

SEGOVIA AT WORLD COMMERCE CENTER  
HOMEOWNERS ASSOCIATION, INC.  
RULES AND REGULATIONS

The definitions contained in the Declaration of Covenants, Restrictions and Easements of Segovia at World Commerce Center (Segovia at WCC), a Homeowners Association (“Declaration”) are incorporated herein as part of these Rules and Regulations. All references to Owners in these rules shall also include residents.

1. The walkways, entrances, driveways and patios shall not be obstructed or used for any purpose other than ingress and egress to and from the building(s) and the other portions of Segovia at WCC.
2. The exterior of the Residence and all other areas appurtenant to a Residence shall not be painted, decorated or modified by any Owner in any manner. Please refer to the Declarations or Architectural Guidelines document for all architectural rules.
3. No personal articles shall be allowed to stand on any portion of the Common Elements. No clothesline or other similar device shall be allowed on any portion of the Common Elements.
4. No Owner shall make or permit any noises that will disturb or annoy the occupants of any Residence or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners.
5. Each Owner shall keep such Residence in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from the doors or windows thereof any dirt or substance.
6. Hurricane or other protective devices visible from outside a Residence shall be of a type approved by the ARC. Panel, accordion and roll-up style hurricane shutters, if approved, may not be left closed during hurricane season. Any such approved hurricane shutters may be installed or closed up to seventy-two (72) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two hours after the end of a hurricane watch or warning or as the Board may determine.
7. Each Owner who plans to be absent from his Residence during the hurricane season must prepare his Residence prior to his departure by:
  - a. Removing all furniture, potted plants and other movable objects from his porch or patio, if any; and
  - b. Designating a responsible firm or individual satisfactory to the Association to care for his Residence should the Residence suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters.

SEGOVIA AT WORLD COMMERCE CENTER  
HOMEOWNERS ASSOCIATION, INC.  
RULES AND REGULATIONS

8. All garbage and refuse from the Residence shall be wrapped in tied plastic bags and shall be deposited with care in trash/recycle containers intended for such purpose. All trash/recycle containers must be stored in the garage at all times except when they must be put out at the curb for trash/recycle pickup as follows:
  - a. Trash/recycle containers shall not be put out until after 5pm the day before scheduled pick up.
  - b. Trash/recycle containers shall be returned to the garage prior to daylight the day after pick up.
9. Water closets and other water apparatus in the Residence or upon the Common Elements shall not be used for any other purpose other than those for which they were constructed. Any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Owner responsible for the same.
10. No Owner shall request or cause any employee or agent of the Association to do any private business of the Owner, except as shall have been approved in writing by the Association.
11. The agents and employees of the Association and any contractor or workman authorized by the Association may require entry to the Residence at any reasonable hour of the day for the purpose permitted under the terms of the Association Documents (i.e., termite inspections, repairs for which the Association is responsible, etc.). Entry will be made by prearrangement with the Owner, with the Owner or representative of the Owner present.
12. No vehicle or other possessions belonging to an Owner or to a member of the family or guest, invitee or lessee of an Owner shall be positioned in such manner as to impede or prevent ready access to another Owner's parking space.
13. Owners, their family members, guests, invitees and lessees will obey the parking regulations and any other traffic regulations promulgated in the future, for the safety, comfort and convenience of the Owners.
  - a. Vehicles parking within the Segovia at WCC Association Community are regulated as follows:
    - i. Unit owners/residents should park their allowed vehicles within the garage attached to their unit and in the driveway in front of their unit's garage.
    - ii. Visitors must park their vehicles in the parking spaces marked by painted stripes along the common roads unless they receive the express permission to park in a unit driveway by that unit's owner/resident.
    - iii. Vehicles may not be parked in any unit driveway without the express permission of that unit's owner/resident. Unit owner/residents may have violators towed at the vehicle owner's expense by contacting a towing company.

