

NEWBROOK

The Board of Directors publishes the Rules and Regulations set forth below for information and guidance of all residents. In addition to the Rules and Regulations residents should read and understand the Covenants and Restrictions, Architectural Review Requirements, Community Wide Standards, and Compliance Policy and Implementation Procedure, all of which constitute the governing documents of the Association.

Cooperation in observing the rules listed below will ensure that our community continues to be a pleasant and attractive place in which to live. In addition to the Association's rules, regulations and covenants, all residents, guests, and vendors must comply with federal, state, and local laws and ordinances at all times. A violation of such laws or ordinances will be considered a violation of the Rules and Regulations and such violation may result in a fine issued to the resident by the Association of up to the maximum fine allowable by Florida Statute per violation, as well as a loss of use of amenities and other repercussions. Additionally, violators may be subject to fines imposed by the State of Florida or other government entity, court costs and imprisonment.

1 RULE CHANGES

- 1.1 The Board of Directors reserves the right to change, revoke, revise, or add to the existing Rules and Regulations from time to time.

2 ADMINISTRATIVE

- 2.1 The Association management company is Associa Community Management Concepts of Jacksonville, Inc. whose management office is located at 7400 Baymeadows Way, Suite 317, Jacksonville, FL 32256. The telephone number is (904) 367-8532. Management may also be reached via email at info@cmcjaxfla.com or by submitting a Town Square request through the website portal at www.townsq.io. The Office Hours are Monday through Thursday from 9:00 am to 5:00 pm and Friday 9:00 am to 4:00 pm. For any emergency requests, owners will be able to reach the Management Office at (904) 367-8532.
- 2.2 All new homeowners will be sent a welcome letter from management which will include resources on how to best contact the Association and the management company, and how to utilize residential portals and applications. All new homeowners/residents will be required to register with the management with the Owner Access Form and will be required to update the Association and management with changes in writing.
- 2.3 All vehicle information (make, model, year, color, and tag number) must be on file for RFID stickers to be activated. New residents are provided with two (2) vehicle RFID stickers upon registration with the management office. Additional and/or replacement RFID stickers are available at the management office for \$30 each. RFID stickers are intended for residents only, not guests.
- 2.4 Two (2) access devices providing pedestrian access to portions of the community are issued to each homeowner. Lost access devices should be reported to management immediately for deactivation. Replacement or additional access devices are available at the management office for \$30 each.
- 2.5 New residents must register with the Master Association by bringing proof of purchase to the Silverleaf Master Amenity.
- 2.6 Each new homeowner will be provided information so that they may utilize the Association/Management Company's website portal which is called Town Square at www.townsq.io. This website portal will provide a venue to pay assessments, submit requests, communicate with management, receive notifications

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- including news and events from the community and to have access to all documents for the community.
- 2.7 All management staff members and Association employees are to be treated with respect at all times. Residents may not direct, supervise, or in any manner attempt to assert control over the management company, staff or those employed by the Association.
 - 2.8 Resident concerns regarding the maintenance and operation of the community shall be reported to the management company.
 - 2.9 Those residents who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the property, which were placed thereon in violation of these rules.
 - 2.10 Any request for Association records must be in writing, and in accordance with Florida Statutes and with the agreement that the requestor will pay copying and personnel costs as prescribed by law.

3 ASSESSMENTS

- 3.1 Assessments are collected QUARTERLY and are due on January 1, April 1, July 1, and October 1. Assessments are considered late if received after the 15th of the month in which they are due and a late fee of \$25.00 will be assessed to the account. Interest will be assessed to the account if assessments are not received by the 30th of the month in which they are due.
- 3.2 Non-payment of Association Assessments and/or fines will result in the homeowner's amenity accessibility devices being disabled. After 90 days of non-payment vehicular gate RFID stickers are subject to being disabled. Additionally, use of the common area facilities by the homeowner may be suspended as well as voting rights. This does not relieve a homeowner from the financial obligations as set forth in the Association's governing documents. Homeowners will be subject to all fees, terms and conditions as set forth in the governing documents.

