

ADOPTED PARKING RULES & REGULATIONS SPRING LAKE OF CLEARWATER

Revised May 17, 2007

The following parking rules shall apply to vehicles, boats, and other related items within the Spring Lake subdivision, in addition to any restrictions contained in the Declaration of Covenants:

- 1) NO parking on sidewalks or lawns.
- 2) Boats can only be parked at the property while being cleaned and for purposes of loading and unloading.
- 3) Commercial vehicles will be prohibited from being parked in the community, except for loading and unloading. These vehicles will be defined as:
 - (a) those with greater than a 1/2 ton carrying capacity;
 - (b) those with commercial equipment
 - (c) those with commercial signs or lettering that are visible.Commercial vehicles can only be parked in the subdivision if concealed from view in a garage.
- 4) Before any cars can be parked in the street (including guests), the property owner must utilize the driveway and the garage for parking of vehicles.
- 5) NO vehicle is to be parked in the street within 20 feet from a stop sign.
- 6) NO vehicle is to be parked in the street within 15 feet of a fire hydrant or in any other manner that will obstruct or interfere with the fire department's use of the hydrant or any connection.
- 7) Vehicles are not to be parked in any way so as to block mail delivery, access to other persons' driveways, sidewalks or access of emergency vehicles.
- 8) In addition to towing, violations of these rules may be enforced by the adoption of fines, suspension of use rights to the common areas, or other remedies provided for by law or by the Declaration or Bylaws. These remedies may also include the assessment of attorneys' fees against the violators

Declaration of Covenants, Conditions and Restrictions Article XII – Parking

No owner shall park, store, or keep any commercial truck, camper, commercial van, boat, mobile home, recreational vehicle, trailer or aircraft, or any other vehicle other than a private passenger vehicle, on any uncovered parking driveway attached thereto. In no event shall any truck larger than a one-half (1/2) ton pick-up truck or standard passenger size van be parked, stored or kept in any parking garage or driveway incident thereto.

No Owner shall repair or restore any motor vehicle, boat, trailer, aircraft or other vehicle on any portion of any Lot or Common Areas except for emergency repair, and then only to the extent necessary to enable movement thereof to a proper repair facility. Minor maintenance of a private passenger vehicle shall be allowed in the Owner's garage or driveway provided that such vehicle does not remain inoperable for more than forty-eight (48) hours. No Owner shall park a vehicle in his parking garage or on his driveway in such a manner that the vehicle extends into the street or Common Area or into another Lot.

SPRING LAKE OF CLEARWATER HOMEOWNERS ASSOCIATION
GENERAL RULES FOR
CLUBHOUSE, RECREATION AND COMMON AREAS

General

- Only members in good standing have access to facilities
- All facilities will be used at your own risk
- All guests must be accompanied by a member of the association
- Members will be held responsible for the actions of their children and guests
- Inappropriate displays of public affection or behavior that is offensive to other members of the community, including profane language, is prohibited
- Trespassing, vandalism & damage to property will be prosecuted to the full extent of the law. Costs for damage will be the responsibility of the offending persons / homeowner
- Open areas should be vacated when inclement weather is threatening
- Please pick up after your dogs when walking in the community and common areas

Clubhouse

- Parking is for short-term use only (not for residential parking) except by permit for overnight guests. Violators will be towed at owners expense
- Usage is limited to community events and members of the association for non-business / non-profit functions
- A \$50 refundable deposit is required
- Facility is to be left in same condition as found prior to use

Pool / Spa / Exercise Room

- Hours: Dawn to 10:30 P.M.
- Noise level should be kept to a minimum as a courtesy to surrounding homeowners
- Pool gate keys required for entry
- Children under 13 must be accompanied by an adult and cannot use spa
- Shower before entering pool or spa
- No bubble bath or other substances are to be added to spa or pool water
- Spa timer control box must be locked at all times (even while in use)
- No running, jumping or horseplay
- Tubes, rafts, mattresses and pets are not permitted in the pool or spa
- No glass containers allowed in pool area
- Proper bathing attire required – No cut-off's in pool
- Wet bathing suits prohibited in exercise room
- Turn off lights, air conditioning and lock exercise room door after use