SEGOVIA AT WORLD COMMERCE CENTER  
HOMEOWNERS ASSOCIATION, INC.  
RULES AND REGULATIONS

- iv. Vehicles with significant body or mechanical damage, inoperable vehicles, and vehicles with expired or missing license tags may not be parked anywhere on the association property.
  - v. Vehicles may not be parked in any of the parking spaces marked with painted stripes or in designated areas for any extended period of 15 days or more without movement.
  - vi. Parking of vehicles is not allowed anywhere else on the association common element property, including but not limited to:
    - a) Sidewalks
    - b) Lawn areas
    - c) Landscaped areas
    - d) Areas with posted NO PARKING signs
    - e) Anywhere else on the community streets
- b. Vehicles parked on the association property must meet the following requirements:
- i. Vehicles are in good condition and may be subject to inspection before approval is granted.
  - ii. Homeowner commercial vehicles must be pre-approved by the Board of Directors and must only be parked in the homeowner's driveway.
- c. Parking exceptions are allowed for clearly marked commercial vehicles of all types when they are actively being used by vendors and/or contractors in performing maintenance or other contracted services in the immediate vicinity of the job location or unit. When possible, the Unit Owner should instruct the contractor/vendor to park in his/her driveway or a nearby marked parking space. When neither is possible, it is acceptable to park in an available cul-de-sac or in the street so as not to block any other Unit's access to/from its garage. In the event that a Unit's access is blocked, the contractor/vendor must immediately move his vehicle when requested by the Unit Owner.
- d. Parking of standard, local, police squad cars on the association property by Unit Owners who are themselves police officers is allowed during their off- hours.
- e. Homeowners are permitted to park their motorcycle on the unit driveway.
- f. Only operational vehicles may be parked on association property in accordance with all applicable rules and regulations.
- g. Vehicles tarps or covers are not permitted in driveways or common areas.
- h. No maintenance or repair work is to be done on vehicles in driveways or common areas.
- i. Garage doors must be kept closed when not in use.

SEGOVIA AT WORLD COMMERCE CENTER  
HOMEOWNERS ASSOCIATION, INC.  
RULES AND REGULATIONS

14. Except in an emergency, an Owner shall not cause or permit the blowing of any horn from any vehicle of which Owner or Owner's family members, guest, invitees or lessees shall be occupants.
15. No Owner shall be allowed to put a mail receptacle, name or street address on any portion of his Residence, except in such placed and in the manner approved by the Association for such purpose, which approval shall be based on aesthetic grounds within the sole discretion of the board.
16. Any damage to the Association Property or equipment of the Association caused by an Owner, family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner.
17. Each Owner shall be held responsible for the actions of his family members, guests, invitees and lessees.
18. Complaints regarding the management of the Association Property or regarding actions of other Owners shall be made in writing to the Association.
19. An Owner shall show no sign, advertisement or notice of any type on the Common Elements or in or upon his Residence so as to be visible from the Common Elements, or any public way, unless it is an approved size for the purposes of selling or renting the Residence.
20. A Residence Owner is permitted to keep up to four (4) domestic pets in his or her Residence. Any pet must be carried or kept on a leash when outside of a Residence. No pet shall be kept on a leash when outside of a Residence or on any patio unless someone is present in the Residence. An Owner shall immediately pick up and remove any solid waste deposited by his or her pet. The Owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in Segovia at WCC. If a dog or any other animal becomes obnoxious to other Owners by barking or otherwise, the Owner thereof must cause the problem to be corrected; or, if it is not corrected, the Owner, upon written notice by the Association, will be required to remove the animal from the Association Property.
21. No boats, boat trailers, recreation vehicles, house trailers, motor homes, shall be placed, parked or stored within Segovia at WCC, unless loading or unloading at which time vehicles must be removed within 48 hours per state law. Parking allowed in designated parking spaces only. No mechanical maintenance or repair shall be done upon or to any such vehicles.
22. No solicitation for any purpose shall be allowed without the prior written consent of the Board, which consent may be withheld at the Board's sole discretion; provided,

SEGOVIA AT WORLD COMMERCE CENTER  
HOMEOWNERS ASSOCIATION, INC.  
RULES AND REGULATIONS

however, the Board shall not unreasonably restrict any owner's right to peaceably assemble or right to invite public officers or candidates for public office to appear and speak in the Common Elements.

