

SJSMCNPOA: The King & The Bear
Community Rules
Adopted: April 25, 2016
As Amended Thereafter

The Rules set forth in the following paragraphs apply within SJSMCNPOA: The King & The Bear. Wherever the term “Association” is used, that means the Property Owners Association known as Saint John’s Six Mile Creek North Property Owners Association, Inc., a Florida non-profit corporation. The acronym “ARC” stands for the Architectural Review Committee. The acronym “ARB” stands for the Architectural Review Board. “Lot” means any residential or other building lot within the Association. The word “Rules” means the following Rules and Regulations.

These Rules are intended to replace all previous versions of the same, and have been adopted by the Board of Directors of the Association. They are derived from the existing covenants and have been accepted by each owner, evidenced by the signed and recorded documents on file in St. Johns County. Owners are encouraged to familiarize themselves with the existing covenants. These Rules not only include language from the existing covenants (which will be indicated), but also supplemental provisions adopted pursuant to powers granted the Association’s Board of Directors. To the extent that any of these Rules contradict any provision of the existing covenants, the covenants shall prevail.

The Association will enforce these Rules by whatever means available, including legal action. Any and all invitees of an owner, including renters, vendors, and guests, are subject to these Rules. Be aware that the owner is responsible for advising their invitees of these Rules and the owner is likewise liable for any violations thereof. Additional requirements applicable to home design and construction can be found in the Residential Design Standards & Guidelines. Owners are encouraged to familiarize themselves with that document.

1. Controlled Access

Access in and out is regulated by barcodes available to owners and family members residing with an owner. No one, while driving a vehicle, is allowed access onto the property without a valid drivers license in their possession. In addition to owners and family members residing with an owner, the following are likewise eligible for a barcode:

(A) Vehicles belonging to immediate family members not residing with an owner, frequent visitors, and long-term renters in need of unlimited access. It is the responsibility of the owner to personally appear and obtain the proper barcode from May Management for the respective person. Any such barcode obtained shall be valid for only one year, renewable at that time for the next year. The term “frequent visitors” means those who visit an owner with such repetitiveness on a daily, weekly, and/or monthly basis that a barcode is warranted. This determination, along with any determination as to who is an “immediate family member not residing with an owner,” shall be made by May Management and the Association on a case-by-case basis, depending on the circumstances. The term “long term renters” are those who possess a written lease with an owner of at least six months;

(B) Vehicles belonging to service personnel and employees in need of unlimited access. Access must be authorized, in writing, by the respective contractor and/or employer. Any such barcodes obtained shall be valid for only one year, renewable at that time for the next year. No renewals will be issued without a prior written authorization from the respective contractor and/or employer. The term “service personnel” refers only to the contractors and sub-contractors of May Management and the Association. The term “employees” refers only to those of the Association, May Management, the spa at Lateralra, and/or the golf course; and

(C) Any resident driving a four-wheeled passenger automobile, as defined herein, belonging to the military, public law enforcement, or fire department may obtain a bar code, though that resident does not actually own the vehicle in question. It is the responsibility of the resident operator of such vehicle to personally appear and obtain the proper barcode from May Management. Any such barcode obtained shall be valid for one year, renewable at that time for the next year. (Amended February 20, 2020)

Vehicles belonging to short term renters (those who possess a lease of less than six months with an owner) are not entitled to barcodes. Guards are not authorized to grant entry to any visitors unless prior authorization is given. When visitors are expected, the guard gate must be informed in advance, otherwise the guard gate will call the owner for authorization before permitting access. A pass is issued to a visitor by the guard gate only if authorization is received. An access denial list is maintained at each gate. To have a name entered on the access denial list, an owner is required to register the name in person with May Management. Residents are to be courteous and respectful to the guards at both the gate and on patrol. A failure to do so is a violation of these rules. (Amended June 16, 2016)

2. Proxy Cards

Each Owner is entitled to the issuance of (2) proxy cards. If such cards need to be replaced there is a \$25 charge each for such new cards. But, if a proxy card is accidentally erased, an Owner is entitled to one replacement free of charge. Any subsequent accidental erasure is subject to the above-mentioned \$25 charge.

