

RULES AND REGULATIONS FOR GRAND PALM

These Community Rules and regulations have been adopted so that the majority of members will enjoy maximum use of Grand palm's wonderful amenities. They are intended to protect the assets of the Association while respecting the rights of the membership. The following Rules and Regulations supplement those contained in the Declaration of Covenants, Conditions and Restrictions for Grand Palm (the "Declaration"). They are applicable to all occupants of Units, Unit Owners, Guests and Renters. The Rules and Regulations may be modified or amended in anyway the Board of Directors of the Association feel appropriate and necessary, and will provide emailed notice. All capitalized terms herein shall have the meaning referenced or defined in the Declaration. It is each members responsibility to know and abide by the Rules and Regulations.

1. Residential Use – No lot shall be used for anything other than residential purposes and in accordance with the Code and other applicable zoning and governmental land use regulations and this Neighborhood Declaration.
2. Height Limitation – No dwelling house or other building shall be more than two (2) stories in height, nor more than thirty five (35) feet above the grade of the crown of the street upon which the Lot fronts.
3. Garages & Outbuildings – All garages shall be private garages with a capacity for at least one (1) and no more than three (3) passenger vehicles.
4. Gutters – Roof gutters shall be installed on the overhangs of each residence as per standards set forth by the Master ARC; gutters shall be properly maintained by each Lot Owner to assure drainage from the gutters directly into the side yard drainage easement between each Lot.
5. Setbacks – All structures shall be located on a Lot so as to comply with the setback requirements of the zoning regulations and Code. Master ARC may require greater, or approve a lesser, if circumstances are appropriate and reasonable.
6. Recreational Vehicles – No trailer, camper, motor home, boat, boat trailer, canoe or motorcycle shall be permitted to remain on Lot unless within an enclosed garage other than for temporary parking (loading and unloading only). All temporary parking is restricted to driveways.
7. Other Vehicles – No trucks, commercial vans, trucks, tractors, service vehicles or other commercial vehicles may remain within Subdivision except for temporary parking (loading and unloading only). Owners or other appropriate occupants of Lot having a van or truck for personal use may park in the driveway of their Lot but no more than one such vehicle may be parked there. There is absolutely no overnight parking in the Subdivision streets and street right of ways. The Neighborhood Association has the right to remove and tow, at owner's expense, any vehicle that is in violation.

8. Animals & Pets – Only common domesticated household pets may be kept on any Lot and in no such events may pets be kept for breeding or any commercial purposes. No other animals, livestock, reptiles or poultry of any kind shall be kept, raised, bred or maintained on any portion of the Subdivision. Approved household pets may not be kept in unreasonable numbers. Permitted pets shall be kept only subject to and in accordance with rules and regulations by the Neighborhood Board. Pets must be kept on a leash and accompanied by its owner except when within a fenced or other enclosed area. While outside, such dogs and permitted pets must not bark an unreasonable amount as to disturb or annoy a neighbor. Any pets that create or contribute to a nuisance may be required to be permanently removed within ten (10) days of receipt of written notification from the Neighborhood Board to the Owner. Pet owners are responsible for cleaning up any mess created by their pets within the Subdivision. Excrement which is not picked up shall be deemed a nuisance. All pet owners are responsible for the actions of their pets.
9. Antennae & Masts – No television, radio or other electronic or communication antenna, mast, dish, disk or other similar device for sending or receiving television, radio or other communication signals shall be permitted without except within rules and standards of the ARC. No such device is permitted under any circumstances if it interferes with reception or operation of other visual or sound equipment located within the Subdivision.
10. Visual Restrictions
 - a) No clothes lines or clothes poles are allowed and no outside clothes drying is permitted except where such activity is advised or mandated by governmental authorities for energy conservation purposes.
 - b) Garage doors shall be kept closed at all times when not in use for ingress and egress.
 - c) A/C units, whole house generators, oil tanks, bottled gas tanks, and permanently affixed swimming pool equipment and housing shall be underground or placed in a walled-in or landscaped area approved by the ARC so that it is hidden from any eyelevel view from any street, adjacent property, or Neighborhood Community Property. No window or wall A/C units shall be permitted on any Lot.
 - d) Generators are to be used for emergency purposes only when commercial electrical power is not available. Generators may be operated once a week for test and maintenance purposes, but for no longer than 15 minutes and only on weekdays between the hours of 10:00 AM and 2:00PM.
 - e) Personal property of any resident shall be kept inside dwelling or a fenced or walled-in yard, except for patio furniture and accessories and other items commonly kept outside, but must be kept in the rear of the Lot and be in good condition.
 - f) Window treatments shall consist of drapery, blinds, decorative panels or similar coverings of a tasteful nature. Newspaper, aluminum foil, sheets, cardboard or other temporary window treatments are not permitted.
 - g) Garbage, Yard Waste and Trash Disposal Containers must not be placed out for pick up sooner than twelve hours before scheduled collection and must be removed and stored in the garage within twelve hours after collection. Garbage and other refuse shall be placed only in designated areas.
 - h) Solar heating and alternative energy resource systems shall be so installed and maintained as not to be visible from the street upon which the dwelling front, unless specifically authorized by the ARC.