Basketball / Tennis Courts

- Hours: 8:00 A.M. to sunset
- One (1) hour time limit when other persons are waiting
- Play is limited to tennis and basketball
- Soft sole shoes only
- Glass containers and alcohol / other intoxicants are prohibited
- Hanging on basketball rim, climbing on fence or sitting on tennis net is prohibited

Lake

- Hours: Dawn until dusk
- Fishing permitted
- Pets must be leashed and owner must pick up excrement on any common area
- Alcohol use is permitted in moderation, no glass or breakable containers permitted
- Swimming, tubes, rafts, mattresses and use of gas/diesel powered watercraft are prohibited
- Boaters must comply with U.S. Coast Guard life preserver regulations
- Noise from radios, tape players and CD's must be kept to a minimum as a courtesy to surrounding neighbors
- Please pick up and dispose of food containers and any other trash from lake use

Each family member and guest is responsible to know and understand these rules prior to facility use

SPRING LAKE OF CLEARWATER HOMEOWNERS ASSOCIATION

GENERAL RULES

FOR

CLUBHOUSE, RECREATION AND COMMON AREAS

1. All facilities will be used at your own risk.
2. Parking area adjacent to clubhouse is for short term parking use only. It is not for residential parking. Violators will be towed at owner's expense.
3. All guests must be accompanied by a member of the association while using facilities (clubhouse, pool/spa, tennis/basketball courts, exercise room and other recreation areas).
4. No profanity, noise level must be kept to a minimum.
5. Glass containers are prohibited.
6. It is the responsibility of each member, their family and guests to know and understand all rules before using the facilities.
7. Members will be held responsible for the action of their children and guests.
8. Any trespassing, vandalism and damage to property will be prosecuted to the full extent of the law. All costs for damage to property will be the responsibility of persons causing the damage.
9. Clubhouse usage is for the non-business or non-profit use of members of the association only, except for community functions. A \$50.00 refundable deposit is required to use the clubhouse and all facilities are expected to be left in the same condition or better than when the facility was used.

LAKE RULES

The intended usage of the Lake Areas should be considered under the category of "passive recreation", including walking, picnicking and fishing.

1. Only members in good standing have access to the lake area.
2. Hours: Dawn till Dusk.
3. Use of lake areas will be at your own risk.
4. Pets on a leash are allowed in the lake areas.
5. Alcoholic drinks are permitted in moderation in the lake areas.
6. No glass or breakable containers will be permitted in the lake areas.
7. No swimming or boating utilizing gas or diesel engines will be allowed. Fishing is allowable.
8. Boating is only allowed for those in compliance with U.S. Coast Guard Life Preserve Regulations.
9. Radios, tape players or sound producing devices may be used, if not an inconvenience to others. (SEE POOL RULES)
10. No tubes, rafts or mattresses in the lakes.
11. Food is allowed in the lake areas with everyone being responsible to pick up and clean up after themselves.

POOL/ SPA/ EXERCISE ROOM RULES

1. Hours: Dawn to 10:30 p.m.
2. Shower before entering pool or spa.
3. No running, jumping, diving or horseplay.
4. Pool gate keys are required.
5. No profanity.
6. No glass containers allowed in pool area.
7. Children under 13 must be accompanied by an adult and cannot use spa.
8. Tubes, rafts, mattresses are not permitted.
9. Proper attire is required. Cut-offs, etc. are not permitted.
10. Noise level should be kept to a minimum
11. No wet bathing suits permitted in exercise room.
12. Turn off lights, air conditioning and lock door when leaving exercise room.
13. Spa timer control box must be locked at all times (even when in use).

BASKETBALL/ TENNIS COURT RULES

1. Hours: 8:00 a.m. to sunset.
2. Soft sole shoes only.
3. Tennis and basketball play only.
4. No profanity.
5. Do not hang on rim, climb fence or sit on tennis net.
6. Glass containers are prohibited.
7. Alcohol/other intoxicants are prohibited.
8. One (1) hour time limit when person is waiting.

NOTE: VACATE ALL FACILITIES WHEN WEATHER IS THREATENING.