Proxy cards are issued and delivered only to owners. However, if an owner desires for a third party to both apply for and obtain their proxy card(s), then the Owner must provide to the Association a notarized statement which indicates that desire in clear and unambiguous terms, along with (1) the name of the person and/or entity whom the Owner has so designated to take possession, (2) the period of time of such third-party possession of the proxy card (if any), and (3) a statement as to how the proxy card will be safeguarded to prevent unauthorized use.

Each owner is liable for the conduct of anyone who enters the Association premises utilizing their proxy card. Any and all rule violations, governing documents breach, and/or damages that occur during such use of a proxy card shall be the responsibility and liability of the card’s owner. It is the duty of every owner to both maintain and safeguard their proxy cards.

For any violation of this rule, the Association may impose appropriate remedies against an owner which shall include, but not be limited to, fines and/or either a temporary or permanent rescission of the proxy card(s). (Amended February 20, 2020)

3. Boats, Motor Vehicles, and Trailers (Amended April 2022)

No boats, recreation vehicles, or other motor vehicles (vehicles), except four-wheel passenger automobiles, shall be placed, parked, or stored upon any Lot, nor shall repairs be performed upon any boat or vehicle upon any Lot. Commercial vehicles should not be parked in public view on a regular basis. Construction trailers may be parked only with the written consent of the Association and in an area designated by the Association (quoted from the Covenants dated 3/8/2000, Section 6.6).

To further clarify this covenant provision, the term “four-wheel passenger automobile” is deemed to include pick-up trucks and/or sport utility vehicles. The term “recreation vehicles,” includes, but is not limited to, recreational vehicles, campers, and “fifth wheels.” As to trailers of any kind unrelated to construction, these are not allowed to be parked, or stored, overnight within outside view on any Lot. The term shall not include any four-wheel passenger automobile belonging to the military, a public law enforcement agency, or a fire department. (Amended February 20, 2020).

It is permissible to park these vehicles/trailers upon their lot (with outside view) for the purpose of loading / unloading. Overnight parking for this purpose is prohibited.

It is permissible to park these vehicles/trailers on the street (if the item will not fit upon their property) for the purposes of loading / unloading as long as NO IMPACT to traffic flow or access to adjacent properties (including mail and trash collection) exist. Overnight parking for this purpose is prohibited.

4. Parking

Temporary parking is permitted along the roadways in such a manner as not to block traffic, driveways, or mailbox access. Parking on the street between 2 A.M. and 6 A.M. is not permitted. Parking on any grassed area is prohibited, including in and around Heritage Park. The parking spaces at the Poolside Pavilion may be used by Lot owners, their guests, and invitees, however no such use is allowed between the hours of 2 A.M. and 6 A.M. Overnight parking at the Poolside Pavilion is only allowed by a temporary permit which can be obtained from May Management. Such permit shall only be issued in the name of a Lot owner but can be used by that Lot owner’s guests or invitees. The Board may revoke and/or deny a permit at any time. Any vehicle parked at the Poolside Pavilion in violation of these Rules is subject to being towed from the premises at the permit holder or Lot owner’s expense. (Amended June 29, 2017; June 12, 2018)

5. Speed Limit and Stop Signs

The speed limit is 30 mph, except where otherwise posted. Stop signs are to be obeyed. Every state law and county ordinance that governs roadways applies within The King & The Bear and all of these will be strictly enforced by the St. Johns County Sheriff’s Department.

6. Use of Sidewalks and Bicycle Paths

Sidewalks and bicycle paths are for the use of walkers, joggers, bicyclists, and other pedestrians. No golf carts or other motorized vehicles are allowed. (Amended June 16, 2016)

7. Golf Carts, Other Vehicles, and Use of Roadways

The Board of Directors of Saint Johns-Six Mile Creek North Property Owners Association, Inc. (“Association”), pursuant to its rule-making authority in Sections 8.11 and 10.2 of the

Declaration of Covenants and Restrictions for Saint Johns-Six Mile Creek North, hereby adopts this Golf Cart Rules and Regulations, to become effective throughout the community on the 15th day of September 2021.