11. Fences – No fence of any kind (vertical or underground electric) shall be erected or maintained upon any Lot until the plans and specifications therefore have been approved in writing by the ARC. Underground electric fences will not be permitted in the front yard of any Lot.
12. Yards & Drives – Yards shall be sodded with natural grass and maintained in good condition and replaced as may be necessary. Gravel or stone yards are prohibited. All driveways, walks and parking areas shall be approved by the ARC. Poly-pebbled driveways are prohibited.
13. Swimming Pools – No above-ground swimming pools are permitted within the Subdivision. Hot tubs, therapy pools or hydro-spas when they are approved by the ARC are permitted. Any pool cages or other screened cages on any Lot shall not exceed the height of the home and must use materials and colors approved by the ARC. All pools, enclosures, screening and caging is subject to Architectural Review.
14. Signs – No sign of any kind shall be displayed on any Lot except house numbers and name plates provided their size, color, design and location is approved by the ARC. Developer signs must not exceed four feet square and must be removed when Certificate of Occupancy by Sarasota County for the home.
15. Temporary Structures – No temporary structures including but not limited to trailers, tents, shacks, garages, barns, or any other such buildings are permitted on any Lot.
16. Garage & Yard Sales – No garage or yard sale may be conducted on any Lot within the Subdivision without prior approval of the Neighborhood Association and Master Association.
17. Docks – No boat docks, common boat dock or boat ramps are permitted with this development, and no boats, canoes, electric boats or watercraft of any nature is permitted on or within the Property or any lakes constructed thereon.
18. Lease/Rentals – No portion of a Lot or Unit (other than the entire Lot or Unit) may be rented. All leases must be in writing and be submitted to the Association for approval. No Lot or Unit may be rented for less than six (6) months, nor more than twice per year.
19. Awnings, Decks & Screened Porches – No awnings, decks or screened porches are permitted on any structures within the Lots unless approved by the ARC.
20. Play Equipment – No play equipment, tot lots or similar structures shall be permitted on the Lots unless approved by the ARC. Basketball Hoops must be portable and stored out of sight when not in use. Permanent (affixed to house) basketball hoops are not allowed.
21. Storm Shutters – Storm shutters may only be placed on a structure once a Storm Warning is issued by the appropriate authority and must not remain on the structure more than seven (7) days after the storm event.
22. Decorations - Decorations, lights, flags and other decorations customary for holidays and special events are welcome. They must be temporary in nature and can be regulated by the ARC as to quantity and how long they may be in place, Christmas decorations may be displayed from Thanksgiving Day until January 15. All other holiday decorations may be displayed three weeks before the holiday and one week after the holiday. Accessory structures, sculptures and decorative objects such as bird baths, bird houses, bird feeders, English globes and fountains are prohibited in the front yard.
23. American Flags - This is a homeowner option. Brackets may be attached to the house or garage to hold a pole for a flag which is no larger than three feet by five feet. The American flag must be flown in accordance with Federal Statutes.

