration, the Rules and Regulations and 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. 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.

7. 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 of 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 Track and Park Tract) as provided in the Declaration, the Rules and Regulations and HOA Act. In any actions, the Association shall be entitled to recover any and 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 at the discretion of the Board, fines may be imposed upon an Owner for failure to comply with any of the Rules and Regulations.

8. 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.

9. 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.

10. Further Amendment. The Board reserves the right to amend, clarify, or alter these Rules and Regulations at any time.

MISCELLANEOUS RULES AND REGULATIONS

1. Signs. Other than well maintained active alarm monitoring signs positioned close to the home, no commercial sign, display, poster, advertisement, notice or other lettering (including, without limitation, "For Sale", "Open House", "For Rent", Vendor Work Being Performed by" or "By Owner" signs) shall be exhibited, displayed, inscribed, painted or affixed to a Lot or Home or any element of the Association Property without the prior written approval of the Board, which approval may be given, conditioned, withheld or denied in the sole and absolute discretion of the Board. Notwithstanding anything to the contrary contained in these Rules and Regulations, the Board shall not approve any sign, display, poster, advertisement, notice or other lettering which is, or in the nature, of a "For Sale" or "For Rent, "By Owner" or similar sign for renting or sale of a Home for so long as Declarant owns a Lot in the Bridges or so long as Declarant or any of Declarant's affiliates (or any of their respective successors or assigns) are conducting sales and marketing of homes in the Bridges or other communities developed or marketed by Declarant or any of Declarant's affiliates, whichever is later.

2. 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.

3. 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. To facilitate a move, the size of a moving truck may block a neighboring driveway. In those circumstances, the resident moving must ensure the truck moves back and forth as necessary to accommodate neighboring residents. Portable self-storage containers are permitted but may not be stored outside of the Home for more than forty-eight (48) hours. 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. If the Association or Property Manager deems that a moving truck is too large for the community (e.g., a vehicle transport truck) then it may not enter the community. **No vehicle trailer transport carriers shall be allowed into the community at any time. Unless given prior consent by the Association**

4. 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.

5. Hunting, Trapping and Use of Firearms. Hunting, trapping or the use/discharge of firearms, including, but not limited to, hand guns, rifles, shot guns, BB guns, pellet guns, paint guns, slingshots and bows and arrows, are not permitted anywhere in the Community. This rule shall not prohibit an Owner from keeping a lawful firearm in his or her Home.

6. Garage Door Screening. No portion of the opening to any garage door may be covered or enclosed by screen material.

7. Calling-In Guests in Advance:
   7.1. General. All guests must be properly registered at the front gate to enter the community. The security guard shall call a resident for authorization to let in the guest if the guest has either not already been called-in in advance or is not on a list provided to the gatehouse by the resident that includes expected date and time of guest arrival. After two attempts to reach the resident, the security guard shall have the authority to turn the guest away and put the onus on the guest to reach the resident, and have the resident get the guest's name on a list. Additional restrictions shall apply as follows:
      7.1.1. Events. Any household that expects more than ten (10) guest cars coming into the community for any reason (e.g., birthday party) shall ensure all guests have been called-in in advance and/or shall supply the guard house with a guest list which includes the date and time of the event ("Pre-Registered"). Residents shall never advise the guard house to just let in any guest that has not been Pre-Registered, without Association or Property Management approval. Unless there is authorization from the Association or

Property Manager, once more than ten (10) guest cars enter the community for the same household without being Pre-Registered, the security guard shall have the authority to not make any further calls to the resident for any additional guest cars that arrive. The guest will need to circle around the gate and reach the resident on their own, to have the resident get them on a guest list.

7.1.2. Holidays and Association Events. The Association, at its discretion, may from time to time authorize the gatehouse to only allow Pre-Registered guests into the community (e.g., no calls to the resident). As an example, the Association may invoke this rule during a holiday, when there is an expectation that the guest line may severely back-up because many households may host separate dinner parties. When this happens, if a guest is not Pre-Registered, they will need to circle around the gate and reach the resident on their own, to have the resident get them on a guest list.

8. Private Events. Owners who have private events assume full responsibility for any issues whatsoever that arise as a result of the event. Owners assume the same responsibility and liability for their tenant's private event. No private event shall be allowed on any common area property or community streets without approval from the Association or Property Manager.

9. Use of "The Bridges" Logo. No Owner or Owner's family members, guests, invitees, tenants, may use The Bridges logo in any way that gives the impression that the Association is affiliated to, or a sponsor to, non-Association business (e.g., a private party, or a business advertisement), without written authorization from the Association or Property Manager. In addition, any advertisement or promotion of anything non-Association related, that may give the impression that it is Association related, must clearly provide a disclaimer on any and all promotional material that it is not affiliated to the Association.

10. Drone Usage.
    10.1. Drones shall not land on any Common Area of the community without authorization from the Association or Property Manager.
    10.2. For the safety of those in the community, no drone shall hover above a crowd of people.
    10.3. All existing rules, including those regarding nuisances, shall apply to drones as well.
    10.4. Flights in the community are limited to daytime hours (thirty minutes before sunrise and thirty minutes after sunset).
    10.5. Hobbyists flying drones in the community shall ensure the drone is always in their line of sight.
    10.6. Drones with cameras may not be used to record images of privately owned properties or of the owners, tenants or occupants of properties in violation of their reasonable expectations of privacy without their written consent. Reasonable expectations of privacy are presumed if individuals are not observable by others located at ground level in a place where they have a legal right to be, regardless of whether they are observable from the air with the use of a drone.

11. Identifying Residency Status to HOA Vendors. To help deter unauthorized access to facilities within the community, Owners and Owner's family members, guests, invitees and tenants, shall identify their status of either being an owner, family member, guest, invitee, or tenant, when asked by a staff member of either the Association's property management vendor or security services vendor.

