

**RESOLUTION TO ADOPT, RATIFY AND APPROVE
GENERAL & AMENITY RULES AND REGULATION
FOR THE COUNTRYWAY HOMEOWNERS ASSOCIATION**

THE ATTACHED GENERAL & AMENITY RULES AND REGULATIONS were adopted by the Board of Directors, hereinafter referred to as the "Board", of the COUNTRYWAY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose mailing address is 720 Brooker Creek Blvd., Suite 206; Oldsmar, FL 34677 on the 20 day of May, 2021.

WHEREAS, upon motion and a second thereof, and after being properly noticed and brought up for discussion, and finally to a vote of the Board of Directors at the Meeting of the Board, where a quorum was present, the attached GENERAL & AMENITY RULES AND REGULATIONS were approved and adopted by a majority vote of the Board in attendance; and

WHEREAS, pursuant to Article III, Section 1(a) of the Master Declaration of Covenants, Conditions, and Restrictions for Countryway, originally filed with the Clerk of Court of Hillsborough County, in Official Records Book 4756 at Page 0635 et al, as amended, the Board has authority to develop, adopt, promulgate, publish Reasonable Rules regarding the use of the Common.

NOW, THEREFORE, BE IT RESOLVED:

1. That attached GENERAL & AMENITY RULES AND REGULATIONS are hereby approved and adopted in its entirety.
2. That the President of the association is authorized to execute and the secretary to attest and affix the seal of the association hereto.
3. That the proper officers of the association are hereby authorized and empowered to record this Resolution with the Clerk of Court of Hillsborough County and do all things necessary and proper to carry out and make effective the terms and conditions of this Resolution.
4. That this Resolution shall take effect upon publication to the membership.

IN WITNESS WHEREOF, the undersigned has caused this Resolution to be executed on the 20 day and May, 2021

NOW, THEREFORE, LET IT BE RESOLVED THAT the attached GENERAL & AMENITY RULES AND REGULATIONS shall be made of public record.

Signed, sealed and delivered
CORPORATION,
in the presence of:

Michelle Walsh
Printed Name: Michelle Walsh

JAMES B. SACARELLO
Printed Name: JAMES B. SACARELLO

Attested to by the Association Secretary:
Michelle Walsh
Printed Name: Michelle Walsh

JAMES B. SACARELLO
Printed Name: JAMES B. SACARELLO

"The Board" of the
Countryway Homeowners Association, Inc.
a Florida Corporation

By: Marlene L. Sacarello
Printed Name: Marlene L. Sacarello
President

By: Courtney B. Cooper
Printed Name: Courtney B. Cooper
Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The execution of the foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization this 20 day May, 2021, by Marlene Sacarello as President, of the Countryway Homeowners Association, Inc., on behalf of the corporation, who is personally known to me.

Notary Kristin Tardy-Campbell GG 339897
Name and Commission Number: GG 339897



STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The execution of the foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization this 21 day May, 2021, by Courtney B. Cooper as Secretary, respectively, of Countryway Homeowners Association, Inc., on behalf of the corporation, who is personally known to me.

Notary Jenell Smith

Prepared by and return to:
Antonio Duarte, III
Attorney at Law
6221 Land o' Lakes Blvd.
Land o' Lakes, Florida 34638

Name and Commission Number:

Jenell Smith
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG237671
Expires 8/10/2022



COUNTRYWAY HOMEOWNERS ASSOCIATION, INC.

GENERAL & AMENITY RULES & REGULATIONS

In order to provide a clean, comfortable, pleasant and safe environment for all Countryway residents and guests of the common area pavilion, tennis court facility, playground, soccer field, dog park, and basketball and volleyball courts, these policies are intended to clarify and regulate the use of these areas.

General Policies

The following General Policies apply to all amenities within Countryway common areas unless specifically noted:

1. Operating hours for all amenities (other than the tennis/pickle ball courts) are from Dawn to Dusk.
2. Safety is of primary concern to the Association and its Members. All persons using the facilities shall do so at their own risk and agree to abide by the rules for use of the facilities. The Association assumes no responsibility for any loss or damage to personal property. Residents (Members and tenants) are responsible for the actions of their children and guests.
3. Only owners who reside at Countryway or their tenants and guests may use the amenities of this Community. Reservations are only accepted for use of the pavilion. Use of the tennis courts, basketball courts and restrooms require an access card. Climbing of common area fencing is prohibited. Only one (1) access card will be issued per home. Access cards are non-transferable, and residents must maintain possession of their assigned cards. Cards that are loaned to others for use are subject to forfeiture and potential loss of privileges. Any user of any of the facilities shall upon request show their ID and access card if applicable to prove they are a Countryway resident and eligible to utilize the facilities.
4. No sports activities involving club, school-based, or other organized teams may be conducted on the premises. All common areas are for recreational use only.
5. No for-pay coaching/instruction (in case or in kind).
6. Privileges may be revoked pursuant to Florida Statute § 720 for (1) defacing, marring or otherwise intentionally causing destruction of property, (2) public displays of temper, rage or other discourteous behavior toward one or more residents and/or their guests, or (3) violation of the rules of the Countryway Homeowners Association, Inc., or County/State/Federal Laws. Management reserves the right to deny the use of the common area amenities to anyone at any time.
7. Each household/residence shall have no more than four (4) guests at any given time on common property. The only exception is for tennis courts, which have a limit of three (3) guests per household/residence. Residents or tenants must be present to accompany their guests.
8. Parents and/or legal guardians shall be responsible for the conduct of their children at all times. As a general rule, the following shall apply: One parent shall accompany not more than four (4) children at any common amenity of this community. Children 12 years and younger must be accompanied by an adult (at least 18 years old) while utilizing the

