

Exhibit “A”

**AMENDED AND RESTATED
RULES AND REGULATIONS
FOR EAST LAKE WOODLANDS
COMMUNITY ASSOCIATION, INC.**

Adopted by the Association on August 16, 2022

The Amended and Restated Rules and Regulations (“the Rules”) of East Lake Woodlands Community Association, Inc. (“the Community Association”) are hereby amended as follows.

Subsection (1) of Section G of the Rules has been amended.

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INTRODUCTION

These Amended and Restated Rules and Regulations (referred to as “Rules”) replace and supersede all prior versions of the Rules, including those adopted by the Board of Directors on September 17, 2019 and recorded at Official Record Book 20832, Page 2344 of the Public Records of Pinellas County, Florida. These Rules have been adopted by East Lake Woodlands Community Association, Inc. (ELWCA) to promote a pleasant environment within the Community and to encourage residents and their guests to utilize community facilities with due regard for the rights of others in the community. They apply only to properties and facilities that are under the jurisdiction of ELWCA. They do not apply to property and facilities within the bounds and jurisdiction of individual subdivision or condominium associations, nor do they apply to the property and facilities of the Country Club.

A. BOARD MEETING RULES

(1) **Letters and Other Documents Sent to the Board** – Any Board letters or other documents presented by management or a Board officer for Board approval, must be delivered to all Board Members at least 24 hours before the meeting at which approval is requested. This rule may be waived only by unanimous consent of all Board Members. Where a letter or other document is urgent, and time does not permit 24 hours advance submission, a special meeting of the Board may be called.

(2) **Member Participation at Board Meetings** – Community Association members are welcome at Board Meetings. They will not, however, be allowed to participate in the discussions at such meetings, except during periods set aside for comments and questions by member visitors. Such a period will be reserved for member comments and questions at all regular Board Meetings, and when approved by the Board, at special meetings of the Board.

During such periods, a member will be allowed up to 3 minutes to present his/her comments and/or questions. This 3-minute limit may be extended only by the unanimous approval of the Board. This period for member comments and questions shall be limited to 15 minutes unless extended by the Board.

If a meeting is held via video or conference call, all participants other than Board Members and Management will be asked to identify themselves as well as the applicable ELWCA sub-association in which they reside. In the event ELWCA membership cannot be verified, the participant may be dropped from the video or conference call.

(3) **Recordation of Meetings** – Members shall be permitted to record open meetings using audio or video equipment. Owners are only permitted to utilize equipment that does not produce distracting sound or light emissions. Any member wishing to record a meeting shall advise the Community Association Manager, or the President, at least 24 hours in advance of the meeting of the intention to record the meeting, and if such notice is not provided recording will not be allowed. Upon Call to Order, if the meeting is being recorded, an announcement will be made to that effect. Any audio or video recording shall be performed in a manner so as not to disturb the meeting, and the person recording the meeting is not to move around during the meeting since this is distracting.

- (a) If a meeting is held via video or conference call, the same 24-hour advance notice requirement applies for anyone who wishes to record the meeting. If the meeting is being recorded, an announcement will be made to this effect prior to call to order. Furthermore, participants are not permitted to post the meeting publicly online. If a video is posted, ELWCA shall request removal and may file a formal complaint with any applicable agency

or provider for breach of privacy and any other violation arising out of the unauthorized recording and/or posting of the meeting.

(4) **Agenda for Board Meetings.** Either the President, or a majority of the Board of Directors if the President does not agree, may add an item to the agenda for a Board meeting. Requests to add items to the agenda shall be submitted to the President with a copy to management.

B. COMMITTEES

Pursuant to the Association's By-Laws, all Committee Members shall be appointed by the Board of Directors. Anyone desiring to volunteer for a Committee or run for the Board shall provide a Biography for Board review prior to appointment, upon request.

C. COMMUNICATIONS

All communication coming in from owners must be in writing and either hand-delivered or mailed to ELWCA, c/o Management & Associates, 720 Brooker Creek Blvd., Suite 206, Oldsmar, FL 34677, or to such other address that may be provided to owners for this purpose. Emails will be responded to indicating that a new policy is in place and that owners must submit their correspondence in writing via U.S. regular mail or hand-delivery. Once received, a copy of the written communication will be scanned and provided to all Board members, or to those members designated to receive such communications, for their review. All correspondence will be responded to in a timely manner and within the statutory requirements.