MAINTENANCE AND APPEARANCE OF HOMES

1. General. Each Owner shall keep and maintain his Home and Lot in good order, condition and repair, and shall perform promptly all maintenance and repair work within his 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 his 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 his Home for a period of fourteen (14) days or longer during the peak of hurricane season (August, September, October) shall prepare his 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 to cover window or door openings with shutters during a hurricane watch or hurricane warning affects the community, and uncover them immediately after the watch or warning is lifted.

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 Architectural Control Committee 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 his Home immediately after a hurricane watch or a hurricane warning has been lifted. In that regard, if an Owner installs removable hurricane shutters on his Home during a hurricane watch or a hurricane warning and thereafter leaves his Home, that Owner must either: (a) immediately return to his Home after the hurricane watch or hurricane warning has been lifted and remove such hurricane shutters from his Home; or (b) make arrangements for another individual to remove such hurricane shutters from his 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 Lots without 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') 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. 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 **or become a nuisance to another homeowner.** In the event the Owner fails to trim the obstructing hedge(s) within fourteen (14) after receipt of written notice by the Association to do so, then the Association shall have the right, but not the obligation, **to fine and/or** 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.
   6.1. **Additionally, in conjunction with Palm Beach County code, no hedge shall exceed eight (8) feet in height. If the Association engages with a landscaping vendor to maintain homeowner lot hedges, the vendor contract shall never include maintaining a hedge past eight (8) feet in height. In the event the homeowner fails to trim a hedge past eight (8) feet in height within fourteen (14) days after receipt of written notice by the Association to do so, then the Association shall have the right, but not the obligation, to fine and/or trim such hedge(s). The costs associated with such trimming performed by the Association will be charged as an assessment against the Owner's Lot.**
   6.2. **No homeowner, tenant or guest may activate the community Irrigation Valve System without Association consent. The homeowner, or the homeowner responsible for the tenant or guest, shall reimburse the**

Association for the costs to repair damage incurred due to an unauthorized activation of the valve. The Association reserves the right to place a lock on the valve box at any time.

6.3. **All applications for Artificial Turf must be submitted to and approved by the ACC prior to installation. If approved, no existing irrigation may remain under the turf. All turf must be separated from real grass by installing plastic or metal edging and cannot abut real grass since it will interfere with the landscaping process by damaging the turf when being cut. Artificial turf is only allowed in areas not seen from the common area streets. The artificial turf must be kept cleaned and maintained (including periodic adjustments due to any changes to root systems, any turf uplifting, and any mold conditions on turf) at all times by the homeowner and cannot become a visual nuisance to any other homeowner. Proper drainage must be maintained without any accumulation of water occurring at any time. If the Association performs lot landscaping services, it reserves the right to refuse to perform certain services it feels the services may cause issues related to the artificial turf.**

7. Alteration of Drainage. No sod, top soil, 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.

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. Clotheslines may be approved if reasonable in size, style, location and effectiveness with respect to appearance from adjacent lots and rights of way.

10. Basketball Hoops. Temporary or mobile basketball hoops shall be permitted provided that 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.

11. Removal of Coconuts. For reasons of safety, homeowners are required to remove coconuts from palm trees on their property during hurricane season (defined as July 1 through December 31). The Association may enter into an Agreement with a landscaping vendor. If an Agreement is in place, the Agreement may call for the vendor to remove nuts from Homeowner lots lower than a certain height. Unless otherwise stated in the Vendor Agreement (if one exists), the vendor shall remove nuts lower than sixteen (16) feet above the ground. Nuts over that height must be removed by the homeowner.

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 three.

2. Under no circumstances shall a Pit Bull, Rottweiler, Doberman Pinscher, Presa Canario (canary dog) or Dangerous Dog be permitted on the Property. 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 his having any animal in the Community.

6. Pets shall not be left unattended outside the Home.

7. 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 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 by barking or otherwise, the owner of the pet shall cause the problem to be corrected. 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.

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 into 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 his 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. A person occupying a Home for more than one (1) month 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.

8. Access to Association documents may requested only by Homeowners. No tenant shall have the right to request to review any Association documents without the expressed authorization of the Homeowner to the Association or Property Manager.

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. Trash that is required to be placed at the front of a Lot in order to be collected may be placed and kept at the curb after 5:00 p.m. on the day before the scheduled day of collection, but not sooner. All trash containers shall be removed after pick-up on the day of collection, no later than 7pm.

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.

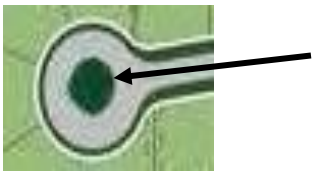
4. No stripped-down vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse or Trash shall be stored or allowed to accumulate on any portion of the Community.

5. Each Owner shall regularly pick up all Trash around his Home and Lot. Owners are responsible for cleaning up any Trash that is not picked up and disposed of by the Trash collection vendor.

6. Littering is prohibited in any of the Common areas, including but not limited to the Clubhouse, pool, tennis courts, lawns, or flower beds, lakes and grasslands.

PARKING AND VEHICULAR RESTRICTIONS

1. Parking shall be permitted on the streets of each subdivision daily from 6:01 a.m. to 11:59 p.m., except along the inner circular portion of cul-de-sacs where parking is never permitted.



During the times when parking is permitted on those streets, vehicles shall be parked on the side of each street with odd numbered houses during odd numbered months (January, March, May, July, September, and November) and the side of the street with even numbered houses during even numbered months (February, April, June, August, October, and December). Alternate side of the street parking does not apply to cul-de-sacs.

2. No parking is permitted on the streets from 12:00 a.m. to 6:00 a.m without HOA authorization. All vehicles must be parked in garages or on driveways during this time.

3. When parked on driveways, vehicles shall never obstruct any portion of the common sidewalks except if necessary between the hours of 10:00 p.m. to 7 a.m. Vehicles may not obstruct traffic on streets at any time. Vehicles may be parked on driveways or parallel to the street between the sidewalk and the street provided no part of the vehicle encroaches on the sidewalk, swale, or street.

