

## General rules

1. A 25-MPH speed limit applies within the community unless otherwise posted. Drivers in The Woods are required to obey all traffic signs. Jacksonville Sheriffs Office patrols our streets, and violators of traffic signs and safety rules will be ticketed.
2. Only minor repairs on resident's automobiles authorized. (Minor repairs should be completed within 8 hours).
3. Only The Wood's information signs, street signs, safety signs, for sale and for rent signs are authorized (for sale and for rent signs must meet The Woods criteria. See Woods management for additional information).
4. No parking is allowed at any time in areas where parking may obstruct access for emergency vehicles (police, fire trucks, ambulances) to homes. Overnight (12:00 A.M. to 6:00 A.M.) parking is not permitted on the Woods streets and will be subject to ticketing fines and towing at owners expense. Parking of boats, trailers, campers, motor homes or other motor vehicles is not permitted on the Woods Streets, thoroughfares, cul-de-sacs or common areas. Parking of such vehicles on a resident's property will be permitted providing the following rules are followed:
  - a. A written ARSC request must be submitted and approved.
  - b. All vehicles must be located behind an approved fence.
  - c. Every effort must be made by the resident to conceal as much of the vehicle (boat, trailer, camper, motor home, etc.) as possible.
5. The ARCS and/or the Board of Directors will have final approval authority on each request. Temporary parking of a guest's camper or motor home will be permitted, provided the resident makes arrangements through the Woods office in writing. This temporary period shall not exceed nine (9) days (through two weekends).
6. Parking on the nature trails or grass areas of cul-de-sacs is prohibited at all times, and vehicles so parked will be towed. Vehicles may not be parked on lawns at any time. Parking of commercial vehicles (other than pick-up truck of  $\frac{3}{4}$  ton or less capacity) is prohibited unless the driver is conducting normal business activities and then only during daylight hours.
7. Any and all acts of vandalism shall be the responsibility of the resident/parents. It will be the resident/parent's responsibility to pay for all damages caused by any household member or their guests.
8. No Trailer or boat being towed can use the residents automated gates for entry. All access must be through the guest lane.
9. Pet owners must obey Jacksonville leash laws and will be held responsible for their pets. Owners must also clean up after their pets. It is forbidden to discard animal droppings in the street drains and retention ponds. Owners in violation of these laws may be reported to Animal Control, whose fines exceed \$100.00.
10. No weapons (BB guns, pellet rifles, pistols, shotguns, paint ball guns, bottle rockets, bows/arrows, or firearms of any type) shall be openly displayed or discharged in The Woods subdivision.
11. No swimming, boating or any types of flotation devices are allowed in any pond in The Woods.

12. A homeowner's driveway and/or walkway need (s) to be repaired if the cracked surface has become uneven by a minimum of one inch and this condition contributes to not meeting The Woods' standard for aesthetics and/or safety.

13. Garbage receptacles, construction debris, lawn clippings, tree branches, bags, etc., are not to be placed by the curb until AFTER 5:00 PM the evening before pick-up, and must meet specific pick-up requirements. Garbage receptacles must be stored in a secure area not generally visible from common property or streets.

14. Littering or dumping lawn clippings in ditches or on common property (including retention ponds and drainage easements) is prohibited.

15. Assessments not paid by the 10<sup>th</sup> of the quarter's first month are subject to a late fee of \$25.00, which will be charged on the 15<sup>th</sup> of every month that the assessment is not paid.

#### PENALTIES

- i. Jacksonville Sheriff's Office will ticket traffic violations in the Woods.
- ii. Penalties for all other infractions are as follows:
  1. Non-compliance Letter from our management company as a friendly reminder with a 30-day grace period to correct the situation.
  2. After 30 day grace period, if violation is not resolved, a second Non-compliance letter from our management company will go out to correct within 30 days. This letter will also outline the final steps that management will take if this is not resolved.
  3. Failure to comply after the second notice will result in the management company sending out a final notice giving 10 days to resolve the violation or the violation will be sent to our legal counsel to pursue.
  4. The Board reserves the right to file for mediation through the court system if the resident fails to comply after legal counsel has sent the warning letter.
  5. Failure to respond or comply with mediation will result in a lawsuit being filed in the Florida Courts. All enforcement fees will be charged back to the homeowner's account.
  6. Our documents do provide for independent arbitration. If, after receipt of a letter from our management company you believe you are in compliance, please contact our management company to arrange an appeal