

**THE SANCTUARY AT COBB'S LANDING
HOMEOWNERS' ASSOCIATION, INC.**

RULES AND REGULATIONS

March 2013

Pursuant to Articles X and XI of the Declaration of Covenants and Restrictions for the Sanctuary, the Association has the power to adopt Rules and Regulations for the purpose of enforcing the Declaration, and as may be deemed in the best interests of the community for the purpose of protecting and preserving the value of our homes. All Rules and Regulations shall be adopted by the Board of Directors at a properly noticed meeting. From time to time, the Board will direct the management company to collect all Sanctuary Rules into a single comprehensive document and make the document available to the residents. This document represents the most current compilation of the Association's Rules and Regulations, which were duly adopted by the Board of Directors on July 9, 2013.

The Association may impose fines against owners, tenants and other persons, up to the maximum amount allowed by Florida law as amended from time to time, for violations of these Rules and Regulations and any other restrictions contained in the governing documents of the Association. Before any fine becomes final, the person(s) proposed to be fined will be entitled to notice and an opportunity for a hearing, in accordance with any requirements of Florida law, and such additional policies and procedures as may be adopted by the Association.

The Rules and Regulations set forth herein do not constitute an exhaustive list of all restrictions governing the Sanctuary Community. Owners and residents must be familiar with all documents governing the Association, including the Declaration of Covenants and Restrictions, Articles of Incorporation, and Bylaws. Copies of all governing documents are available upon request.

DRB: Design Review Board
DRC: Design Review Committee

1. Awnings/Shutters: For the purposes of clarifying and expanding Article X, Section 20 of the Declaration, no awnings, canopies, or shutters, including hurricane or storm shutters, shall be permanently attached or affixed to the exterior of any building unless such awnings, canopies, or shutters have been approved in writing by the DRC. Manufactured shutters not designed to be permanently attached, or other material such as plywood used to protect windows and doors during tropical storms or hurricanes, shall not be stored or kept in place on the exterior of a residence, and retractable shutters should be open unless the threat of severe weather is imminent. Imminent means no more than three (3) days before professional prediction of hurricane landfall and no more than three (3) days after danger has passed.

2. Commercial Activities: For the purposes of clarifying and expanding Article X, Section 9 of the Declaration, no lot or residence shall be used or occupied for any purpose other than as a residential dwelling by a Single Family, its household servants and guests. No business or commercial building

shall be erected on any Lot, nor shall any business be conducted on any part thereof other than use of a home computer. Home offices may be permitted as long as they:

- A. Do not require employees, customer visits, deliveries, or other retail activities.
- B. Do not use a Sanctuary address in advertising.
- C. Do not outwardly show business activity.
- D. Do not become a nuisance to neighbors or the Association.

3. The term "Single Family" shall mean no more than two (2) unrelated persons living together as a single housekeeping unit.

4. Driveways and Sidewalks: For the purposes of clarifying and expanding the DRB Manual (Miscellaneous Items requiring DRB Approval, Section 1), driveways and sidewalks shall be maintained in the original length, width, style, color, and surface composition. No alteration to the original driveway construction is permitted unless approved in writing by the DRB/DRC. The Association may adopt additional standards and guidelines relating to specific materials and styles of driveways that are permitted. Specific prohibited alterations, where no variance will be granted include, but are not limited to:

- A. Extending any portion of the street pavement to extend curbside parking.
- B. Blacktop construction.

5. Excessive Noise and Nuisances:

All residents shall take care not to cause an unreasonable nuisance or annoyance to other residents, or to interfere with the peaceful enjoyment of surrounding properties as a result of activities conducted on their respective lot. Examples of such activities include loud music, barking dogs, along with any other objectionable activity. No routine maintenance or non-emergency repairs shall be undertaken on any day of the week between the hours of 7 PM and 7 AM wherein said activities produces substantial, unambiguous and prolonged noise exceeding two (2) minutes (continuous or intermittent) to adjoining properties. By way of example these activities include, but are not limited to, pressure washing, landscaping, wood working and home repairs.