4. No parking on the street valley gutters (the curved area of the street that allows rainwater to flow) or swales (the grassy area between the sidewalk and the street).

5. Parking is never permitted along any portion of Golden Gate Avenue or alongside any of the bridges leading into any of the subdivisions, without authorization from the Association or Property Manager.

6. All vehicles parked on the streets shall be parked with the front of the vehicle pointing in the direction that the traffic flows.

7. No parked vehicles shall ever block mailboxes or fire hydrants.

8. 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.

9. Overnight parking of boats on driveways in the Community shall only be allowed from 6:00 p.m. on Friday evenings until 8:00 a.m. on Monday mornings (or until 8:00 a.m. on Tuesday mornings if the preceding Monday is a national holiday). At all other times, no overnight parking of boats in the Community is allowed unless within the garage of the Home and with the garage door closed.

10. No overnight parking of commercial vehicles on a Lot is allowed unless within the garage of the Home and with the garage door closed. Trailers, motor homes and recreational vehicles shall not be parked in the Community.

11. 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.

12. Disposal of drained automotive fluids is not allowed within the Community.

13. 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.

14. No Owner shall keep any vehicle on the Lot which is deemed to be a nuisance by the Board.

15. 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.

16. Car washing shall be permitted only on an Owner's driveway.

17. 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 expense, unless parked on the Owner's driveway or inside the Owner's garage.

18. Depending on the violation, at the discretion of the Board or Property Manager, an offending vehicle may be towed at the expense and risk of the owner of the vehicle if there is a concern it might pose a hazard to the community.

19. Any vehicle using the common area roadways after sunset must have a light or have reflective markings that are obvious to vehicles sharing the roadway.

20. Vehicles driving within the community shall obey all traffic signage.

21. Gate Access Barcode Stickers. All vehicles entering the community must either be registered with the Property Manager or be cleared by a security officer at the front gate. No vehicle is permitted to enter through the resident lane unless the vehicle has a barcode sticker, provided by the Property Manager.

22. Barcode Placement. Stickers will be placed on qualified cars by the Property Manager as follows:

23. Obtaining a Barcode Sticker. Each member of a household (i.e., family members living full-time in the residence) may have one (1) barcode sticker each, for a car that is registered in their name and to the home address in the community.
    23.1. If the car is not registered accordingly (e.g., a company car), the Owner or tenant will need to fill out a special application form for Association review and approval.
    23.2. If a non-family member lives full-time in a home, the Owner or tenant will need to fill out a special application form, which the Association will consider for approval based on a case-by-case basis. Authorization is not guaranteed, even when similar cases have been authorized. Any authorization of these special cases will need to be renewed periodically based on Association discretion.
    23.3. The Association reserves the right to make any exceptions to barcodes rules and regulations.
    23.4. There are fees payable to the HOA for barcode stickers, whose price will be set by the Association and may change from time to time. The Property Manager will make a copy of the vehicle's registration before supplying a barcode sticker. A barcode sticker is to be used only for the vehicle registered with the Property Manager (e.g., if you have a new car, you must ensure the Property Manager has a copy of the new vehicle's registration).

24. To enter through the resident entry, each vehicle's barcode must be properly recognized by the barcode reader to lift the gate arm. No vehicle should open the gate for a separate vehicle, and there shall be no tailgating (i.e., following an authorized vehicle through the open gate before it closes).

25. No vehicles, including electric and human powered vehicles (e.g., bicycles, hover boards) may park under the covered main entryway of the clubhouse, or block any of the doors or gates leading to the clubhouse, the pool areas, the playground or the tennis facilities.

26. Golf Carts.
    26.1. No gasoline-powered golf carts shall be operated within the Community, except as may be owned and operated by the Association. All other golf carts shall be powered by electricity or by similar non-combustion means.
    26.2. All golf carts driven within the Community must bear a Bridges Golf Cart Sticker. To obtain a golf cart sticker, the golf cart must be registered with the Property Manager. There is a fee for each sticker. Registration includes the Owner or tenant listing the names of those authorized in the household to drive the golf cart.

26.3. When not in use, golf carts shall be parked or stored within the garage of the Home and with the garage door closed. Golf carts may only be operated upon the paved roadways located within the Community.
26.4. Operators of golf carts shall abide by all State and County traffic regulations applicable to vehicular traffic and shall operate their golf cart in accordance with all manufacturers' and other safety recommendations.
26.5. The operator shall allow cars to pass when driving on the streets.
26.6. 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.
26.7. A golf cart may not be operated in the community by anyone under fourteen (14) years of age (which is in line with Florida Statutes).
26.8. Golf carts may be operated only during the hours between sunrise and sunset, unless the golf cart is equipped with headlights, brake lights, turn signals and a windshield.
26.9. No golf cart shall carry more than its recommended amount of people (e.g., a 4-seater golf cart may not carry 5 people).
26.10. 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.
26.11. Repeated violations of golf cart rules may result in the Association suspending or revoking golf cart privileges within the Community.

USE AND ENJOYMENT OF LAKES

1. Dangerous Activity; Hold Harmless. Owner's shall recognize and agree that the presence of wildlife, including alligators, rats and snakes, is increased within the Community, including the lakes of the community. As such, owners, and the family members, guests, invitees and tenants of Owners agree that the use lakes may be a dangerous activity and they do so at their own risk.