1. All golf carts must have an identification label affixed on the driver's side of the golf cart and be conspicuously displayed on the front of the cart. The identification label corresponds to the owner's numerical home address. The identification label must be completely visible at all times and may not be covered and/or altered in any manner.
2. All golf carts must have proper equipment, which is the responsibility of every owner and/or operator. Each golf cart must have brakes, and red reflectors on the front and rear of the golf cart; and rearview mirror; and reliable steering apparatus and safe tires. Golf carts without such equipment cannot operate on the streets of Saint Johns-Six Mile Creek North community.
3. All golf cart operators must follow St. Johns County's guidelines for safe operation of golf carts. All golf cart operators must hold a valid driver's license and must obey all signs and traffic law of Florida and St. Johns County. Golf carts may be operated only during the hours of sunrise to sunset. Golf carts may not be driven on sidewalks or bike paths.
4. Failure to obey the traffic laws of Florida and St. Johns County may result in civil penalties as issued by local law enforcement officials. Sanctions and fines may also be imposed by the Association's Board of Directors, as the Board deems appropriate. Additional enforcement may be made by County Code Enforcement Board Compliance Officers.

Revised and Adopted by the Board of
Directors 15th day of September, 2021

8. Work Hours

Construction work is permitted as follows:

Monday – Friday 7:30 A.M. – 5:30 P.M.

Saturday 8:00 A.M. – 3:00 P.M.

Sunday Not allowed

No construction will continue past the designated hours. As to the Saturday hours, the only construction work allowed on that day is that which takes place wholly within a structure fully framed, roofed, with all exterior walls both standing in place and covered. Such construction work must not generate any noise that can be heard outside of the structure. Unacceptable noise includes, but is not limited to, the running of any power tools, sawing, hammering, nailing, sanding, loud voices, or playing music.

Landscaping, lawn maintenance, car detailing, and pressure washing are not construction work and are allowed during the following hours:

Monday – Friday 7:30 A.M. — 7:00 P.M.

Saturday 8:00 A.M. – 5:00 P.M.

Sunday 8:00 A.M. – 5:00 P.M. (Work by Owners only, no contractors allowed)

None of the above provisions apply to the following holidays, where no work of any kind is allowed: New Year’s Day, Easter, Thanksgiving, and Christmas. Further, the Board, when necessary, may modify and/or change the terms and hours of construction. Such actions shall be taken on a case-by-case basis. Without prior approval of the Board, no solicitation of any kind, by anyone, is allowed, nor may any products and/or materials be distributed within the community. (Amended June 16, 2016; July 19, 2018; February 5, 2019)

9. Garbage, Recyclables and Refuse

All garbage, trash, recyclables, and refuse must be kept in clean containers, stored indoors or out of sight. Collection of garbage, trash, recyclables, and refuse will be accomplished by authorized agencies in accordance with their schedules and requirements. Garbage, trash, recyclables, and refuse containers may be placed out the night before the day of collection, but all empty containers shall be promptly removed from the curb and screened from view by the end of the day of collection. Where possible, landscaping debris should be bagged and stacked and, along with any non-bagged landscape debris, left at the curb for proper disposal. The street should never be obstructed. Such landscaping debris may be placed at the curb on Saturday, Sunday, or Monday for Tuesday pick-up. (Amended June 16, 2016; October 21, 2019)

10. Nuisances

Nothing shall be done or maintained on any Lot that may be, or become, an annoyance or nuisance to any party. Any activity on a Lot which interferes with television, cable, or radio reception on another Lot shall be deemed a nuisance and prohibited. If a dispute or a question arises that either is, or may become, a nuisance, the issue will be submitted to the Association’s Board of Directors, whose decision shall be final on the question. No immoral, improper, or unlawful use shall be made of any portion of a Lot and all valid laws, zoning ordinances, and regulations of governmental agencies shall be complied with. No fireworks are permitted at any time. (Adapted from the Covenants dated 3/8/2000, Section 6.7)

11. Noise (Amended April 2022)

Rules and Regulations for Noise infractions are derived directly from St. Johns County Noise Ordinance 2015-19 and amended herein to be consistent with existing King and Bear Rules and Regulations.

11.1 Measurement of Sound

The measurement of sound or noise under this rule shall be “plainly audible” by a human ear without the benefit of a hearing aid by a reasonable person of ordinary sensibilities, or “plainly discernable” by the human senses of a reasonable person of ordinary sensibilities.