Since Chapter 322, Florida Statutes, has no definition for motor scooters, they fall under the definition of a motorcycle. Therefore, the operator must have a valid driver license to operate a motor scooter, or motorcycle. However, if the vehicle is powered by a motor with a displacement of more than 50 cubic centimeters, the operator must have a motorcycle endorsement.

24. GOLF CART RULES AND REGULATIONS

- **What is the legal definition of a “golf cart”?**
A motor vehicle designed and manufactured for operation on a golf course for sporting or recreational purposes that is not capable of exceeding speeds of 20 miles per hour.
- **Am I allowed to operate my golf cart within my “self-contained” community?**
Yes, if you are a licensed driver and as long as it is not prohibited by the County Commission, a City Commission or the Florida Department of Transportation (FDOT).
- **Am I allowed to operate my golf cart on a public road?**
Florida Statutes authorize golf carts to be operated upon state and county roads that have been designated by the FDOT or County Commission for use by golf carts. The FDOT or the County shall post appropriate signs to indicate such operation is allowed. Also, section 2-22-9 of the Manatee County Code of Ordinances contains a list of designated roads for golf carts.
- **What about if I only want to cross a public road that has not been designated for golf cart use?**
You must use the crossing area designated for golf carts which will include any traffic control devices needed for safety purposes.
- **Am I allowed to operate my golf cart on the sidewalk?**
No, Florida law prohibits driving “any vehicle other than by human power” upon a sidewalk or sidewalk area. This includes golf carts.
- **Am I allowed to operate my golf cart at night?**
You are only able to operate it between sunrise and sunset unless your golf cart is equipped with headlights, brake lights, turn signals and a windshield.
- **How can I make my golf cart “street legal”?**
It must be equipped with head lamps, stop lamps, turn signals, tail lamps, reflex reflectors, parking brakes, an exterior mirror on the driver’s side, rearview mirrors, windshields, seatbelts, and a VIN number. The top speed must be greater than 20 miles per hour but not greater than 25 miles per hour. Additionally, it must be registered, insured and the operator must have a valid driver’s license.
- **If my golf cart is street legal, how does that change the restrictions?**
It may be operated on streets where the posted speed limit is 35 miles per hour or less.
- **Can I be issued a traffic citation for improperly operating a golf cart?**
Yes, the golf cart operator can be issued a traffic infraction citation for a moving violation, with an associated fine of \$166.00 plus 3 points.
- **Where can I find additional information about golf cart use and the law?**
You can view all the Florida State Statutes at: <http://www.leg.state.fl.us/STATUTES/>.

25. Compliance – Every Owners and Occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws, and Articles of Incorporation of the Association (all as amended from time to time) to the extent applicable. Failure of an Owner or Occupant to comply shall be grounds for legal action that may include, without limitation, an action to recover sums due for damages, an action for injunctive relief, and any combination of such actions.

Clubhouse Information and Rules

GENERAL INFORMATION

Welcome to Grand Palm. Our community was designed with you in mind. Every amenity and activity in Grand Palm is planned to allow our homeowners to get maximum enjoyment in their new community.

Grand Palm is a deed-restricted community. The restrictions are defined in the community's documents, which were given to every homeowner when they purchased their Grand Palm home. Deed-restricted communities have very specific rules about your community. The rules contained in this document are NOT all-inclusive, but cover many issues that are frequently asked about our amenities. For specifics about the community, please refer to the Declaration, General Covenants and Use Restrictions.