2. Lake Use and Enjoyment. No Owners, or the family members, guests, invitees and tenants of Owners, shall be permitted on any lake maintenance easement area (common area surrounding the lakes) for use or enjoyment, except under the following conditions:
   2.1. Area that Abuts Lake Lot Owner Lots. Only a Lake Lot Owner, and the family members, guests, invitees and tenants of Lake Lot Owners may use and enjoy only the lake maintenance easement area that directly abuts the Owner's Lake Lot (e.g., no one may use or enjoy any lake area that abuts a different Owner's Lake Lot).
   2.2. Fishing Privileges For All Owners. All Owners, and the family members, guests, invitees and tenants of all Owners, shall be permitted to engage in "catch and release" fishing in the lakes per the following guidelines:
      2.2.1. If the Owner's Lot is a Lake Lot. The Owner of a Lake Lot shall access the lakes for fishing from the lake maintenance easement area (common area surrounding the lakes) or lake maintenance access easement area (easement that accesses the lakes from the streets) which immediately abuts his Lot. 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 only and not abutting another Owner's Lake Lot.
      2.2.2. If the Owner's Lot is not a Lake Lot. The owner of a Non-Lake Lot may access the lake for fishing exclusively from a lake maintenance access easement area abutting Association Property and not abutting another Owner's Lake Lot.
      2.2.3. No Owner shall be permitted to fish from any lake maintenance easement or lake bank area which immediately abuts another Owner's Lake Lot (e.g. you cannot fish in back of someone else's home).
      2.2.4. 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.
   2.3. Non-motorized and electric watercraft in the lakes. Only 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 his 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.
   2.4. No Boards. No boards shall be permitted in the lakes, including but not limited to, paddleboards and surfboards.

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 water craft, other than electrically operated water craft, in the lakes are prohibited

7. Water craft and trailers shall not be stored on the lake banks or in the easement areas. Only water craft 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.

ARCHITECTURAL ADDITIONS AND ALTERATIONS

As provided in the Declaration, no Owner shall make any improvement, addition or alteration to his Lot or the exterior of his Home without the prior written approval of the Architectural Control Committee ("ACC") and a deposit in an amount determined by the Board, a portion of which includes the ability to help 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"):

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 deposit, if any, required by the Board. Notwithstanding any criteria established, the ACC shall in its sole 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:

a) Uniformity of type and design in relation to similar improvements.

b) Comparability of quality of materials as used in existing improvements.

c) Uniformity with respect to color, size and location.

d) Consistency with municipal requirements.

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

ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS:

GENERAL

Without limiting the generality of home maintenance and appearance 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 Improvements. Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each and every of the following items:

1. Painting. The painting, staining or varnishing of the exterior of the Home, including doors and garage doors, may be approved only if the colors and style are consistent with existing improvements. Declarant's original paint color schemes provided to its original purchasers shall be the basis for determining consistency with existing improvements, but shall not be the sole basis. For example, the ACC may permit Owners to stain or varnish their doors and garage doors, or replace same with wood or wood-like products notwithstanding such stain or varnish colors and/or wood or wood-like products are not provided by Declarant to its original purchasers.

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, aerials 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 of 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 provided that the proposed width does not exceed the outside width of the face of the house. Approval for the refinishing or replacement of driveways with brick pavers may be granted only if the colors, materials, and textures are consistent with existing improvements, the homeowner assumes full responsibility for ongoing maintenance, and the work does not interfere with existing utilities, as determined by the Association. The Declarant's original brick paver schemes, provided to the original purchasers (whether as an optional or standard feature), shall serve as the basis for determining consistency with existing improvements

6. Awnings. An Owner shall not install or attach any awnings to his Home without the prior written consent of the ACC. The Board 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.

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. Above ground swimming pools shall not be permitted.

9. Exterior Lighting. All exterior lights must be approved 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.

12. Mailboxes. Replacement of the mailboxes installed by Declarant must be submitted for approval. Any replacements must be in conformance to the mailboxes originally installed by Declarant for its original purchasers.

13. Review and Inspection Fees. The Board may set and establish 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 Board may require such Review and Inspection Fees 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 Board shall have the right, at its option, to deduct all unpaid Review and Inspection Fees from any security deposit required to be paid by such Owner.

14. Security Deposit. Any Owner desiring to make Improvements may be required, depending upon the Improvements being requested and the manner of installation of such Improvements, to provide, at the time of the Owner's submission of plans and specifications for review and approval by the ACC, an application fee, plus a security deposit in an amount determined by the Board (initially, Five Thousand and No/100 ($5,000.00) Dollars for the security deposit). The Committee shall determine, based on the Improvement request, whether a security deposit is required.

15. Solar Panels. An Owner shall not install or attach any solar panels to his 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.

17. Holiday Decorations. Holiday decoration are not subject to ACC approval, however they may only be put up no earlier than forty-five (45) calendar days prior to the holiday, and must be removed no later than thirty (30) calendar days after the holiday. Decorations that are deemed offensive by the Association must be immediately removed.

ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS:

OPEN PATIOS, SCREEN ENCLOSED PATIOS AND POOL DECKS

Without limiting the generality of home maintenance and appearance 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 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 and every 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 (ZLL Zero Lot Line Home, NZ Non-Zero Lot Line Home)	50's and 55's per building code	70's and 90's per building code
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	5’	10.5’
Rear yard setback from edge of pool water to property line - open space lots (excludes LME)	3'	3'
Side yard setback from property line to edge of pool water (corner lots)	18'	18'
Side yard setback from property line to edge of pool water (interior lots)	ZLL-0' / NZ-5'	10.5'

SCREEN ENCLOSURES	50's and 55's	70's and 90's
Rear yard setback from property line to screen — non open space lots	2'	7.5'
Rear yard setback from property line to screen — open space lots* (excludes LME)	0	0
Side yard setback from property line to screen — interior lots	ZLL-0' / NZ-2'	7.5
Side yard setback from property line to screen —corner lots	10’	15’

Note: 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 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 Committee 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 Bridges Documents and the prior approval of the Committee.

ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS:

FENCES

Without limiting the generality of home maintenance and appearance 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 fences. Note that, even in the event of strict compliance with the following guidelines, prior approval from the ACC shall be required for each and every fence installation:

1. Only certain styles of aluminum rail fences shall be approved.

2. No style of wood or chain link fence shall be approved.

3. 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.

4. 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.

5. 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 Plan 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.