11.2 Definitions

1. "Plainly Audible" means sounds or noise which can be detected by the human ear without the benefit of a hearing aid by a reasonable person of ordinary sensibilities.
2. "Plainly Discernable" means ground or airborne vibrations associated with sound which can be detected by a reasonable person of ordinary sensibilities.
3. "Sound" means something that can be heard; audible.
4. "Noise" means a sound or vibration that annoys or disturbs a human; loud or offensive (vulgar). This term shall be used synonymously with the term "sound".
5. "Chamber" or "Dwelling" means a climate-controlled structure constituting a separate, independent housekeeping establishment.
6. "Unprovoked" means the complaining witness has been conducting themselves peacefully and lawfully and not provoking or treating animals in a menacing fashion.
7. "Animal Owner" means any person who owns, possesses, has custody of, gives shelter to, feeds, confines, boards, keeps, houses or permits an animal to remain on or about their premise.

11.3 Unnecessary and/or excessive Noise Violations

1. **Horns or similar equipment.** The sounding of any horn or device on any automobile, motorcycle, bus or other vehicle on any street, except as a danger warning; for any unnecessary and unreasonable period of time.
2. **Radios, televisions, phonographs, recording and playback devices, or sound reproduction equipment.** The using, operating, or permitting to be played, used or operated any radio receiving set, television set, musical instrument, phonograph, recording and playback devices or any other similar devices reproducing of sound in such manner as to disturb the peace, quiet and comfort of the neighbors, or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle, chamber or dwelling unit in which such machine or device is operated and who are voluntary listeners thereto. The operation of any aforementioned devices in such manner as to be plainly audible inside the complainant's chamber or dwelling unit or at a distance of one hundred (100) feet or more from the source property line.
3. **Loudspeakers, Sound Amplifiers and Similar equipment on streets.** The use or operation on streets for any purpose of any device known as a sound truck, loud speaker or sound amplifier or radio or any other instrument of any kind or character which emits loud and raucous noises and is attached to any vehicle operated or standing upon such streets which is plainly audible within the chamber or dwelling unit of neighboring inhabitants.
4. **Noises to attract attention.** The use of any drum, loudspeaker or other instrument or device for the purpose in whole or in part of attracting attention which disturbs the peace and quiet of the neighborhood.
5. **Shouting.** Any unreasonable loud, vulgar or raucous shouting that is plainly audible at a distance of 100 feet or more from the source property line.
6. **Animals.** The owning, harboring, possessing or keeping of any dog, animal or bird which causes frequent, habitual or long continued noise which is plainly audible across the property line of the animal owner, lasting 30 minutes or more while the animal is unprovoked.
7. **Domestic Power Tools, Landscaping Equipment and Construction Noise.** Activities and use of such equipment is governed by existing restrictions of both time of day and day

of week use regulations. All such equipment shall be properly muffled and maintained in working order so as not to create excessive and unnecessary noise.

11.4 Exemptions.

1. Noises from any authorized emergency vehicle.
2. Noises resulting from emergency work necessary to prevent injury to persons or damage to personal property regardless of day or time of day.
3. Noises associated with a special event or gathering (ie, wedding, graduation party, etc.) or noises resulting from activities for which a temporary noise permit has been issued by St. Johns County. In all cases, the Board of Directors must be informed of said activities.

11.5 Noise Enforcement

Possible violations Noise rules can be identified in several ways:

1. by Security personnel during roving patrols;
2. by Resident Owners
3. by other witnesses.

The process for Possible Noise violations:

1. **Complaint(s) are lodged:** From Resident Home owners (in writing or via EMAIL) as this is objective evidence)
 - a. Two Complaints from one Homeowner over time or 1 observation from Roving Patrol.
 - b. Single complaint from multiple (2 or more) for the same noise event.
2. The Community Association Manager (CAM) provides written warning to resident re: noise complaint and cites Rules and Regulations for the homeowner to comply with.
3. If Noise complaint(s) persist after the warning / reminder, the CAM will bring the potential violation to the Board of Directors as a violation that has not been remediated and the Violation and Fines process will ensue as defined in Section 16 **Handling of Violations.**

12. Animals

All pets must be kept under the direct control of their owner so as not to be a nuisance to others. Animals may be kept solely as pets and not for purposes of breeding or other commercial purposes. When a pet is taken beyond the owner's property, it must be secured on a leash. Owners are responsible for immediately cleaning up their pet's droppings. If any pet shall be deemed a nuisance to others, destructive of property, or dangerous to persons or animals, such pets may be banned from the community. With respect to wildlife in the area, everyone is requested not to feed the animals. The Board shall have the right to require any owner to reduce the number of animals kept or take such other remedial action as may be necessary (taken in part from the Covenants dated 3/8/2000, Section 6.15).