The clubhouse is the hub of our community. The clubhouse houses our Fitness Center, we have Wi-Fi for our residents, a card room, and Grand Palm's version of "Starbucks" - our coffee bar available any time the clubhouse is open. **As a reminder, ALL children under the age of 14 must be accompanied by an adult when at the clubhouse. A picture I.D. is required for anyone over 14 years old.**

The clubhouse office is where you can get Grand Palm photo identification (ID) card. The ID card is required at all events. Any events that are cost free for residents, without a GP ID card a resident will be asked to pay the same fee(s) as a guest. The GP ID cards are also required whenever you use any of the Grand Palm amenities. A photo ID card will be issued without cost to any member of your household. Replacement of a lost ID card is \$25.00 each. A lost FOB (issued when you purchased your home) replacement is \$25.00, also available in the clubhouse office.

The clubhouse hours are: Everyday – 5:00am to 10:00pm

It is closed on weekends. To accommodate residents who cannot get to the clubhouse for identification badges/parking stickers during normal business hours, the clubhouse is usually open one Saturday a month in conjunction with a community event. The weekend monitor's job duties do not include the tasks normally performed by the Lifestyle Director – guest badges/car tags are the only administrative task that our weekend monitor is authorized to perform. Email notification of the specific Saturday is included on the community calendar. The Clubhouse Office is closed on the following holidays:

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- The Friday after Thanksgiving
- Christmas Eve
- Christmas Day

Any other days where the clubhouse office will be closed will be noted on the office door. We appreciate the community understanding when the office is closed. The management company should be notified in case of emergency – their contact information is posted in the clubhouse.

The Grand Palm Lifestyle Director can be reached at 941-493-6964 or via email at **grandpalmlifestyles@accessdifference.com**. Please make sure you put our email address on your acceptable email list so our weekly updates don't go to your spam folder. We use Constant Contact for our emails and they have the option to "opt out" of receiving our emails, but know that is how we communicate information in our community. Our email lists are never shared, rented, given out, etc. and you will not get any emails other than Grand Palm community information.

CLUBHOUSE RENTALS

The clubhouse is available for rentals. Due to the size of the clubhouse card room, events are limited in size and scope (i.e. no weddings). The cost to rent the clubhouse is \$100.00 with an additional \$100.00 deposit that is refundable at the end of the event if it is left in the same condition as when the event started. The clubhouse may be rented any day of the week for a maximum of five (5) hours (event must begin at or after 9:00 am and end before 9:00 pm). If you are interested in reserving the clubhouse card room for your event, please contact the community lifestyle director at **grandpalmlifestyles@accessdifference.com** or 941-493-6964. Rentals are on a first come, first serve basis.

COMMUNITY EVENTS/ACTIVITIES

All events/activities that have a cost included ask that 1) you sign up on the event signup sheet located on clip boards in the Fitness area. 2) Pay for the event BY CHECK (no cash or credit cards accepted) made payable to Grand Palm HOA. Some of our events have limited capacity – those activities with limited capacity are noted on the activity signup sheet – so be sure to sign up immediately when you see something you would be interested in attending. Checks can be dropped off in the clubhouse office during normal business hours or slid under the office door – be sure to note in the memo section of your check what event/activity you are paying for. Our Community has active committees made up of resident member volunteers. If you would like to get involved with one of the committees, please email our Lifestyle Director and your name will be added to our resident volunteer list.

AMENITY HOURS

Clubhouse/Fitness

Everyday	5:00am to 10:00pm
Pool Area	Dawn to Dusk
Playground	Dawn to Dusk
Splash Park	Dawn to Dusk
Tennis, Volleyball	Daylight
Use Only Bocce, Basket Ball	Daylight
Use Only Dog Parks	Daylight

These Community Rules and Regulations have been adopted so that the majority of members will enjoy maximum use of the amenities. They are intended to protect the assets of the Association while respecting the rights of the membership. For the purpose of this manual, members refer to the owner of legal title to any lot. When members lease their homes, they transfer their rights to use of the amenities to their renter(s) (tenant). Therefore a homeowner who has leased their home may not use the Grand Palm amenities. Guests of residents (whether homeowner or tenant) must be register in the clubhouse office and receive a guest ID to be able to use the amenities.