6. 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.

7. 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 in excess of 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.

8. 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.

9. 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.

10. 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.

11. Any fence which crosses a utility easement may require approval in writing by all utility companies occupying the easement.

12. 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.

13. 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.

14. 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.

15. 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. In this instance, if the Association provides Home Landscaping Services for its Members, then the Association shall not have any further obligation to perform any of the Home Landscape Services for such affected portion. This 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.

ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS:

PERMANENT GENERATORS

Without limiting the generality of home maintenance and appearance 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 and every 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 at all times 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 at all times 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.

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.

ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS:

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 rules about "Play Equipment" of the Additional Guidelines for Additions and Alterations.

1. Approval. No trampoline shall be installed or otherwise placed on the Lot of any Owner without the Owner first submitting an application 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. The approval by the ACC of placement of a trampoline on an Owners 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. 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 seven (7) calendar 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 be collectible from the Owner by the Association in a manner similar to Assessments including, without limitation, the right to lien and foreclose the Owner's Lot.

GENERAL USE OF ASSOCIATION PROPERTY, RECREATION TRACT AND PARK TRACT

1. Responsibility:
   1.1. With respect to the use of Association Property, including any part of the Recreation Tract and Park Tract, an Owner shall be held responsible for their actions and conduct, as well as the actions, conduct, supervision and responsibility of their family members, guests, invitees and tenants.
   1.2. Misuse and hazardous use of any Association Property is prohibited.
   1.3. Decorum, good conduct and safety shall always be observed.
   1.4. Any damage to Association Property, including equipment therein, 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. The Association will determine whether damaged property should be repaired or replaced.
   1.5. The Association shall not be responsible for any personal injury or for any loss or damage to personal property at either the Recreation Tract or Park Tract. Use of any Associated Property is at each individuals own risk.

2. General Use Restrictions
   2.1. Use. The Recreation Tract, Restaurant, Park Tract, Indoor Sports Complex, Arcade, Fitness Center, Tennis Courts, Open Play Field, Basketball Courts, Card Room, Pools or any other open or closed play area(s), or any portion thereof, and the facilities located thereon and therein, shall be solely for the use of the Owners and their family members, guests, invitees and tenants, subject to the provisions of the Association Documents. Each room, area, and facility of the Recreation Tract and Park Tract should be used only for its intended purposes (e.g., a fitness class should not be held in the card room).
   2.2. Private Use. "Private use" shall include, by way of example but not limitation, any of the following: private parties/events, organized team practices, private lessons (such as swimming lessons), group lessons, instructional classes, aerobics classes, weight training instruction, exercise classes (including karate or other martial arts classes), social meetings, fraternal meetings, political meetings, religious group meetings, parties, socials, barbecues, seminars, educational classes, computer training courses, and motivational speakers. Any use of the Recreation Tract, Restaurant, Park Tract, Indoor Sports Complex, Arcade, Fitness Center, Open Play Fields, Basketball Courts, Card Room, Pools or any other open or closed play area(s), or any portion thereof, and the facilities located thereon and therein, or any other portion of Association Property for any private use, shall be submitted for prior approval to the Board or its manager. Each request shall be considered on a case-by-case basis. The approval of a request does not prohibit the Association or its manager from denying a separate request under similar circumstances. Approval of a request may include a rental fee. The foregoing shall not apply to the Tennis Courts and Tennis Facilities. Private use restrictions and requirements related to the Tennis Courts and Tennis Facilities shall be as set forth in a separate section herein.
   2.3. Guests Shall Not Be Left Alone. At least one member of a "Household" (as hereinafter defined) shall accompany and remain with their guests and invitees at the Recreation Tract, Park Tract and Tennis Facility. For purposes of this paragraph, the term "Household" shall mean an Owner or tenant, or a family member of an Owner or tenant, who resides in the home.
   2.4. Pets shall not be permitted in any part of the Recreation Tract and Park Tract.
   2.5. Smoking is not permitted in the Recreation Tract, Park Tract, and Tennis Facility, except in designated areas.
   2.6. The walkways and entrances of the Recreation Tract and the Park Tract and facilities located thereon and therein shall not be obstructed or used for any purpose other than ingress and egress.
   2.7. Music that is played through the Association's music system shall not be altered without Association approval.

3. Cleanliness:
   3.1. It is prohibited to litter or cause debris to be put in any of the Association Property, including the Recreation Tract and the Park Tract. Owners, their family members, guests, invitees and tenants shall be responsible to remove or disposed of all rubbish, garbage, trash, refuse or other waste materials generated during their respective use within any recreational facilities or other Association Property.
   3.2. No personal articles shall be allowed to stand overnight in any of the Association Property.
   3.3. 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 the Recreation Tracts and Park Tracts.
   3.4. No grilling, barbecuing or cooking of food shall be permitted within the Association Property except in those areas designated for such purposes by the Association.

ADDITIONAL GUIDELINES FOR USE OF ASSOCIATION PROPERTY, RECREATION TRACT AND PARK TRACT:

CLUBHOUSE

The following additional guidelines shall be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Association Property, Recreation Tract and Park Tract". In a case of rule conflict, these additional guidelines shall prevail.

1. Clubhouse Use:
   - 1.1. Gaining access to several areas of the Clubhouse requires an access card/fob. For safety, no one shall let someone they do not recognize into any of the Clubhouse areas.
   - 1.2. The Clubhouse includes all rooms and facilities within the clubhouse, including but not limited to the Social Hall, Card Room, Arcade, Toddler Room, Yoga Studio, Sports Court and Fitness Center (collectively, the "Clubhouse").
   - 1.3. As there is always a demand to use specific Clubhouse facilities during certain peak times, the priority for usage of each room and facility is: the HOA and any HOA related activities first, then HOA Clubs (who shall coordinate time usage with the Property Manager), and then on a first come first serve basis. The Board or Property Manager, at their discretion, may use any of the facilities at any time, including if the facility is already occupied.
   - 1.4. Clubhouse hours, including hours for each room and facility therein, shall be as established by the Board and from time to time. Time extensions for facility rentals, social, Community or Board related events may be granted at the discretion of the Association or the Property Manager.
   - 1.5. All belongings shall be removed from the Clubhouse when leaving. The Association and its Board shall not be responsible for belongings lost or stolen.
   - 1.6. No immoral, offensive or unlawful use shall be made of the Clubhouse. All laws and regulations of all applicable governmental entities shall also be strictly observed.