23. All persons using the pool, common facilities and other recreational facilities do so at their own risk.

24. POOL RULES AND REGULATIONS

- a. Pool hours are from dawn to dusk. Pool cards will not work after hours (between 8:00pm and 8:00am)
- b. No lifeguard on duty. Swim at your own risk.
- c. An adult must accompany children under 14 years of age at all times.
- d. No animals are allowed in the pool area.
- e. No glass bottles or glass containers shall be permitted in the pool area.
- f. No food is permitted in the pool or within 4 feet of the pool rim.
- g. No smoking is allowed in the pool area or in the amenities center
- h. Swimmers must shower before entering the pool.
- i. Proper swimming attire required.
- j. Children in diapers must wear training pants or "swimmies".
- k. No running, diving or rough play.
- l. Pool and decks are to be left in clean condition for the mutual benefit of all.
- m. Chairs, tables and lounges in the pool areas may not be taken to any other areas
- n. Pool use is only allowed during pool hours. Unit owners are limited to four guests unless pool reservations have been made with the management company for a larger group.

25. POOL ACCESS: OWNER RESPONSIBILITIES

- a. Each unit owner was issued two key fobs.
- b. The unit owner/occupant is responsible at all times for the use and/or misuse of any access methods assigned to him/her and will be subject to a fine as determined by the board when their key fobs are identified through the computer as being abused. If the key fob is lost or stolen, the resident must notify the property manager so the fobs can be deactivated and new ones issued. The owner/occupant will be required to pay the cost of replacing the key fobs.
- c. The property management company and Board of Directors monitors the use and misuse of all methods of entry. Residents should act responsibly with any key fobs. Key fobs should not be shared with non-residents so as to protect the security of the community. Owners will be held responsible for any damages or security breaches arising out of the misuse of key fobs card issued to their unit

SEGOVIA AT WORLD COMMERCE CENTER  
HOMEOWNERS ASSOCIATION, INC.  
RULES AND REGULATIONS

and/or its tenants.

d. Key Fobs:

- i. This key fob provides access to the pool via the pedestrian gates.
- ii. Unit owners/occupants should always close the pedestrian gates at the pool and amenities center entry whenever exiting or entering the to preserve the community security at all times.
- iii. Key fobs are for owners/occupants only.

26. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time by the Board.

27. The Owner should refer to the Occupancy and Use Restrictions contained in the Association documents, which are binding upon all Owners. Rentals must be disclosed to the Board/Management company, a copy of the lease/rental agreement, association's lease application and the lease management fee (fee must be in the form of a check or money order made payable to Segovia at WCC HOA in the amount of \$50) must be provided to the Management company prior to the tenants move-in date. Rental applications of less than 6 months are not permitted. Any lease or rental renewing the rental term must still provide a copy of the updated lease/rental agreement with the stated renewal dates. No fee is required for renewals.

28. These Rules and Regulations may be modified, added to or repealed at any time by the Board.

29. With regard to meetings of the Board of Directors of the Association and meetings of the Members of the Association (collectively referred to herein as "Meetings"), the following rules shall apply:

a. The Right of Owners to Speak at Meetings

- i. An Owner shall have the right to speak at a Meeting provided the Association has received a request prior to the scheduled Meeting.
- ii. The Owner may speak on agenda topics only. The vote of the Board or the Members, as applicable, will not be taken until the Owner has spoken.
- iii. An Owner will be limited to 3 minutes to speak on any given agenda item.
- iv. The audio a/or video equipment and devices must not produce distracting sound or light emissions, nor may such equipment and devices require the use of electrical outlets.
- v. The Owner videotaping or recording the Meeting shall not be permitted to move about the meeting room in order to facilitate the recording.

By Resolution of the Board of Directors,  
Segovia at WCC Association, Inc.