In circumstances where an issue may require immediate attention, such as an irrigation leak or water main break, flooding in the main roadways, an inoperable gate, or damages to ELWCA property, notice should be immediately given to the management company by telephone at 813-433-2000. All calls are monitored 24/7 and emergency situations will be forwarded to the Community Association Manager.

The board has established an official HOA website which is www.eastlakewoodlands.com. The Board shall make available to all members pertinent information relative to the Association, such as meeting notices and minutes, budgets, financials, treasurer, manager and committee reports, and other pertinent information or announcements as the Board shall deem appropriate. The Board may communicate with members via the website, newsletter, e-mail or U.S. mail. The Board will not communicate with members through social media websites.

D. CONTROLLED ACCESS GATES

(1) Ingress/Egress

The use of all gates shall be at the driver's risk. All unmanned gates are designed to open automatically by use of a bar code device to enter or by the approach of a vehicle to exit. Drivers must enter or exit with due diligence. Any delay or lingering by the vehicle's driver in passing through the gates could lead to a collision between the gate and the vehicle. Any person who collides with the gates will be charged a minimum fee for repairs and the service call to restore operation, which fee will be set from time to time by the Board of Directors. Fines and other penalties for violations may also be imposed. In the event the total cost exceeds the minimum fee approved by the Board, the total cost of repairs will be due and payable to the Association within 14 days from the date that notice of such additional expenses is provided to the responsible party. The Association shall deny any damage claims to vehicles allegedly caused by any of the electronically operated gates under its control, unless the vehicle owner can clearly demonstrate that the gate malfunctioned and that this caused the damages claimed. Attempting

to enter through an entrance gate, behind another vehicle, or without the use of a bar code (tailgating) is prohibited. Both the unmanned entrance gates and the gate arms at the manned entrance are designed to close after each vehicle passes through. All commercial vehicles and unusually long vehicles such as limousines, trucks and autos with trailers, must use the manned entrances only.

Exiting through the entrance side of the gates is strictly prohibited. This can cause a malfunction of the opening mechanism of such gates.

Gates may be temporarily closed or left open by the Association if determined by the Board to be necessary or appropriate for maintenance or safety reasons.

All Owners/Members of the Association shall be held jointly and severally responsible for the actions of their tenants, as well as for any guests, invitees, or licensees visiting their property.

(2) Bar Codes & Windshield Stickers

Bar codes and windshield stickers are issued to members, tenants and authorized persons for their individual use only. Transfer of a bar code to an unauthorized person or vehicle is prohibited and will result in deactivation of the bar code and loss of bar code privileges. Barcodes must be affixed to the vehicle and cannot be carried by hand or scanned through a phone. Anyone without a barcode and/or an ELWCA windshield sticker must STOP and provide their name and address at the manned entrances. To obtain a barcode or windshield sticker you must present the following items to the offices of Management & Associates:

RENTERS: A copy of the lease, your driver's license, and vehicle registration

OWNERS: Proof of ownership such as a copy of the deed transferring title, the closing/HUD statement, or other proof acceptable to the Association.

Windshield stickers are provided to all residents free of charge and should be displayed on the lower left-hand corner of the windshield where it can be seen clearly. Barcode application instructions will be provided at the time of purchase. The purchase price for barcodes shall be set by the Board of Directors from time to time, and only cash or check will be accepted.

E. DELINQUENT ACCOUNTS AND COLLECTIONS

As to Bound Member associations, if any payment for maintenance or special assessments due to ELWCA is not received within 15 days from the due date, a late fee of either \$25.00, or 5% of the amount of the delinquent installment, whichever is greater, shall be added to the amount due for each delinquent payment. Interest at the maximum rate permitted by law will also be charged on delinquent accounts.

As to Bound Member associations, and pursuant to Section 720.3085(3) of the Florida Statutes, any payment on a delinquent account shall first be applied to accrued interest, and then to any late fees, and then to costs and attorney's fees incurred as a result of the delinquency. The balance of the payment will be applied to the delinquent assessments.

As to Contract Members (Unbound associations), any penalties for late payment are governed by the Unbound Agreement with that association.

Any legal action to collect past due amounts, other than standard demand letters and notices of potential liens and the filing of liens as provided for in these Rules, must be authorized by the Board of Directors on a case-by-case basis.

The following guidelines were previously adopted by the Board, and are hereby revised as follows, and are subject to further revision from time to time.