2. Code of Conduct for the Clubhouse:
   - 2.1. Misuse of any of Association Property in the Clubhouse is prohibited.
   - 2.2. Except for wheelchairs and strollers, no human or electric powered vehicles, including but not limited to, roller skates, skateboards, roller blades, bicycles, scooters, and hover boards, shall be permitted inside the Clubhouse.
   - 2.3. Low noise levels shall be maintained in the hallways of the clubhouse (e.g., no bouncing basketballs in the hallways).
   - 2.4. No smoking is permitted in any interior part of the Clubhouse. Smoking is permitted only in designated outside areas.
   - 2.5. Proper attire shall be worn throughout the Clubhouse, including the Restaurant.
     - 2.5.1. No bare feet or dripping wet bathing suits inside the Clubhouse and all of its indoor facilities, except those bathrooms that are accessible directly from the pool area.
     - 2.5.2. Bare chests are not acceptable in any part of the Clubhouse, except in bathrooms accessible directly from the pool area, and also in the Sports Complex ONLY when multiple teams of three (3) or more per team are distinguishing themselves (e.g., shirts vs. skins).

3. Renting space of the Clubhouse and/or Party Pavilion:
   - 3.1. All reservations of any area of the Clubhouse facility or Party Pavilion by Owners or tenants must first be approved by the Board or, if applicable, the Lifestyle Director. Renting of any area of the Clubhouse facility or Party Pavilion for private use, if permitted by the Board, shall be subject to executing a rental form agreement and the payment of scheduled fees and deposits as may be determined by the Board from time to time.
   - 3.2. Any Owner, tenant or other authorized person reserving a portion of the Clubhouse facility or Party Pavilion shall have the care, custody and control of such portion of the Clubhouse facility 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 Clubhouse facility 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 Clubhouse facility or Party Pavilion shall be responsible for the care and cleaning thereof, including the kitchen. All furnishings and equipment shall be replaced to their previous locations, but in no event, shall they be removed from the Clubhouse facility or Party Pavilion.

3.3. Owners or tenants wishing to reserve a portion of the Clubhouse facility or the Party Pavilion must first contact the Association 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 facility, the Party Pavilion, or their components, and if the Clubhouse facility and 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.

3.4. All HOA community events and meetings shall supersede the use of all other events throughout the Clubhouse facility and/or the Party Pavilion.

4. Equipment and supplies shall not be stored in any location other than as specifically approved in writing by the Board.

5. 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 Association. No individual may add holiday decorations, religious icons or any other object to the Clubhouse without the prior written permission of the Property Manager.

ADDITIONAL GUIDELINES FOR USE OF ASSOCIATION PROPERTY, RECREATION TRACT AND PARK TRACT:

THE SWIMMING POOLS AND ITS SURROUNDING AREA

The following additional guidelines shall be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Association Property, Recreation Tract and Park Tract". In a case of rule conflict, these additional guidelines shall prevail.

1. Pool/Aqua Lot/Wading Pool/Spa Area Use:
   - 1.1. THERE SHALL BE NO LIFEGUARD ON DUTY. ALL PERSONS USING THE POOL, SPA, AQUA LOT AND WADING POOL (collectively, the "Pools") DO SO AT THEIR OWN RISK. The Association and its Board assume 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 the Pools or any of the surrounding areas of the Pools ("Poolside"). Persons using the pool, spa, aqua lot, wading pool and/or the pool area in general agree not to hold the Association or the Board liable for actions of any nature occurring within the pool, spa, aqua lot, wading pool and/or the pool area.
   - 1.2. Hours for use of the Pools are from Dawn to Dusk, but in no event later than 9:00 p.m. Outdoor recreation lights shall be turned off no later than 9:00 p.m.
   - 1.3. Low noise levels are required prior to 9:00 a.m.
   - 1.4. Supervision. Any individual unable to swim unassisted in the main pool for five (5) minutes (as described by the Florida Department of Health as an 'Advanced Level Swimmer'), shall be closely supervised in the pool by someone who is an Advanced Level Swimmer.
   - 1.5. Except for wheelchairs and strollers, no human or electric powered vehicles, including but not limited to, skateboards, roller blades, bicycles and hover boards, shall be permitted within the gates of the pool areas
   - 1.6. Use of balls, flotation equipment and other pool designated play equipment shall be allowed as long as their use is not hazardous (e.g., do not throw footballs near crowds) or unreasonably disturbing the enjoyment of the pool by others. Nuts, rocks, mulch, food, and any non-pool play equipment shall be prohibited in the pool.
   - 1.7. If the Association enters into an Agreement with a vendor who has a license to sell alcoholic drinks Poolside, then only alcoholic drinks that are purchased from that vendor may be consumed in and around the Pools.

2. Code of Conduct for the Pools and surrounding area:
   - 2.1. No nude swimming or diving into the Pools shall be allowed.
   - 2.2. No running, rough play or profane language/gestures in any of the Pools or pool areas.
   - 2.3. No one shall go into any fountains or misuse any Association Property.
   - 2.4. All sounds from personal media devices (including radios) must be kept low, or headphones must be used.