The Board of the Directors may change the Rules and Regulations and will provide written notice of any change. Rates may change due to business and conditions and without written notice. The Grand Palm Board of Directors and Staff are responsible to administer all Rules and Regulations.

It is each owner's responsibility to know and abide by the Rules and Regulations. Members are responsible to ensure that their family members, guests and/or renter(s) are familiar with and abide by all the Rules and Regulations.

RULES AND REGULATIONS THAT APPLY TO ALL AMENITIES

- The Grand Palm staff conducts business at the direction of the Board Directors. Members or renters may not interfere with their work. Members may not ask staff to complete work for them.
- No person shall perform any activity that causes a health or safety hazard or causes damage to community property.
- Please keep in mind that the staff is here to assist you, please treat them accordingly.
- Members are responsible for the conduct of their guest or renter. Any person utilizing any amenity is responsible to leave the area clean after their use. Any damage or loss will be charged to the member.

- Community photo identification cards are required when utilizing amenities. Members may not give their Photo Identification (ID) card to other persons. The GP ID cards are non-transferrable. Photo identification cards may be obtained at the clubhouse office during normal business hours.
- Members may not give their key FOBS to other persons. Violation may result in the FOB being deactivated.
- Guest staying overnight and wishing to utilize any of the GP amenities needs a temporary identification card. Guest identification cards can be obtained in the clubhouse office during normal business hours. As part of our security, guests without GP identification cards will be asked to leave the amenities.
- Guests are limited 6 per household at any given time.
- Members are asked to accompany their guests when they use any of the Grand Palm amenities. If the guest(s) are here for an extended period of time (greater than 5 days), the guest(s) are given a Grand Palm identification badge, on a red lanyard identifying them as a guest – they must have it with them every time they use one of our amenities, but the member is not required to accompany them every time they use an amenity (i.e. fitness center).
- When utilizing the splash park and kids play area, please follow the published rules for those areas – other areas have different rules – see the specific amenity for rules for that amenity. Anyone under age 12 must be accompanied by an adult. The playground equipment is designed for use by those under age 13 – please respect the rules of those areas. One adult shall accompany not more than 4 children.
- Proper attire is to be worn at all times, in accordance with acceptable practice for the particular area of the center. Specific requirements are detailed per amenity. Apparel must be in good condition. A person who does not adhere to the dress code will be asked to comply or to leave the facility.
- Pets of any kind, except service animals, are not permitted at any common area amenities except the dog park.
- Parking areas in common areas requires either a resident sticker or a guest sticker (available in the clubhouse office). Cars without stickers are subject to immediate towing at the owner's expense. Parking is prohibited in the semi-circle in front of the clubhouse.
- Smoking is limited to the exterior of the building and prohibited to on the pool deck and Nature Trails.
- Bicycles must be stored in the bike racks.
- Motorized vehicles, ATV's, or any type of similar vehicles are not permitted on any of the common grounds. The exception is stand-up scooters and hoverboards are permitted. NO motorized vehicles are allowed AT ANY TIME on the trails. Violation may result in being ticketed and fining.
- Firearms including paintball, pellet, air guns or other such devices are prohibited in Grand Palm.
- The Lifestyle director may temporarily close areas of the common amenities for the purpose of classes, lessons, special events or maintenance.

- Members are encouraged to immediately make staff members aware of safety issues or infractions of Rules and Regulations.
- Proper conduct is required. Excessive noise and profanity is prohibited.
- Suspension of use rights for all the amenities may occur due to non-adherence to these Rules and Regulations, non-payment of Association assessments and fines.
- Radios, CD players and such devices must be used with earphones or headphones.

TENNIS COURTS

- Tennis Courts are for the purpose of playing tennis only.
- No skateboards, roller skates or roller blades (or similar devices) on the tennis courts. Parents are responsible for their children when they play in our community.
- Members and their guests are welcome to play at their convenience on a first-come, first-served basis.
- Players are requested to limit play to 1 hour for singles and 1-1/2 hours for doubles.
- Proper attire includes white-soled tennis shoes, tennis apparel or shorts, shirts, warm-ups. Shirts are required. Black soled shoes are prohibited.
- Food is not permitted on the courts.
- Courts may not be used when the nets are lowered.