playground; children 14 years and younger must be accompanied by an adult (at least 18 years old) while utilizing the tennis, basketball and volleyball courts, fitness station, and soccer or baseball fields. All dogs at the dog park must be under the control of an adult at least 18 years old, and anyone 17 years and younger must be supervised by an adult (at least 18 years old) while in dog parks.

9. Any resident or their guests using any of the common facilities are responsible for leaving them clean after use.
10. No one shall tamper with the entrance gates, restroom facilities, lighting, security cameras or other appurtenances of the amenities provided by this community. Gates and doors should never be propped open and should remain closed at all times.
11. The cost of replacing any community property that is broken, damaged, effaced or moved by a resident or their guest shall be charged to the appropriate unit owner.
12. Parking spaces have been provided for the use of residents and guests. Anyone found to be parking improperly will be notified pursuant to the Association's use restrictions.
13. Personal property shall not be left unattended on community property and the Association is not responsible for any lost or stolen personal property.
14. There shall be no solicitation by any person on HOA common areas.
15. Operable and inoperable vehicles are not permitted to be stored, parked, detailed nor have major repairs, motor overhauls, transmission repairs, etc. done on the common grounds of this community. Cars may only be parked within designated spaces at the Waters Avenue and Country Hollow parks when residents/tenants are using the amenities. Overnight parking is strictly prohibited.
16. All trash and debris shall be placed in the proper receptacles within the amenity areas. For health reasons and insect control, we ask that you not place uneaten food or diapers inside the trash containers. Please take these items with you and dispose of them at your residence. The containers provided on the common areas of Countryway are not for disposal of car or personal home trash.
17. Dumping of personal items for pick-up such as furniture and other trash is strictly prohibited.
18. Dogs within common areas of Countryway must be on a leash at all times (except when inside the Dog Park on Country Hollow). Dogs are not permitted inside the Tennis, Basketball or Volleyball court.
19. Climbing, jumping, swinging, pulling, or hanging on trees or fencing within any common area is strictly prohibited. Athletic bags may not be hung on any common area fencing.
20. The use of smoking and other tobacco products, alcohol, drugs, other intoxicating substances, portable grills, glass containers, gum, or fireworks is strictly prohibited at all Countryway common area amenities. In addition, **being intoxicated or under the influence of intoxicating substances is strictly prohibited on all Countryway common property.**
21. Activities on each field or court of Countryway are limited to the facility use for which it is designated. Proper footwear and attire are required for use of all facilities.
22. Bicycles, skateboards, roller skates, rollerblades, electrical scooters, motorized vehicles, remote controlled toys, golf putting practice, and ATVs or golf carts (other than those used by HOA management or maintenance) may not be used at the facilities or on parking lots. Bicycles are to be placed in the bike racks located at the facilities. Joy riding on park facilities or common areas is prohibited.

23. All trespassers will be reported to the Hillsborough County Sheriff's Department and are subject to removal and prosecution.
24. The Association is represented by the Managing Agent. Any conflicts shall be addressed to the Managing Agent, who will bring the issue to the Board of Directors if it cannot be satisfactorily resolved.
25. The Managing Agent has the authority to use its discretion to close the amenities for maintenance and/or unsafe conditions and to enforce the rules to maintain a safe and healthy environment. The Managing Agent has the authority to ask, anyone to leave the facilities for infractions of the rules or when safety is threatened.
26. Fields, courts, playground and fitness station areas are not to be used in foul weather or if soggy/moist or other conditions render the fields or courts unsafe.
27. No homeowner, resident / non-resident, tenant, or guest of Countryway shall be permitted to use the amenities for personal financial profit, whether in cash or in kind.

In addition to the above general policies which apply to all amenities, the following policies shall apply to those specific amenities mentioned below:

Dog Park Policies

1. No dog shall be placed in the small dog park unless they are at least 5 months old and weigh no more than 35 pounds. Dogs weighing 36 pounds or more shall use the large dog park. Dogs in heat are not permitted in any dog park.
2. Dog park use is only for residents and their dogs. There is a limit of 3 dogs per adult.
3. All residents shall be responsible for all actions of their dog. Owners are responsible for disposing of dog waste properly in provided waste stations.
4. Dogs must be legally licensed and have current vaccinations and never left unattended.
5. Dogs must be leashed upon entering and leaving the off-leash dog areas. Remove all pinch, choker, chains and spiked collars from dogs prior to entering the park.
6. Residents shall control their dog's excessive barking and digging of holes. Dog owners are responsible for repair of any holes.
7. Bottled water is permitted. Dog food in bowls and long-lasting treats are prohibited.
8. Dogs that have attacked or bitten any person or another person's pet are strictly prohibited.
9. In the event of any attacks or bites, Hillsborough County Animal Control should be notified immediately.