(1) All Assessments, other than any special assessments, shall be billed and collected on a monthly or quarterly basis pursuant to the individual sub-association documents, and are due either on the first day of each month, or the first day of each quarter, as applicable. Assessments will be considered delinquent if not received by the 15th day following the due date.

(2) On the 16th day following the due date, or as shortly thereafter as possible, the management company will send a statement that said assessments are delinquent. A twenty-five dollar (\$25.00) late payment fee, or 5% of the delinquent assessment amount, whichever is greater, will be added to the amount due.

(3) If the assessment and late fees are not received, on the 15th day of the second month, or as shortly thereafter as possible, the Management Company will send a late letter requesting payment within ten (10) days, and the statement will include accrued interest at the rate of 17% per annum. A second twenty-five dollar (\$25.00) late fee, or 5% of the delinquent assessment amount, whichever is greater, will be added for each separate delinquent payment.

(4) If the assessment, late fees and interest are not received, on the 15th day of the third month, or as shortly thereafter as possible, the statement will be updated to include accrued interest at the rate of 17% per annum. A third twenty-five dollar (\$25.00) late fee, or 5% of the delinquent assessment amount, whichever is greater, will be added for those accounts for any additional separate delinquent payment. A 45-day Intent to Lien Notice will be mailed by the Management Company and the Owner's account will be charged a fee of \$35.00 for the pre-lien letter.

(5) If the funds are not received within the 45 days, the account will be sent to the Attorney and the Association shall proceed with the recording of a Claim of Lien on the home. Attorney's fees and recording costs will also be added to the statement.

(6) The Attorney shall send the homeowner a 45-day Intent to Foreclose letter with a copy of the recorded Claim of Lien.

(7) If the homeowner still does not bring the account balance current following the Claim of Lien and demand letter, the Attorney may file a foreclosure complaint with the Board of Director's approval. It is in the Board of Directors' discretion to accept a payment plan request from any homeowner.

(8) The Association reserves the right to also file a deficiency or money judgment action against any owner for any assessments, attorneys' fees or costs due to the Association.

(9) A parcel owner is jointly and severally liable with the previous owner for all unpaid assessments, costs, and fees that came due up to the time of transfer of title. This liability is without prejudice to any right the present parcel owner may have to recover any amounts paid by the present owner from the previous owner.

(10) As funds are received from the delinquent owner, funds shall be applied to the owner's account in the following order: (1) interest (2) late fees, (3) attorney's fees and related costs, and (4) the delinquent assessment.

(11) As a courtesy, the management company shall be permitted to remove only one (1) late fee from an owner's account, if good cause is shown for such action. Said removal shall be documented in the owner's file. The management company will not be permitted to remove any other charges without Board approval.

F. INSPECTION & COPYING OF RECORDS

(1) Any requests by members of the Association to inspect official records or obtain copies of such records, shall be in writing, and shall be sent by certified mail to the following address for the Association: Management & Associates, 720 Brooker Creek Blvd, Suite 206 Oldsmar, Florida 34677. No communications or requests by facsimile or e-mail will be accepted. A return email or other communication acknowledging receipt of the request will be sent by the Association to confirm receipt of any request for access to records.

(a) Each request must include an address, email address if available, and telephone number where the requesting member may be contacted.

(b) Any member requesting that records be produced must state, in detail, the specific records that they wish to inspect or copy, including the dates or time frames for requested official records in each category of requests.

(c) Inspections will be arranged at a time and place to be designated by the Association, during business hours Monday - Friday. All inspections are limited to a maximum of one request per month for any member, for a maximum of 8 hours of inspection time. At the discretion of the Association, or its agent, the inspection time(s) can be scheduled on more than one day, based upon the amount of time and number of records involved.

(d) Records shall be made available for inspection by the Association on or before the tenth working day subsequent to actual receipt by the Association of the written request for inspection. This time frame may be extended by written request of the member. In addition, this time frame shall be extended in the event records are so voluminous or otherwise in such condition as to render this time frame unreasonable. The Association shall notify the member, by telephone, in person, or in writing or by electronic mail, as to when the records are available and the proposed time(s) and

date(s) available, and the location designated for such inspection. The member must make arrangements with the Association representative for another mutually acceptable date and time if the date(s) suggested by the Association is not acceptable. Inspections are generally intended to take place at the offices of the Association's management company, but under appropriate circumstances the Association may require that such inspections take place at another location. The requirement to make official records available may be complied with by having a copy of the official records available for inspection or copying in the community or, at the option of the association, by making the records available to a parcel owner electronically via the internet or by allowing the records to be viewed in electronic format on a computer screen and printed upon request. No member shall remove original records from the location of inspection. No alteration of the original records shall be allowed.