3. Health and Safety Considerations:
   - 3.1. All users shall shower before entering the main pool.
   - 3.2. No soaps or shampoos shall be used in the Pools or at a pool side shower.
   - 3.3. Appropriate swim diapers are required in the Pools for all incontinent individuals.
   - 3.4. Persons having colds, coughs, inflamed eyes, infections or open sores shall not use the Pools.
   - 3.5. No glass or other breakable objects shall be permitted in the pool areas.
   - 3.6. 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.
   - 3.7. All rubbish, garbage, trash, refuse or other waste materials shall be placed into trash containers, provided by the Association for this purpose, or it must be removed from the pool areas.
   - 3.8. A three (3) foot walking area shall be maintained around the main pool at all times. Additionally, walking areas around and through the pool area shall not otherwise be blocked.
   - 3.9. **If a homeowner, tenant, or guest causes the clubhouse pools or spas to be closed, for example by defecation of fecal matter or broken glass, then they shall immediately notify either the Property Manager or Security Rover. Failure to provide notification shall result in an automatic fine. The**

4. Use of pool furniture and equipment:
   - 4.1. Pool furniture shall not be removed from the pool area.
   - 4.2. An individual from a household who remains in the Recreation or Park Tract may reserve a chair at the pool, plus one (1) additional chair. No pool chairs may be reserved as a means of storage.

4.3. No pool areas may be sectioned off for private use without Association approval.
4.4. Anyone who moves pool furniture must return it back to its original location upon leaving the pool area.

ADDITIONAL GUIDELINES FOR USE OF ASSOCIATION PROPERTY, RECREATION TRACT AND PARK TRACT:

FITNESS CENTER, SPORTS COMPLEX, OUTDOOR BASKETBALL COURT AND YOGA STUDIO

The following additional guidelines shall be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Association Property, Recreation Tract and Park Tract". In a case of rule conflict, these additional guidelines shall prevail.

Anyone who uses Association Property (including fitness equipment), or engages in any form of athletic activity in the Fitness Center, Sports Complex, Outdoor Basketball Court, Yoga Studio, or in any part of the Recreation Tract or Park Tract, does so at their own risk.

1. Rules:
   - 1.1. Proper athletic attire shall be worn at all times. No black soled shoes.
   - 1.2. Hours for each location shall be established and modified as necessary by the Board from time to time. To begin, the outdoor basketball court will be open from dawn to dusk.
   - 1.3. During morning hours (dawn until 9:00 a.m.), players shall maintain low noise levels on the outdoor courts.
   - 1.4. Use of both the indoor and outdoor basketball courts is limited to one and a half (1 1/2) hours of play. Play may continue provided no other players are waiting.
   - 1.5. Please allow others to work in with you when in the Fitness Room.
   - 1.6. A thirty (30) minute time limit shall apply on all cardiovascular equipment when someone is waiting.
   - 1.7. Use of Cardio and Exercise Machines. Use of all Fitness equipment shall be in accordance with the manufacturer's warning labels. For example, no one under the age of thirteen (13) shall use any of the cardio or exercise machines.
   - 1.8. Anyone unfamiliar with the proper use of any equipment in any of the facilities, or has an ailment that may affect them while using any equipment, shall not use that equipment whatsoever.

2. Cleanliness:
   - 2.1. All fitness machinery and equipment shall be wiped down after usage.
   - 2.2. Any Association Property used and moved (e.g., weights), shall be placed back to its proper location after use.
   - 2.3. No garbage of any kind shall be left at any of the facilities.
   - 2.4. All belongings shall be removed from all locations when leaving. The Association and its Board shall not be responsible for belongings lost or stolen.

ADDITIONAL GUIDELINES FOR USE OF ASSOCIATION PROPERTY, RECREATION TRACT AND PARK TRACT:

RESTAURANT AMENITY AND FACILITY

The following additional guidelines shall be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Association Property, Recreation Tract and Park Tract". In a case of rule conflict, these additional guidelines shall prevail.

1. General (when the Association enters into an Agreement with a restaurant vendor):
   - 1.1. The Association may enter into an agreement with a vendor (the "Restaurant Vendor") to oversee and manage the operations, maintenance and other aspects of the full-service restaurant and the Restaurant Facility. Each Member's use and enjoyment of the Restaurant will, in addition to the rules and regulations contained herein, be subject to such other rules, policies, and regulations imposed by the Restaurant Vendor, which will be approved by the Board (e.g., no resident may enter the back of the kitchen without proper authorization).
   - 1.2. The Association shall not be responsible for resolving financial disputes between a customer of the restaurant and the Restaurant Vendor or any of its employees over anything related to the delivery of goods and services from the restaurant to the customer. An Owner should however notify the Association or Property Manager immediately if they feel the Restaurant Vendor is not fulfilling the obligations of its HOA agreement.
   - 1.3. The agreement between the Association and Restaurant vendor may include the Restaurant Vendor providing each Owner's lot with restaurant credits or gift cards which can be redeemed at the restaurant. Amounts, terms, and expiration dates will be determined by the Board and vendor, and may change from time to time.
   - 1.4. Food and beverages consumed throughout the recreation tract, including clubhouse rooms, Poolside, and the restaurant facility, shall be purchased from the restaurant vendor during open restaurant hours, unless there is prior approval from the Association or Property Manager.

2. Restaurant Facility Use:
   - 2.1. Although the Restaurant will maintain consistent weekly opening and closing hours, those hours may vary from time to time, with Association approval (e.g., if typically closed on a Monday, but an upcoming Monday is a holiday, the Restaurant may open that Monday, and close on a day it may otherwise have typically been open).
   - 2.2. When the restaurant is closed, no one is allowed in the Restaurant facility without authorization from the Association, the Restaurant Vendor or the Property Manager.
   - 2.3. The Restaurant Vendor, with Association approval, shall have the right to refuse service to anyone who verbally abuses any of the Restaurant staff, is disruptive to others in the facility, or who is not complying with the Associations Governing Documents (e.g., sitting at an inside table with no shoes or shirt and a wet bathing suit).
   - 2.4. Covered Outdoor Patio Use. During restaurant open hours, unless there is Association approval, only food and drinks supplied by the restaurant vendor shall be allowed to be consumed at any table or chair under the covered outdoor patio.
   - 2.5. Social Hall Kitchen. No one shall use any part of the kitchen or any of the equipment in the kitchen (e.g., refrigerator) for personal use without Association or restaurant vendor approval.
   - 2.6. Shirts At Night On The Patio. Shirts are required when sitting or eating under the covered outdoor patio area of the main pool after the earlier of sunset or 5 p.m., until the Clubhouse reopens the following morning.