Playground and Fitness Station Policies

1. Residents and their guests may utilize the Playground and Fitness Station at their own risk and are responsible for their child's behavior and safety. The fitness station was designed for adult use.
2. For the safety of all children and adults, only children between the age of 2 years old and 12 years of age may use the playground equipment.

3. Children under the age of 12 must be supervised by someone age 18 or older. There shall be a maximum of (4) supervised children per adult at the playground.
4. Proper footwear is required, and no loose clothing, especially with strings should be worn.
5. Pets are prohibited in the playground area (with the exception of service animals).
6. Throwing sand, mulch, sticks, or any other like item, or removing mulch or breaking off of tree branches from the playground area, is prohibited. Use of balls of any kind are prohibited.
7. Jumping off from any high climbing bars, platforms, or playground equipment or fencing is prohibited. Improper use of equipment will not be tolerated.
8. If anything is wrong with the equipment, notify management immediately.

Tennis, Pickle Ball, Basketball and Volleyball Court / Soccer and Baseball Field Policies

1. Tennis/Pickle Ball court hours are from dawn to 10:00 PM, subject to change by the Board of Directors. All other athletic facility hours are from dawn to dusk.
2. Courts are limited to the use of residents, tenants and guests only, and no dogs whatsoever are permitted on any courts or fields. Personal chairs, strollers and use of chalk or paint are strictly prohibited on the tennis courts and basketball court
3. Activities on each court or field are limited to the type of court or field that it is designated for- tennis, pickle ball, basketball, baseball or volleyball. Hanging of bags or other equipment on fencing within common areas is prohibited.
4. Use of courts are on a first come, first serve basis. Use of the courts shall be limited to one (1) hour time limit on each court, if others are waiting to use the court. Owners may have up to three guests on one court only. Owners/ tenants must accompany guests.
5. Proper attire and footwear are required.
6. Resident/tenant is limited to one tennis court with a maximum of three additional players/ guests. At no time should there be more than four (4) players on each court. Courts are to be utilized for tennis or pickle ball only. Courts or fields may not be reserved.
7. All tennis court lighting should be turned off when not in use.
8. The maximum number of players on each basketball court shall be ten (10).
9. The maximum number of players on the volleyball court shall be twelve (12).
10. Volleyball court shall not be used as a sandbox for children, a litter box for dogs, nor conditioning exercises. Sand in Volleyball court may not be used for sandbags.
11. Unauthorized use of mowing or boundary markings of fields/courts or abuse to trees or limbs will be reported to the Sheriff's Office.
12. No homeowner, resident/non-resident, tenant, or guest of Countryway shall be permitted to use the amenities for personal financial gain, whether in cash or in kind.

Pavilion Rentals

1. Residents/Tenants can reserve the Pavilion for a private function by contacting the Managing Agent listed of record at the Pavilion. A \$200.00 deposit is required. Mail check for \$200.00 made payable to Countryway HOA to reserve the area. If all rules are followed, the check will be returned by mail uncashed. If there is any damage or clean

up necessary, it will be deducted from the check with the balance returned to homeowner. If damage is over the amount of the check, an invoice will be sent for the remaining balance. Reservations are for the pavilion only and does not provide exclusive rights to the parking lot, playground, tennis courts or soccer field. A Countryway resident/tenant must be present at all times during the rental period.

2. All balloons, signs, tape or other decorations posted at the Waters Avenue entrance must be removed prior to departure.
3. All trash must be placed in the receptacles provided or hauled off site. This includes candy wrappers, water bottle caps, and small paper items. All trash bags, other than those in the trash cans, must be removed by the Reserving Owner before departure.
4. The following items are strictly prohibited at the Pavilion and the surrounding area: party confetti, silly string, paint, chalk, markers, glass containers, jump houses, alcohol, drugs, and any tobacco or other smoking products. Chalk or paint use on stained pavilion floor is strictly prohibited.
5. The restrooms must remain locked at all times. In order to use the restrooms during an event, the Reserving Owner/ Tenant must have a Countryway Access Card, which can be purchased from the Managing Agent.
6. Any damages shall be reported to Managing Agent immediately.

IMPORTANT NOTE: All rules, regulations, policies and procedures are subject to change at any time by authority of the Board of Directors. Proposed changes to rules involving the use of parcels will be mailed to all homeowners with at least 14 days' notice of the meeting, where they will be discussed and voted on by the Board of Directors. When needed, all other proposed changes to rules and regulations will be treated as an agenda item at the Board of Director's regular meetings. Once any new rules or regulations are passed, notice of the final version will be sent by postal mail to all owners. Current rules and regulations will be posted on the website, two park bulletin boards, and printed in the Countryway Newsletter.

THESE GENERAL & AMENITY RULES & REGULATIONS WERE ADOPTED BY THE BOARD OF DIRECTORS ON May 20, 2021.