13. Retention Ponds and Fishing

No motorized or non-motorized boats or flotation devices of any kind, including kayaks, rafts, inflatables, paddle boards, remote-controlled, and/or canoes, are allowed on the surface of the

retention ponds (taken in part from the Covenants dated 3/8/2000, Section 6.9). No swimming is allowed in any retention pond.

Fishing is only allowed from dawn to dusk, from either the banks of a Lot or from one of the designated retention ponds listed below. All fishing in the designated retention ponds must be done from a Lot or from the shoreline of the common areas. No fishing is allowed from any property belonging to the golf course. Only property owners, their families and guests may fish, and any guest must be accompanied by a property owner at all times. No commercial fishing is permitted. Catch and release must be practiced at all times. No live bait shall be used. No litter will be left. All hooks, lines, sinkers, bait, wrappers, and any other waste material must be removed. Never eat any fish caught in any pond within the King & Bear. All fishing is to be done at your risk. Be wary of snakes and reptiles. All state fishing laws must be obeyed. The designated retention ponds for fishing are as follows:

- (1) the two retention ponds located outside the front gate;
- (2) the retention ponds in Bearsford;
- (3) the retention pond in Kingsbury;
- (4) in Waterbury, the retention pond at the north entrance circle by the gazebo and the pond by the main entrance onto Registry;
- (5) at Latterra, along Registry Boulevard and hole number 8 on the golf course, and
- (6) at the windmill circle, the retention pond bordering hole 10.

14. Damage to Association Property

Owners are responsible for any and all damage they may cause and/or inflict on property owned by the Association. Such responsibility also extends to any and all damage caused and/or inflicted by an Owner's family members, employees, guests, renters, and/or invitees. Such acts of damage shall be cited and adjudicated against an Owner as with any other violation of these rules and may include the imposition of a fine and/or restitution for any such damage caused or inflicted. (Amended December 14, 2017)

15. Poolside Pavilion, Patio, Courtside Pavilion, Tennis Courts, Fitness Center, and Pools (Amended November 18th, 2021)

A request for reservation of the Poolside Pavilion or Courtside Pavilion is accomplished through May Management on forms, and under terms and conditions, as approved by the Association's Board of Directors. The use of the Poolside Pavilion, Patio, Courtside Pavilion, Tennis Courts, Fitness Center, and Pools are governed by the following rules:

Poolside Pavilion / Patio, Courtside Pavilion, & Heritage Park Rules

(Amended November 18th, 2021)

1. All illegal activities per Federal and Florida state law as written are prohibited. Any persons under the influence of alcohol or illegal drugs are not permitted on the premises.
2. Profane language, or other improper or offensive behavior, is not allowed.

3. Motor vehicles must be parked in designated areas.
4. Parents and/or a legal guardian are responsible for the conduct of their children at all times.
5. Do not adjust the temperature nor remove the thermostat box.
6. No open fires.
7. No candles, except on birthday cakes.
8. Smoking is not permitted anywhere.
9. Lessee is responsible for cleaning up immediately after using the facilities.
10. All trash is to be placed into proper receptacles.
11. Glass containers are not permitted on any of the outdoor areas, including the patio and pools.
12. Children under the age of 12 must be accompanied by a responsible adult while on the premises.
13. Poolside Pavilion, Patio & Courtside Pavilion hours of use are from 10:00 a.m. to midnight daily. Heritage Park hours are dawn to dusk. (Amended October 20th, 2021)
14. Do not leave an active barbeque grill unattended at any time.
15. Please allow a cooling period of the barbeque grill before allowing any activity around the grill area.
16. No one under 16 years of age is allowed to use the barbeque grill. Lessee and their guests and invitees use the barbeque grill at their own risk.
17. Only residents of The King & The Bear or Northwest Residential, along with their accompanied guests and invitees, are allowed to use the Pavilions and patio. Any such use, though, is conditional on approval by the SMCNPOA Board of Directors. All uses of the Pavilions and patio must be reasonable in nature and scope, and consistent with not only the facilities themselves and the surrounding neighborhoods, but with good peace and order. (Amended August 23, 2016)
18. Any resident charging a fee for participation in an activity at the Pavilions and patio must restrict participation to residents of The King & The Bear and Northwest Residential. Any participation by persons from outside of those specified neighborhoods must be approved by the SMCNPOA Board of Directors. Any fee charged can only be in an amount to cover actual costs and/or expenses of that particular event. No profit can be derived by either the resident, or any outside person and/or company, from the use of the Pavilions and patio, unless approved by the SMCNPOA Board of Directors. (Amended August 23, 2016).
19. No firearms or weapons of any kind are allowed.
20. Private events at any of our amenities require a reservation, proof of insurance and security deposit submitted to our Property Management company. **NO RESERVATION IS CONFIRMED UNTIL THESE REQUIREMENTS ARE MET.**
21. In order to fairly share availability with all residents, no private events will be allowed to be reserved on a repetitive basis. Should a need arise that is constrained by this rule, the resident requesting the reservation will need to submit the conflict in writing to the Association's Board of Directors for review.