(e) The cost for copies made on Association or Management copy machines will be \$.25 per page, and except as otherwise provided by law, all copying must be done by the personnel at the office where the records are inspected, unless: (a) the member makes copies themselves as permitted by law; or (b) the Association chooses to have the copies made by an outside vendor, in which case the actual cost of copying will be charged to the member requesting the records. Additional costs for the salary, time or other administrative costs of personnel that are necessary to respond to any requests for records, when copying of the requested records exceeds 25 pages, and when any research or retrieval of requested records requires Association personnel to spend more than one-half hour of time, will also be charged to the requesting owner to the maximum extent allowed by the Florida Statutes as amended from time to time, which currently provide for a charge of \$20.00 per hour for personnel time.

(f) No inspection or copying of records shall be conducted in a manner to harass any member, resident or Association agent, officer, director or employee.

(g) All persons inspecting or requesting copies of records shall conduct themselves in a businesslike manner and shall not interfere with the operation of the office where the records are inspected or copied. The Association office, or office of inspection, shall assign one person to assist in the inspection, and all requests for further assistance and copying during the inspection shall be directed only to that staff person or to someone else designated by that person.

(h) The Association may maintain a log detailing:

- i. The date of receipt of the written request for inspection;
 - ii. The name of the requesting party;
 - iii. The requested records;
 - iv. The date the owner was notified of the availability of the records;
 - v. The date the records were made available for inspection or copying;
 - vi. The date of actual inspection or copying;
 - vii. The signature of the unit owner acknowledging receipt or access to the records.
- Every person inspecting or receiving copies of records shall sign said log or a comparable receipt prior to inspection or receipt of copies.

(i) Any violation of these rules may cause the immediate suspension of the inspection or copying of records until such time as the violator agrees in writing to comply herewith, and any other violation issues are addressed.

(j) Any written requests for inspection or copying not complying with these rules shall not be honored. The Association shall indicate in writing the nature of the non-compliance and transmit same to the requesting party within five working days subsequent to receipt of the written request from the member. Any nonconforming requests for inspection or copying may be responded to

by the Association representative by notifying the requesting person of the existence of these rules, and pointing out the necessity of complying with the rules.

(k) The Board of Directors may take any available legal action to enforce these rules, including the levy of a fine.

G. LAKE/POND ACCESS AND MAINTENANCE

(1) **Access** – Access to lakes and ponds owned or controlled by ELWCA may be permitted through Community Association common property, but only for passive use such as observing wildlife, and not for any swimming, fishing, or boating. No feeding or touching of any wildlife in or around any ponds or lakes is permitted. Access to lakes and ponds shall be limited to Community Association members and their guests. Any person accessing a lake or pond owned or controlled by ELWCA agrees to hold the Association harmless from any claims or losses arising out of such use, and understands and agrees that such use is at their own risk.

All adjacent property owners shall have the right of access to, and use of, waters abutting their property subject to applicable covenants and restrictions in their documents, but the prohibition on swimming, fishing and boating, and interfering with wildlife in or around lakes and ponds owned or controlled by ELWCA still applies.

All owners in a sub-association shall have similar rights in regard to any common properties that abut lakes in their own association, subject to any conditions or limitations that exist in the governing documents of the sub-association, and subject to the restrictions contained in these Rules.

No one shall be permitted to trespass on another's private property without the latter's approval.

All owners living in ELW shall have access to lakes abutting common grounds that are not a part of any association, and therefore under the jurisdiction of the ELWCA, but such access shall never be from the golf course side of any lake.

No one will be allowed to access lakes from golf course property or to trespass across the golf course property.

Non-residents shall not be permitted access to any waterway except that guests, accompanied by owners, shall have the same rights as owners.

The basic policy cannot properly list the specific covenants and restrictions that may also apply or limit access, since they vary among the different associations.

Responsibility – All responsibility for enforcing applicable covenants and restrictions rests with either the individual association and/or ELWCA.

(2) **Maintenance** – Only the ELWCA Board and its contractors shall make determinations relative to the appropriate treatment for water quality and invasive species, as well as the use of aquascaping to protect and enhance shorelines. Owners shall not remove native vegetation (including cattails) that become established within the lakes/ponds. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Owners shall address any questions or concerns regarding the quality of the lakes/ponds to the Board of Directors.