6. Interference with official Association business, including, but without limitation, the following:

- 1. Obstructing the ability of the Board of Directors for the Association to exercise its powers and duties;
- 2. Harassing Board Members;
- 3. Interfering with or disrupting Board and/or membership meetings or interfering with the Board election process;
- 4. Attempting to direct or assert control over the Association's agents, employees, or any contractors providing services to the Association.

7. Any immoral, improper, or offensive use of the common areas or Association property. All laws, zoning ordinances, and regulations of all governmental authorities having jurisdiction over the local community shall be strictly observed. Any arrest in the community, or domestic disturbance requiring police intervention shall be presumed a violation of this Rule.

8. Exterior Alterations: For the purposes of clarifying and expanding Article X, Section 11 of the Declaration and Rule 5, Section 9 of the Design Review Board Manual, no landscape, structural, exterior color changes, or alterations shall be made or added to any dwelling on a Lot without approval of the DRB or DRC. Restoration or repairs to exterior surfaces and landscape do not require DRB or DRC approval when the restoration or repairs are in continuity with the preexisting surfaces. Repair and Restoration includes:

A. Re-sodding of lawns with St Augustine or better;

B. Removal of trees and replacement with the same tree species (however, removal of any mature tree must be approved in writing by the DRB or DRC);

C. Repainting of exterior surfaces with the same color paint;

D. Replacement of damaged siding with currently used material; and

A. Replanting of landscape areas with the same species of plants.

This provision does not allow restoration or repairs to pre-existing non-conforming restoration such as painted driveways, vinyl siding, asphalt shingle roofs, or replacement of existing fencing. Residents will provide prior notice to the management company representative of all restoration projects prior to beginning such activities.

9. Exterior Lighting: For the purposes of clarifying and expanding Section 6, page 12 of the Design Review Board Manual, all proposed alterations to exterior lighting should be detailed on written plans from the owner, builder, or lighting designer. No exterior lighting shall be permitted which, in the opinion of the DRB/DRC, would create a nuisance to the adjoining property owners.

10. Exterior Maintenance: For the purposes of clarifying and expanding Article IX Section 2 of the Declaration, Lot owners are responsible for cleaning all exterior surfaces. These surfaces include, but are not limited to roofs, sidewalks, driveways, home siding, fences, and decorative items. All surfaces shall be free from dirt, mold, and mildew. Sidewalks shall be power washed or chemically treated twice per year, but such routine cleaning does not excuse owners from performing additional cleaning or maintenance as may be required. The failure of the Lot owners to properly clean exterior surfaces and the necessity to clean accumulated dirt, mold, and mildew from exterior surfaces will be determined by inspection of the Management Company or inspection by the Sanctuary Board of Directors. The Board of Directors will make a final decision in cases of dispute.

11. Fencing and Screen Walls : For the purposes of clarifying and expanding Article X, Section 13 of the Declaration of Covenants and Restrictions, no fence shall be erected on or between any Lot in the Sanctuary. Fences erected prior to the enactment of this rule shall be considered non-conforming structures. No existing fence may be replaced in whole or in part. Any fence that has deteriorated to such a degree that its appearance constitutes an eyesore in the community, or that constitutes a safety hazard, must be removed and may not be replaced. This rule does not prohibit wooden or masonry enclosures erected to shield or hide water softeners, sprinkler controls, air conditioners, trash containers, and any other utilitarian devices by a short wall of sufficient height to screen the mechanical equipment from view and which does not extend more than four (4) feet into the property setback and is attached to the home. Short walls will be constructed of materials, which are consistent with the exterior sidewalls of the home or approved plantings, unless the DRB/DRC approves alternative construction material.