22. If there is a schedule conflict between a single private event (i.e., baby shower, birthday party, etc.) and a reoccurring Association sponsored events (i.e. Bingo, cards, etc.), the Association event will be asked to move to a different location or reschedule. Private events will NOT be accommodated by this rule if it is within a 2-week time frame.

Fitness Center Rules

1. Only legal residents of The King & The Bear and Northwest Residential, along with their accompanied guests and invitees, are allowed to use the fitness center. No more than 2 guests per resident.
2. Children aged 12 and under are not permitted.
3. Children aged 13 – 17 are permitted, if accompanied by an adult resident over the age of 21.
4. Proper shoes and clothing must be worn at all times. No wet bathing suits are allowed.
5. Gym shoes must be on and laced while using the equipment.
6. No food is allowed.
7. Please keep all personal belongings in your car, or in a locker in the restroom.
8. All drinks must be in a plastic bottle or can.
9. No glass is permitted.
10. Keep the volume on the television to a minimum and use earphones for all personal music devices.
11. Wipe off equipment when you are finished. Paper towels and disinfectant are available. **Do not use personal towels to wipe down the equipment.**
12. Limit cardio equipment usage to 30 minutes, when others are waiting.
13. All use of the equipment is at your own risk.
14. No gum is allowed.
15. No smoking.
16. Do not overload a machine with extra weights. Cables and pulleys are calibrated to perform at certain maximum weights.
17. Promptly report any damaged equipment to May Management.
18. Hours of operation are from 4:00 a.m. to 11:00 p.m. daily.
19. No firearms or weapons of any kind are allowed.
20. Do not bring any personal equipment in to the fitness center
21. The Fitness center cannot be reserved for any reason other than Association sponsored classes.
22. Do not use the Fitness center studio when a class is in progress or scheduled.

Swimming Pool Rules

1. Maximum pool load: 52 People.
2. Shower before entering the pool.
3. No animals inside the pool fence.
4. Proper swimming attire required.

5. Children under 12 must be accompanied and supervised by an adult.
6. No diapered children other than special “swim diapers” allowed in the pool.
7. No glass containers of any kind are permitted inside the pool fence.
8. No grills, bikes, scooters, or skateboards, are allowed inside the pool fence.
9. All food and drink must be kept a minimum of four (4) feet away from the pool edges.
10. No smoking allowed anywhere.
11. Anyone intoxicated, creating a disturbance, making excessive noise, using profanity, or not abiding by the rules will be asked to leave.
12. Lifeguards are not present, swim at your own risk.
13. No running inside the pool fences.
14. Be courteous to lap swimmers.
15. Do not hang on the line or decorative ropes.
16. Do not swallow the pool water.
17. Diving blocks, if present, are for swim team use only.
18. No diving anywhere.
19. Hours of operation are from 4:00 a.m. to 11:00 p.m. daily.
20. Only legal residents of The King & The Bear or Northwest Residential, along with their accompanied guests and invitees, are allowed to use the pools.
21. No firearms or weapons of any kind are allowed.