BASKETBALL, VOLLEYBALL, BOCCE BALL COURT

- Excessive noise is not permitted and sportsman like conduct is required.
- Food is not permitted at these amenities.
- Leaning or climbing on the equipment is not permitted.
- Correct footwear is required when using the courts.

FITNESS CENTER

- The fitness center is for the use of Members and guest(s). Each person must complete a liability waiver prior to using the facility.
- Persons between the ages of 12 and 14 must be accompanied by an adult.
- It is recommended that all persons consult with their physician prior to starting an exercise program.
- Excessive banging of weights is prohibited.
- Please wipe down the equipment with the provided materials after each use.
- Food and open liquid containers are prohibited. Spill proof water bottles are permitted.
- Appropriate work out apparel is required including tennis shoes and a shirt.

SWIMMING POOL AND SPA

- Members and Guest(s) are permitted to use the pool and spa.
- There is no lifeguard on duty. Persons use the pool and spa at their own risk.
- Proper bathing attire is required. Jeans or cut-offs are not permitted.
- Smoking is NOT permitted in the pool or spa area.
- When using the slide in the resort pool, remain seated; face forward – NO standing, backward, or tandem sliding.
- Glass, and food are prohibited in pool, spa area or pool deck. The pool deck is considered the area inside the fencing. Please use the tables/chairs in the clubhouse patio/lanai for eating while using the pool/spa. Non-glass beverages are allowed in the pool area under the canopied table and chair areas ONLY.
- A shower must be taken prior to using the pool and spa if suntan oil and lotion is used.
- Persons under the age of 14 must be accompanied by an adult at the pool and/or spa. This rule is for the protection of children.
- Persons with open sores, cuts or communicable diseases are not permitted to use the pool or spa.
- Swim diapers are required for diapered persons. Any discharge that causes damage or cost will be billed to the Member.
- Approved safety rings or water wings are permitted for non-swimmers. Noodles are permitted. Pool “toys” are limited to “noodles” or flotation devices for non-swimmers.
- Safety equipment may not be tampered with.
- Swans in the pool are there as duck deterrents and are considered part of the pool equipment. Anyone found removing, playing or in any way damaging the swans will be asked to leave the pool.
- Running, diving, pushing, excessive splashing and horseplay are prohibited in the pool area.
- Chairs and lounges are on a first come, first serve basis, **reserving of chairs/lounges is not permitted.**

POOL SLIDE RULES AND WARNINGS

- Water depth is 4 feet in the center of the landing area
- Strong swimming ability is required
- Non-swimmers are NOT permitted
- Parental or adult supervision required
- NO headfirst sliding
- Riders must be lying down with feet and arms crossed
- Do not use slide while under the influence of alcohol or drugs
- ONE rider at a time, wait until landing area is clear before entering slide
- Forming chains is prohibited
- Leave landing area immediately
- NO CLIMBING UP OR WALKING UP SLIDE DESCEND ONLY!

KAYAK RACKS

- The kayak racks located on the island next to the pond are rented annually. For information on renting a kayak rack, please call or email the clubhouse office.

PONDS/LAKES/NATURE TRAILS

- State of Florida laws PROHIBIT feeding the alligators.
- Refuse may not be deposited in the ponds, lakes or on the nature trails.
- Smoking is NOT permitted on the nature trail.
- Bicycles and walking are the ONLY means of transportation allowed on the nature trails. Motorized vehicles are specifically prohibited. Use of a motorized vehicle on the nature trails may result in revocation of amenity privileges and/or a monetary fine.

GAZEBO PICNIC AREA

- The gazebo picnic area is for the pleasure of the homeowners on a first come first serve basis.
- When using charcoal grills PLEASE leave hot coals in grill, maintenance will remove ashes.
- Please remember to remove ALL your trash when leaving the gazebo picnic area.