H. PARKING/USE OF ROADWAYS & SIDEWALKS/VEHICLES

(1) **Bicycles** – Bicycles or electric assisted bicycles should use the right side of the roads and are governed by the same rules as motor vehicles. Citations can be issued for traffic violations.

(2) **Golf Carts & Low Speed Vehicles** -

(a) **Golf Carts** are defined as a motor vehicle that is designed for operation on a golf course or for sporting or recreation and is not capable of exceeding 20 MPH.

(b) **Low Speed Vehicles** (LSV) are defined as a four-wheel electric or gas vehicle whose top speed is greater than 20 MPH. Low Speed Vehicles must have a registered license plate and be insured. The LSV must be equipped with at least the following safety equipment: Seat belts, a windshield, rear view mirror, horn, headlights, tail-lights, stop lamps, side reflectors, a parking brake, turn signals and a VIN number.

(c) **Scope**

Golf Carts and Low Speed Vehicles (LSV), also called Neighborhood Electric Vehicles, must follow the same traffic laws as cars, including regulatory signs and the use of directional signals when making turns. The operator of these vehicles may be issued a traffic citation by law enforcement, just like you would when operating your automobile; these citations carry fines and points on your license. Fines and other sanctions may also be imposed by ELWCA. The following rules will not apply to any area operated by the Country Club or any individual subdivision within East Lake Woodlands nor can the ELWCA enforce any subdivisions or HOA's separate rules and regulations. In addition, drivers MUST have an understanding of where drivers are allowed to operate either a golf cart or LSV on all PUBLIC ROADWAYS.

These rules are being provided by East Lake Woodlands Community Association, Inc. (ELWCA) to ensure the safety of all residents while on community roads and adjacent property within ELWCA. Please note that although Florida Statute 320.01 provides that golf carts and low speed vehicles must follow the same traffic laws as cars, a golf cart/LSV was not designed to share a roadway with larger vehicles.

(d) **Rules of Use** – The following rules shall apply while using any golf cart/LSV while on the following property owned by the ELWCA:

- East Lake Woodlands Parkway
- South Woodlands Drive
- Sunflower Road
- Woodlands Drive
- Woodlands Blvd
- Woodlands Parkway

1. GOLF CARTS AND LSV'S ARE NOT PERMITTED TO TRAVEL ON THE SIDEWALKS ALONG THE ABOVE- MENTIONED ROADWAYS.

2. ALL DRIVERS OF GOLF CARTS AND LSV'S ARE REQUIRED TO HAVE A VALID DRIVER'S LICENSE. Pinellas County Sheriff's officers may stop offenders during routine patrols.

3. THE NUMBER OF PATRONS ON A GOLF CART OR LSV MUST NOT EXCEED THE NUMBER OF AVAILABLE SEATS and all passengers must remain seated while in motion. Standing on the back platform is NOT permitted. Please keep arms and legs inside the vehicle at all times for the driver's safety as well as his/her passengers.

4. GOLF CARTS SHOULD ALWAYS YIELD TO OTHER VEHICULAR TRAFFIC AND PEDESTRIANS IN ALL CASES. When making a left turn, after signaling your intentions, carefully merge with vehicular traffic just prior to the intersection and turn using proper signal and turn lane where available. Anywhere signage or road markings provide such direction; golf cart traffic must always merge with vehicular traffic.

4. EQUIPMENT: ALL golf carts and LSV's MUST be equipped with head lights, brake lights, turn signals, and reflecting warning devices on the front and rear sides of the vehicles if being operated during night time or when there is limited light. Headlights must always be on 30 minutes before sunset and any time during inclement weather. All other requirements of State or County regulations shall also be complied with regarding the operation of such vehicles.

5. PERSONAL GOLF CARTS AND LSV'S ARE NOT ALLOWED ON CART PATHS OPERATED BY THE COUNTRY CLUB, except as may be specifically permitted by the Club in writing from time to time.

There are many sources regarding golf cart safety. If additional information is needed you may want to visit ***GolfCartguide.com***.