3. Specific Use Restrictions:
   - 3.1. The Restaurant Facility is restricted to restaurant related activities.
   - 3.2. Except for wheelchairs and strollers, no human or electric powered vehicles, including but not limited to roller skates, skateboards, roller blades, bicycles, and scooters are allowed in the Restaurant Facility.
   - 3.3. All personal belongings shall be removed when leaving the Restaurant. The Association and its Board shall not be responsible for belongings lost or stolen from the Restaurant.
   - 3.4. Pets, other than service animals, shall not be permitted in the Restaurant.

4. Code of Conduct:
   - 4.1. Boisterous or profane language/gestures shall not be permitted.
   - 4.2. Appropriate attire, including shirts and shoes, shall be worn inside the restaurant.

ADDITIONAL GUIDELINES FOR USE OF ASSOCIATION PROPERTY, RECREATION TRACT AND PARK TRACT:

RACQUET CENTER AND COURTS

The following additional rules shall be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Association Property, Recreation Tract and Park Tract". In case of rule conflict, what is contained herein shall prevail.

Effective June 1, 2025, the Tennis Facility has been renamed The Bridges Racquet Center to reflect the addition of dedicated pickleball courts. For the purposes of these Rules and Regulations, any prior references within this document to the "Tennis Facility", "Tennis Center," "Tennis Courts," or similar terms shall now refer to The Bridges Racquet Center unless otherwise specified.

1. General Restrictions:
   - 1.1. The Association may enter into an agreement with a vendor (the "Racquet Center Director") to oversee and manage the operations, maintenance, and other aspects of the Racquet Center.
   - 1.2. Notwithstanding anything contained herein to the contrary, the Association, and the Racquet Center Director, in conjunction with the committee designated by the Board to oversee the use of the Racquet Center ('Committee') shall have the right, to institute a set of, Guidelines, which when added to these Rules and Regulations contained herein must be adhered to by Residents and guests. Guidelines may include, but are not limited to, the number of guests permitted per Resident or per household; the days and times guests are permitted or restricted from play; the right to determine Resident/Guest ratio; time restrictions/limitations for play; and scheduling procedures.
   - 1.3. Failure to comply with established Rules and Regulations and Guidelines may result in suspension or revocation of Racquet Center privileges and/or fines.
   - 1.4. Damage to the Racquet Center caused by Residents or Guests must be repaired at the Owner's expense.
   - 1.5. In order to use Racquet Center courts, a Resident must request a membership through the process designated for this purpose, outlined in the Racquet Center Guidelines.
   - 1.6. The Association shall not be responsible for resolving financial disputes between a customer of the Racquet Center Director (or its agents) over anything related to the delivery of goods and services. A Resident should, however, notify the Property Manager if they feel the Racquet Center Director is not fulfilling the obligations of its agreement with the Association.
   - 1.7. All participants use the Racquet Center at their own risk.

2. Hours, Fees, and Usage:
   - 2.1. The Racquet Center is open from 7 am to 10 pm Monday to Sunday.
   - 2.2. The Racquet Center Director (or agents) may temporarily close the facility for the safeguard of Residents, Guests, and/or Association property.
   - 2.3. If applicable, guest fees must be paid at check-in. Payment of guest fees shall be the sole responsibility of the Resident who reserved the court.
   - 2.4. Only the Racquet Center Director (or their authorized agents) or, when no vendor agreement is in place, such person or persons designated by the Association, shall be permitted to provide or conduct racquet sport lessons or instructions at the Racquet Center.
   - 2.5. Use of the Racquet Center by organized teams not sanctioned through the Racquet Center Director and approved by the Association (i.e., school teams, municipal recreation league teams, etc.) as a practice or scrimmage facility is strictly prohibited. The Racquet Center Director and/or Association may, however, schedule matches, events, or tournaments with other communities, groups, leagues, or third parties. Visiting participants engaged in such officially scheduled events shall not be required to pay guest fees.
   - 2.6. Residents may invite guests who are not Residents or Owners to play with them, subject to the rules promulgated by the Association from time to time. Residents shall accompany and remain with their guests at all times during their use of the Racquet Center. Residents are responsible for the behavior of their guests.

3. Court Reservations:
   - 3.1. All courts require reservations made through the Association's approved scheduling system.
   - 3.2. Court reservations may be limited in duration and frequency per household, as determined by the Racquet Center Director and approved by the designated Committee.
   - 3.3. Residents must cancel reservations they cannot use so courts may be available to others.

3.4. Courts may not be reserved or held for non-residents, outside groups, or commercial purposes unless expressly approved by the Association or Racquet Center Director.
3.5. The Association or Racquet Center Director may terminate or refuse play at their sole discretion.
3.6. Play may be suspended due to cold weather, rain/wet conditions, lightning, or other safety concerns. Weather delays do not extend a reservation.

4. Operational Policies:
4.1. Sportsmanship must be exhibited at all times.
4.2. Appropriate clothing including: court shoes; shirts, and skirts or pants, must be worn on courts. No swimsuits or bare chests allowed.
4.3. Courts shall be used only for approved racquet sports and related activities. No bicycles, scooters, rollerblades, skateboards, or equipment unrelated to either tennis or pickleball is allowed.
4.4. No intoxicants, food, or glass containers are allowed on courts without prior consent from the Association or the Racquet Center Director.
4.5. Pets are not permitted inside the Racquet Center
4.6. Neither the Association, Racquet Center Director, or Board are responsible for lost, damaged, or stolen property.