

# EQUESTRIAN CLUB ESTATES PROPERTY OWNERS ASSOCIATION RULES & REGULATIONS

These Rules and Regulations are designed for the mutual benefit of all owners. All Rules and Regulations shall apply to and be binding upon all owners.

- **Maintenance Payments:** Since the consolidation of Associations in December 2002, all maintenance payments should be submitted to GRS Management Inc... Statements are sent quarterly which reflect your entire maintenance payment.
- **Guard House Phone Number:** 561-791-4462. Please notify guardhouse of guests you expect especially for parties. Have a list prepared for the guardhouse when having a large party. Please notify GRS Management if you are renting your home. Applications must be submitted.
- **Speed Limits:** Observe the posted speed limit and stop signs on all Equestrian Club streets. The speed limit is 20mph.
- **Power Washing:** Per the Declaration, the Association requests that your property be maintained to community standards. This helps to keep our homes beautiful and values high. Power washing of roofs and driveways are required. Those who do not maintain the standard will be sent a violation letter and must adhere to the requested date of completion.
- **Per the Declarations Article XVI "Use Restrictions" Section 6:** "...no sign advertisement, notice or other lettering shall be exhibited, displayed, or affixed on or upon any part of the property." Placement of FOR SALE signs and alike is strictly PROHIBITED and will be enforced.
- **Construction and Landscape Design:** Any construction/renovation will only be allowed during the period of April 15<sup>th</sup> - Nov 15<sup>th</sup> from 7:30am – 6:00pm Monday-Saturday. No Sunday or Holidays. Including Landscaping Design beyond regular maintenance to lawns. All items require ARB approval prior to.
- **Responsibility:** With respect to compliance with the Rules and Regulations, an owner shall be held responsible for the actions of family members, guests, invitees, tenants, contractors and other persons for whom the owner is responsible, as well as for the actions of persons over whom owner exercises control and supervision.
- **Observance of Laws:** All applicable laws, zoning ordinances and regulations of all government bodies having jurisdiction shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction relating to the Association Property or any Lot or Home shall be corrected by, and at the sole expense of, the responsible Owner and, as appropriate, the Violator.
- **Nuisance:** Nothing shall be done which may be an unreasonable annoyance or a nuisance to any other Owner/Tenant or which interferes with peaceful possession or proper use of a resident's home.
- **Disturbance:** No loud noises or noxious odors shall be permitted. Owners shall not operate any noise producing items at times or at volume levels which shall disturb others.

- **Home Exterior:** As per the Declaration, the Architectural Review Board must approve ALL exterior changes to the home before the work is performed. This includes but is not limited to adding a pool, fence, painting your home or installing a generator. Paint colors on the exterior must comply with the Village of Wellington's standards as well as those of the Association. It is the responsibility of the Architectural Review Board to maintain the aesthetics of the community. Any work done without prior approval could result in a demand that the completed work be removed or altered to conform to the aesthetics of the community as determined by the Architectural Review Board. As per the declaration any work done without approval could result in fines or legal action by the Association.
- **Home Sales and Lease:** If you sell or lease your home the Association must be notified. An application for review and approval may be obtained by contacting the Property Manager. The Board of Directors must approve all transactions prior to their completion. The purchaser or renter must contact the Property Manager to receive the Association's By-Laws and Rules and Regulations.
- No portion of a home other than the entire home, shall be rented by the owner. No home, or portion thereof, shall be sub-let.
- All leases shall provide that the right of the tenant to use and occupy the home and the Association Property shall be subject and subordinate in all respects to the provisions of the Declaration and the Rules and Regulations.
- The owner of a leased home shall be jointly and severally liable with his tenant for compliance with the Association Documents and the Rules and Regulations and to the Association to pay assessments and/or any claim for injury or damage to persons or property caused by the acts or omissions of the tenant and/or those for whom the owner is responsible.
- **Storm Shutters and Panels:** Per the Village of Wellington the following rules apply:
  - Permanently Installed Shutters - Shutter and permanently installed hardware shall be painted to match either the principle color or the trim color of the structure to which they are attached.
  - Storm Shutters and Panels not Permanently Attached:
    - A. They may be put in place and closed not more than seventy-two hours before and seventy-two hours after a hurricane warning.
    - B. They may be put in place and closed for two periods of up to fifteen days each between June 1 and November 30 (hurricane season) when the owner is absent and no one is residing in the house.
    - C. They may be put in place on the first floor rear windows during any period of time and, added to that, on the sides of a house, as long as they are not visible from the street or a neighbor. An unacceptable example is from across the water.
- **Trash Removal:** Per the Village of Wellington the Following rules apply:  
 Garbage days are Wednesday and Saturday  
 Recycle day is Wednesday  
 Vegetation day is Saturday

All garbage must be placed in a town-supplied container. Containers may be placed at the curb no earlier than 5:00 p.m. the night before pick-up and should be removed as soon as possible after pick-up, but no later than 5:00 p.m. Containers must be stored where they are not visible from the street nor by a neighbor.

Recycle items must be placed in town approved containers.

Vegetation may be placed at the curb Friday after 5:00 p.m.

- **Parking:** Per the Village of Wellington overnight parking on the street is not permitted. The Association will be enforcing unauthorized or improper parking in the following manner:
  - A. The first notice would be considered a courtesy warning.
  - B. The second infraction will result in the towing of that vehicle at the owner's expense.
  - C. Commercial vehicles, trailers and RV's are prohibited from parking overnight.
- **Garages:** Garage doors should remain closed when not in use. This is for your safety as well as for aesthetic purposes.
- **Recreations Items:** Items such as bikes, games and toys should be kept out of site when not in use. Golf carts should be parked in the garage if possible, otherwise on the driveway.
- **Pets:** Ordinary pets are permitted subject to the guidelines contained herein. Ordinary house pets shall include dogs. "Dangerous Dog" (defined as a dog which has attacked or bitten a person or other animal on or off the property), cats, caged domestic birds, hamsters, gerbils, guinea pigs and aquarium fish. The Board may determine, in its discretion, a maximum number of pets per household not to be less than three.
- Notwithstanding the foregoing, breeding of any animals or pets, including ordinary house pets, or any other keeping of pets for any commercial purposes whatsoever within the property is prohibited.
- Pet owners are responsible for any property damage, personal injury or disturbance which their pet may cause or inflict. Each owner who determines to keep a pet agrees to indemnify the Property Owners Association and hold the Property Owners Association harmless against any loss or liability of any kind or character whatsoever arising from or growing out of his having any animal in the community.
- Pets shall not be left unattended outside the home. No pet shall be tied up outside of home or in any covered screened porch or patio, unless someone is present in the home.
- All dogs shall be walked on a leash and in full control by their owners at all times.
- Any solid waste shall be immediately picked up and removed and shall not be deposited on or within the Association property.
  
- If any pet becomes obnoxious to the Owners by barking or otherwise, the owner of the pet shall cause the problem to be corrected. If the problem is not corrected, then the owner of the pet, upon written notice from the Association, shall be required to dispose of the animal.
- **Swimming and the operation of motorized watercraft:** other than electrically operated watercraft, in the lakes are prohibited.
- All door-to-door commercial solicitation is prohibited.