12. Garage Sales: For the purposes of expanding and clarifying Article X, Section 9 of the Declaration, garage sales shall be deemed prohibited commercial activities. A “garage sale” is hereby defined as any event at which the owner or occupant of a home upon a Lot offers household items or any other goods for sale to the public or members of the Association. The purpose and intent of this restriction is to keep a high quality residential community and to discourage outsiders from entering into our community for the sole purpose of purchasing goods or services from owners or occupants of a Lot.

13. Irrigation and Lawns: For the purposes of clarifying and expanding The DRB Manual Rule 11, all lawns, landscaping, and sprinkler systems shall be kept in a healthy, good, clean, neat, and attractive condition. An automatic underground irrigation system providing one hundred percent (100%) coverage and capacity to irrigate all sod and landscaped areas must be installed and used to maintain the areas in good and living condition at all times. An automatic time clock must be used to regulate time intervals. Irrigation from shallow wells or deep wells is permitted if all governmental permits are in place. The lake or ponds may not be used as a source of irrigation water. If well water is used, an iron de-ironizer shall be installed if iron appears in the water. Such equipment shall be maintained so that it is effective at all times. Sprinklers shall not spray into the lake. An atmospheric vacuum breaker (AVB), pressure vacuum breaker (PVB), or a double check valve shall be used in the irrigation installation. If an AVB or PVB is used, it shall be screened from neighboring properties with landscaping.

14. Livestock, Poultry and Pets: For the purposes of clarifying and expanding Article X, Section 8 of the Declaration of Covenants and Restrictions, residents walking pets must comply with the leash law. Animals shall not be allowed to run free in the neighborhood and excrement from the animals being “walked” must be picked up by their owners. Failure to pick up pet excrement, excessive barking, and/or aggressive behavior shall be deemed a nuisance and a violation of these Rules and Regulations. In the event that the Board of Directors determines that any pet has become a regular nuisance due to barking, aggressive behavior, or other disturbances of the peaceful enjoyment of the property by other residents, the Board may require that such pet be removed from the property. Prior to a final decision regarding removal, the Board will provide the pet owner with notice and an opportunity for a hearing before the Board of Directors.

15. Mailboxes: For the purposes of clarifying and expanding The DRB Manual and illustration describing mailboxes, black rural style mailboxes atop white posts and supports are the specified style and material of all mailboxes for dwellings in Sanctuary I and II. All new or replacement mailboxes and posts shall conform to the approved style, materials, and colors as specified by the Design Review Board Manual.

16. Mulch: For the purposes of clarifying and expanding The DRB Manual, all shrub beds shall have a continuous layer of Cyprus mulch, pine bark, or pine straw as needed to cover bare ground and prevent weed growth. Any color other than the natural color of the mulch must be approved by the DRB/DRC. No bare ground is acceptable and rubber and plastic materials are not permitted.

17. Parking of Motorized and or Non-Motorized Cartage Vehicles. For the purposes of clarifying and expanding Article X, Section 5 of the Declaration of Covenants and Restrictions, the following shall apply to parking of vehicles in the Community:

A. Boat Trailers used to store and transport recreational water craft are allowed on homeowners driveways for a twenty-four (24) hour period once per week for purposes of cleaning and overnight storage. No on-street parking or storage of boat trailers is permitted.

B. Trailers or Enclosed Storage Bins used during approved construction and renovation projects for temporary protection of equipment household goods and furniture are allowed for projects as approved by the DRB/DRC. Parking of such trailers or bins is allowed only on the driveway surface or construction lot surface. No on-street parking of such vehicles is permitted.

C. Trailers or Tractor Trailers used for loading or unloading household goods and furniture when such activities relate to moving, selling, or purchasing of real estate within the community are allowed for a forty-eight (48) hour period.

D. Trailers used to store and transport any goods or motorized street or off road vehicles are allowed on homeowners driveways for a twenty-four (24) hour period once per week for purposes of cleaning, loading and unloading, and overnight storage. No street parking or storage of such trailers is permitted.