Tennis Court Rules

1. Courts are slippery when wet. Use caution.
2. Tennis courts are for the exclusive use of Six Mile Creek and Northwest Residential residents and their accompanied guests. Residents are responsible for both their own actions and those of their guests.
3. The courts are available every day from 7:00 a.m. to 10:00 p.m. All players must check the reservation list before taking a court. Reservations have priority.
4. Be considerate of those waiting and limit single matches to one hour and doubles to an hour and a half.
5. No smoking, chewing tobacco, pets, skateboards, rollerblades, bicycles, food or beverage (other than water), or weapons of any kind are permitted.
6. Proper attire is required and court shoes with non-marking soles must be worn at all times.
7. Children under the age of 12 must be accompanied by an adult.
8. Courts may be closed for maintenance or when dictated by safety or weather considerations.
9. Any personal property left on the premises is your responsibility.
10. Players play at their own risk.

Pickleball Rules

1. Courts are slippery when wet. Use caution.

2. Pickleball courts are for the exclusive use of Six Mile Creek and Northwest Residential residents and their accompanied guests. Residents are responsible for both their own actions and those of their guests.
3. The courts are available every day from 7:00 a.m. to 10:00 p.m.
4. No smoking, chewing tobacco, pets, skateboards, rollerblades, bicycles, food or beverage (other than water), or weapons of any kind are permitted.
5. Proper attire is required and court shoes with non-marking soles must be worn at all times.
6. Children under the age of 12 must be accompanied by an adult.
7. Courts may be closed for maintenance or when dictated by safety or weather considerations.
8. Any personal property left on the premises is your responsibility.
9. Players play at their own risk.

16 Handling of Violations (Amended April 2022)

Possible violations of the rules, covenants and restrictions, and architectural guidelines are generally identified in one of three ways:

1. by the Community Association Manager (CAM) during routine inspections;
2. by Security personnel;
3. by Resident Owners or other witnesses.

After verifying that a violation has occurred, the CAM sends notices to the Owner as follows:

1. For violations for which there is remedial action required, the procedure is as follows:
 - a. A letter is sent identifying the violation, referencing the governing documents, the required remedy, and a 14-day deadline to either resolve the matter or inform the CAM/Board when the violation will be remedied;
 - b. If no remedy or response is received within the 14 days, the BOD via the CAM will impose the appropriate fine and/or restriction to common property and schedule an appeal hearing with the Enforcement Committee. The Owner has the right to appeal that decision to the Enforcement (Appeals) Committee at their next scheduled meeting.
2. For violations for which there is no remedial action required, the first letter shall come from the BOD via the CAM informing the Owner a fine and/or restriction to common property will be assessed in 14 days. The Owner has the right to appeal that decision to the Enforcement (Appeals) Committee at their next scheduled meeting.

Appeal procedure: Homeowners have the right to appeal their fine to the Enforcement (Appeals) Committee and are requested to inform the CAM if they intend to attend the hearing. There are 3 possible outcomes for each fine resulting from this hearing

1. The Fine is upheld
2. The Fine is NOT upheld
3. A 30-day grace period is granted (if requested) to allow the homeowner additional time to provide a suitable mitigation plan to the BOD (thru the CAM) that would/could alleviate the violation

The decision of the Enforcement (Appeals) Committee is final and may not be appealed to the Board.

FINE SCHEDULE

The Board adopts the following as its fine schedule to be used by both it and Enforcement Appeals Committee regarding all violations:

(A) For violations for which remedial action is required, the daily fine is levied with the effective date of the Board's final notice, and keeps being assessed until the violation is remedied, or reaches \$1,000, whichever occurs first:

- (1) Architectural violation \$100/day;
- (2) Fence needs repair and/or painting \$100/day;
- (3) General maintenance \$100/day
- (4) Rust stains \$100/day
- (5) Landscape and/or lawn requires mowing \$100/day;
- (6) Trees and/or shrubs require trimming \$100/day
- (7) Brown patches and/or dead grass in lawn \$100/day
- (8) Weeds in lawn and/or flowerbeds \$100/day
- (9) Improper use of the property \$100/day
- (10) Animal violations \$100/day
- (11) Unauthorized parking \$100/day

(B) For violations for which no remedial action is required:

- (1) Barking dog \$50
- (2) Excessive noise \$50
- (3) Animals not leashed or fenced off an Owner's property \$50
- (4) Failure to remove pet waste \$50
- (5) Overnight parking \$50
- (6) Failure to properly remove and store trash container and/or recycle bins \$50