(e) Insurance Requirements – In order to operate a golf cart/ LSV on any of the roads listed above, the owner must carry insurance. The following insurance will be required, and proof of insurance may be requested by the Association at any time:

- Medical Payments Coverage: This covers the necessary medical care you receive because of a golf cart accident
- Liability Coverage: This coverage is for third-party injuries and property damage as a result of a golf cart accident
- Collision Coverage: This covers your golf cart in the event of damage caused by a collision with other vehicles or objects, regardless of fault
- Other than Collision Coverage: This provides coverage for other damages such as theft, flood and vandalism and
- Uninsured Motorist Coverage: This coverage takes the place of liability coverage for the at-fault driver if he/she is uninsured/underinsured and provides you with an ability to make a recovery for outstanding medical bills, lost wages, pain and suffering and other damages.

All owners should note that the above coverages MAY OR MAY NOT be included in a homeowner's policy. Please check with your agent for details. Separate cart coverage is generally inexpensive to obtain. ELWCA will not be responsible for ensuring that operators of these vehicles have insurance or otherwise comply with these Rules, but failure to comply with all requirements of these Rules may result in liability to any owner or operator of a golf cart or LSV.

All owners should check with their respective Associations and the Country Club to determine what rules may apply regarding golf cart/LSV use within their respective properties. ELWCA's rules only apply to the ELWCA roadways and sidewalks listed above.

(3) **Motorcycles** – Motorcycles, mopeds and scooters are restricted to use of Community Association roads. They are not allowed on sidewalks. Driving on cart paths or any golf course property is prohibited. Motorcycles, mopeds and scooters must be licensed and driven by a licensed driver and are governed by the same restrictions and rules as state law requires. Drivers are also responsible for adhering to any restrictions promulgated by the individual associations while in those communities.

(4) **Motor Vehicles** – All motor vehicles must observe the 30-mph speed limit, unless posted otherwise, on Community Association roads, parkways and boulevards and obey all Stop Signs. These traffic rules are enforced by Pinellas County Sheriff's deputies who have the authority to issue citations, and ELWCA may also independently enforce the rules of the road and the governing documents of the Association.

(5) **Other Types of Vehicles** - ATV's, and any type of motorized go-carts, scooters, skateboards and the like are **not** permitted on Community Association roads or sidewalks. The only non-licensed vehicles permitted on the roads are golf carts, bicycles and electric assisted bicycles. As referenced above, regular bicycles or electric assisted bicycles should use the right side of the roads and are governed by the same rules as motor vehicles. Motorized vehicles of any type are not permitted on sidewalks.

(6) **Parking** – Parking is not permitted on Community Association roads or on turf areas adjacent to such roads.

(7) **Pedestrians** – Pedestrians should use sidewalks where available. When sidewalks are not available, pedestrians shall, when practicable, walk only on the shoulder of the left side of the roadway, facing traffic which may approach from the opposite direction.

(8) **School Bus Stops** – Temporary stopping on the side of the road (the same side as the school bus stops) by those bringing children to a school bus stop, or picking them up, is permitted. However, driving on the grass and around people standing in the street is prohibited. Florida law, and rules of the road, should be followed by all drivers of motor vehicles, and all drivers are subject to ticketing by the Pinellas County Sheriff's Office.

I. RIGHT-OF-WAY MAINTENANCE REGULATION

For purposes of consistency and fairness, the Association will maintain the right-of-way for purposes of landscape maintenance per the following schedule. Maintenance will include mowing, edging, and fertilization but not irrigation where individual association developers installed irrigation for that association. This regulation is subject to change from time to time.

(1) Schedule of Right-of-way Maintenance

The Association will maintain the following areas in the rights-of-way, subject to changes that may occur in the physical layout of the subject properties from time to time. Individual sub-associations or other owners of property adjacent to the right-of-way may be responsible for adjacent areas. Also, any entranceways or alterations or additions made by individual sub-associations or developers in the rights-of-way must be maintained by the adjacent sub-association:

Tampa Road Entrance and ELW Parkway -

Entrance on both east and west sides to the top of the berm

Lake Estates – From the edge of the road including the swale
 Lake Shiloh – From the edge of the road including the swale
 Condo 3 – From the edge of the road including the swale
 Golf Course side – From the edge of the road including the swale
 Condo 1 and 2 – From the edge of the road including the swale
 Progress Energy Right-of-way – From the edge of the road including the swale
 Office/Tennis Complex – From the edge of the road including the swale
 Parcel P and ELW Water Access area– From the edge of the road including the swale
 Country Club Clubhouse – The club handles all landscaping to the edge of the road
 Country Club Parking Lot – From the edge of the road to the sidewalk
 St. Andrew's – From the edge of the road to the woodline
 Silverthorne – From the edge of the road to the sidewalk
 Hunter's Crossing – From the edge of the road to the sidewalk
 Open area between St. Andrew's and Woodlands Blvd. – From the edge of the road to the woodline
 Aberdeen Sedgefield – From the edge of the road to the sidewalk
 Aberdeen Greybrooke – From the edge of the road to the sidewalk
 Greenhaven II – From the edge of the road to the sidewalk
 Greenhaven III – From the edge of the road to the woodline until individual homeowners are responsible
 Creekside – From the edge of the road to the sidewalk
 Enclave – From the edge of the road to the sidewalk
 Muirfield – From the edge of the road to the sidewalk
 Warwick Hills – From the edge of the road to the sidewalk
 Pinnacle – From the edge of the road to the sidewalk
 Avenel – From the edge of the road to the sidewalk
 Diamond Crest – From the edge of the road to the sidewalk
 Turtle Creek – From the edge of the road to the sidewalk or the top of the berm or the woodline

Woodlands Boulevard Entrance and East Lake Road -

Entrance on the north side to the edge of the property and on the south sides to the woodline
 Preserve Area – From the edge of the road to the woodline along the north side of Woodlands Boulevard
 Deerpath – From the edge of the road including the swale or to the woodline
 Isleworth – From the edge of the road to the sidewalk
 Stonebriar – From the edge of the road to the edge of the landscape beds adjacent to the wall
 Cross Pointe – From the edge of the road to the sidewalk
 Cross Creek – From the edge of the road to the wall, woodline or top of the berm
 Preserve – No responsibility – member association completes to road
 Aberdeen – From the edge of the road to the wall or top of berm
 Heatherwood/Laurel Oaks – From the edge of the road to the top of the berm or woodline

Woodlands Parkway -

Entrance on both the north and south sides including the swale or to the woodline
 Golf Course – From the edge of the road including the swale along the north side to ELW Parkway
 Cypress I and II – From the edge of the road including the swale
 Woodlake Run – From the edge of the road including the swale
 Commercial Building – From the edge of the road including the swale

Sunflower Drive -

Entrance and heading west along Tampa Road between sidewalk and wall

Cluster 5 – No responsibility along the west side of Sunflower at Cluster 5
East side of the road from the edge of the road to the split rail fence
West side of the road is the responsibility of ELWCC except that we edge along the curb for appearance
Worthington – From the edge of the road to the sidewalk
Wood’s Landing – No responsibility along the east side of Sunflower at Wood’s Landing
Pinewinds – No responsibility along the east side of Sunflower at Pinewinds
West side of the road from the edge of the road to the sidewalk
Hunter’s Trail – From the edge of the road to the woodline south of the entrance and to the top of the berm at the Progress Energy right-of-way
Community Park – the entire community park area and to the woodline along the conservation area
Greenhaven I – From the edge of the road to the top of the berm
Hunter’s Crossing – From the edge of the road to the sidewalk
Greenhaven Sign – From the road around the area behind the sign

South Woodlands Drive -

South Woodlands Drive at Lake Vista – From the edge of the road to the lake bank
South Woodlands Drive at the Pump House – From the edge of the road to the building
South Woodlands Drive at Woodridge Green – From the edge of the road to the sidewalk/wall as applicable.

Woodlands Drive -

Line of sight on both sides of Woodlands Drive in the Progress Energy right-of-way
Shopping Center – along Progress Energy right-of-way to the cyclone fence and then from the road to the sidewalk up to Woodlands Parkway

Note: Any areas along the main roads that have conservation areas belonging to the ELW Country Club or ELW Water is maintained from the edge of the road to the woodline.

J. MISCELLANEOUS RULES & REGULATIONS

(1) **Pets** – Pets must be leashed at all times while on Community Association property. Owners are responsible for the immediate removal and proper disposal of waste. Waste may not be disposed of into the drainage system. Pet owners must also comply with all State and County regulations and requirements.

(2) **Signs** – Open House or For Sale signs may be posted only on Sundays between the hours of 11:00 a.m. and 4:00 p.m. No other type of sign may be posted by residents or contractors at any time on common property for which the Community Association has maintenance responsibility, including Tampa Road entrance right of way, Woodlands Blvd. right of way (off East Lake Road) and SunTrust bank entrance right of way. ELWCA controlled access officers have the responsibility to remove signs when improperly placed. Signs that are removed by ELWCA will be stored and disposed of on the last day of each month if they are not retrieved previously by the owner. Signs that have been removed will be available for pick-up at the South Guard House after 7:00 am on Monday mornings or thereafter during the course of that week. No signs may be picked up on Sundays.