E. On street parking for resident motor vehicles (cars, trucks, motorcycles) is discouraged except for occasional use not to exceed three (3) consecutive twenty-four (24) hour periods. Vehicles parked on the street may not reduce normal two-way traffic patterns or create other hazardous conditions.

18. Playground Equipment: For the purposes of clarifying and expanding The DRB Manual, Section 5 Playground equipment, all playground equipment shall be placed to the rear of the residence and screened by plantings. No equipment shall be attached to a residence. All equipment installed, in the rear of any lot, which requires in-ground anchoring shall be reviewed and approved in writing by the DRB/DRC. As part of a temporary evaluation measure, portable, ballasted basketball hoop stands visible by adjoining properties or streets are permitted provided they meet the following conditions:

A. Portability: They are not permanently affixed to any structure or modified in any manner that renders them immovable.

B. Maintenance: They are maintained in good repair. By way of example, netting shall be contiguously maintained about the rim of the hoop. No visible signs of rust shall be visible.

C. Stand Color and Material: The stand shall be substantially black in color. Alternative colors must be approved by the design review board. The stand support pole must be of metal construction. By way of example, plastic, “toy” type basketball stands intended for toddlers are not permitted under this provision.

D. Netting Color and Material: The netting shall be white in color. Alternative colors and/or metal link netting is prohibited.

E. Orientation: The stand must be positioned to enable its use off a driveway. The support pole shall be maintained in a substantially vertical orientation when visible by adjoining property or a street. Placing the stand in a direction or orientation that does not enable its intended use is prohibited. By way of example, placing the stand facing and abutting landscaping or a building structure wherein normal basketball play is not reasonably possible is prohibited. If not oriented for its intended use the stand must be stored out of visual sight.

F. Regulation Size: The stand must elevate the hoop ten (10) feet high or be adjustable to enable the rim to be set at ten (10) feet from the ground. The basketball hoop must be of a regulation diameter, eighteen (18) inches. By way of example, non-regulation basketball stands intended for toddlers and/or younger children are prohibited.

unset: If not renewed these provisions shall expire January 1, 2016, and portable, ballasted basketball hoop stands shall be prohibited.

19. Signs: For the purposes of clarifying and expanding Article X, Section 6 of the Declaration of Covenants and Restrictions, and in order to maintain property values and visual harmony within Sanctuary I and II, all signs shall be prohibited except as specifically permitted by this rule or where approved by the DRB/DRC.

A. Signs, which are allowed, pursuant to the provision, shall be constructed in accordance with Exhibit A-1 attached hereto and incorporated herein by reference.

B. For Sale signs shall be placed in the front yard, one (1) foot from the sidewalk, facing the street, in the lawn, generally in line with the front door, in accordance with Exhibit A-2 attached hereto and incorporated herewith by reference.

C. For sale or lease signs are to be removed when a buyer and a seller sign a purchase contract or on the day the property is taken off the market, whichever comes first.

D. Open house signs placed on common property or Lots are to be displayed only on the day of the open house. Open house signs shall be placed at the beginning of the open house day and removed at the end of the day or when the open house is closed.

E. Signs offering property for sale on empty lots shall be in accordance with Exhibit A-1 herein by reference. The sign shall be placed five (5) feet from the curb, centered on the empty Lot.

F. Signs shall be available for purchase from the management company, or may be purchased from any other professional source, provided the sign is made exactly to the specifications as the signs available for purchase from the management company.

G. No other signs, attachments, or attention getting material may be placed in front windows, in or on parked automobiles, or on any Lot or the common areas of the property subject to the Declaration.

20. Solicitation: For the purposes of clarifying and expanding Article 11, Section 1 of the Articles of Incorporation, door to door solicitation for business, sales, or personal services in the Sanctuary I and II is prohibited. Solicitation when protected by Federal or State Statutes is permitted between 9:00 a.m. and 7:00 p.m. Sanctuary residents may request permission from the Sanctuary Board to solicit for tax-exempt charitable organizations. If such requests are approved, the solicitation is permitted between 9:00 a.m. and 7:00 p.m.