(3) **Soliciting** – Any solicitation or sales activity of a door-to-door nature anywhere within Eastlake Woodlands without prior written express permission from the Association is prohibited. The management company and controlled access officers are hereby directed and authorized to enforce this rule, including the posting of signs reflecting such.

(4) Fining Procedures-

(a) The Board of Directors or its appointed agents are charged with determining whether there is probable cause to believe that a violation of the governing documents has occurred, and whether the Board has determined that a fine should be proposed for such violation.

(b) The Board of Directors shall appoint a Fining Review Committee which shall consist of three (3) members of the Association, and any alternate members the Board may designate, who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. Such Committee shall be charged with conducting the hearing and rendering the decision with regard to the levy of fines as herein provided.

(c) In the event that a Complaint is received by the Association, or a violation is otherwise determined to have occurred, the Board of Directors ("the Board") or its agents will notify the alleged violator(s), and in appropriate cases, will provide an opportunity for such violation to be corrected within a reasonable time.

(d) If the violation has not been corrected following notice from the Association and a request for correction of the violation, or in the case of a second violation, or a violation of a serious nature that the Board determines does not warrant an opportunity for the violator to correct it, the Board, or its designated agent(s) if proper authority and guidelines have been provided by the Board, may propose a fine, up to the maximum amount allowed by the governing documents and the Florida Statutes. A fine may be imposed based upon each day that a continuing violation continues. The fine will not become final until a hearing has been held.

(e) Following the adoption of a proposed fine, the alleged violator shall be notified by regular and certified mail, and a copy of this policy shall be provided, along with a notice that provides a date and time of the scheduled hearing before the Fining Review Committee. The notice to the alleged violator shall also include a short and plain statement of the violations and proposed penalties asserted by the Association, as well as a statement of the provisions of the governing documents which have allegedly been violated.

(f) The Committee shall hold a hearing after the person(s) proposed to be fined has been given at least fourteen (14) days written notice of the date, time and place of the hearing. The Fining Review Committee may overrule or uphold the fine following the hearing.

(g) The Fining Review Committee shall appoint a Chairman and shall conduct hearings in accordance with the following rules, in addition to such other rules and procedures as may be established by the Committee, to hear any charges and defenses.

(i) A representative of the Association shall be heard first, in order to summarize the basis for the proposed fine, and to present any witnesses or documents in support of the proposed fine. Written affidavits shall be permitted, and the hearing need not be conducted according to technical rules relating to evidence and witnesses. A party or witness may also be allowed to appear by telephone conference, provided that any cost involved is paid by the party offering such evidence. Any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions. The rules and privileges relating to court proceedings shall only be effective to the extent that they are

required by law to be recognized at the hearing, and irrelevant and unduly repetitious evidence shall be excluded.

(ii) Each party shall have these rights: to be represented by counsel or another designated representative; to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses on any matter relevant to the issues even though that matter was not covered in the direct examination; to impeach any witness regardless of which party first called him to testify; and to rebut the evidence against him.

(iii) Neither the accusing person nor the alleged violator must be in attendance at the hearing. The hearing may be open to attendance by other members of the Association, if required by law or at the discretion of the Board and/or the Committee. In rendering a decision, official notice may be taken at any time of any generally accepted matter, including the governing documents and the workings of the Association.

(iv) The Committee shall render a decision on the matter during or shortly following the hearing, and will prepare a brief written summary of the decision which is to be provided to the Board and the persons proposed to be fined, by mail or hand-delivery. If the decision of the Committee, by majority vote, is to uphold the fine, in whole or in part, the fine shall be payable to the Association within fifteen (15) days from the date that written notice of the committee's decision has been sent.

(h) Subsequent to the hearing, any further enforcement action will be taken by the Board of Directors.

(i) Any persons against whom a fine has been adopted will be responsible for interest, costs and attorneys' fees incurred in the enforcement of the fine, including costs and attorney's fees in connection with any correspondence or hearings, provided that the person who is the subject of the fine fails to pay on the date the fine becomes due.

END OF ADOPTED REVISIONS TO RULES