4 GENERAL

- 4.1 Residents, guests, and vendors must also adhere to all posted rules on common property.
- 4.2 The common property shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material.
- 4.3 No articles shall remain unattended on any part of the common property (including, without limitation, sporting equipment, tables and chairs, etc.). Hammocks are prohibited at all times on common property.
- 4.4 Residents are responsible for the actions of their guests and contractors.
- 4.5 Motorized and electric scooters, bicycles, and similar equipment are prohibited on pedestrian sidewalks where golf paths are available for their use. In areas without golf paths, motorized vehicles must yield to pedestrians or use the roadways. Non-motorized skateboards, scooters, and similar equipment must remain on sidewalks or golf cart paths, always yielding to pedestrians, and are not permitted on roadways.
- 4.6 Consumer and commercial fireworks that explode or project into the air are strictly prohibited within the community, including homesites and common areas, except on New Year's Eve, New Year's Day, and the Fourth of July.
- 4.7 No soliciting of any type is permitted without prior approval from the Board of Directors.
- 4.8 Excessive noise and/or nuisance by homeowners, residents, their guests and workers, and/or pets are prohibited. Everyone is expected to control loudness of group gatherings, TVs, radios/ stereos, and their pets at all times.
- 4.9 Construction activity which generates noise shall be limited to 8:00 am to 7:00 pm (or sunset when earlier) Monday through Friday and 8:00 am to 5:00pm on Saturdays. No construction work will be allowed on Sundays or the following holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day. Contractors and/or vendors can perform "quiet" work inside residents' homes from

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7:00 am to 7:00 pm Monday through Saturday and 8:00 am to 7:00 pm on Sundays and Holidays.

- 4.10 Feeding of alligators, snakes, squirrels, or other wild animals is not permitted. The feeding of birds is limited to one (1) bird feeder per lot, which shall only be installed in the rear yard of the home. Fishing is prohibited from community lakes and ponds.
- 4.11 No homeowner may hold an "open house" without the prior written consent of the Board of Directors.
- 4.12 No individual garage sales, yard sales, or estate sales shall be permitted without the prior written consent of the Board of Directors.
- 4.13 Those residents who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the property, which were placed thereon in violation of these rules.

5 LEASING

- 5.1 **No homeowner shall at any time lease more than two (2) lots within the community.**
- 5.2 No lot shall be used for the operation of a rooming house, hostel, hotel, bed and breakfast, any internet based short term rental program such as AirBNB, VRBO or HomeAway, or any similar business or activity involving rentals of lots.
- 5.3 No lot homeowner may lease a residence for less than twelve (12) months.
- 5.4 A new tenant is required to register with the management office in order to receive vehicle access devices. The homeowner should provide the tenant with their pedestrian access control devices, or the tenant may purchase from management for \$30.00 each.
- 5.5 The Association shall have the right, upon request, to inspect any lease or rental agreement from time to time. The homeowner shall provide a copy of the lease or rental agreement not less than five (5) business days prior to the commencement date of the agreement.
- 5.6 The lease must specifically state that the tenant acknowledges receipt of the Association's governing documents and understands they are subject to the document's terms and conditions. It must also state that if a homeowner becomes delinquent in paying any monetary obligation due the Association (including but not limited to base, special, and specific assessments, fines, fees), that the Association may demand that the tenant pay subsequent rental payments to the Association until the Association releases the tenant once the Owner's monetary obligations have been paid in full.
- 5.7 Homeowners that rent or lease their homes are responsible for the conduct of their tenants. Any infraction of the rules shall be directed to the owner of the property.
- 5.8 The homeowner is responsible to provide the tenant with a copy of the Rules and Regulations, Community Wide Standard, and the Covenants and Restrictions.
- 5.9 The homeowner is responsible to apply for and receive prior written approval from the Review Parties for any exterior modifications undertaken by the tenant.
- 5.10 The Board of Directors authorizes Associa CMC Jacksonville management to collect a fee for the registration of leases not to exceed \$150.00.

6 BOARD OF DIRECTORS AND COMMITTEE MEETINGS

- 6.1 Board of Directors Meetings
 - 6.1.1 All Board of Directors meeting agendas will be posted in a conspicuous location at least 48 hours in advance of the meeting (except in emergencies). Other posting locations are allowed in conspicuous locations (such as the clubhouse or community bulletin board, if applicable) and as allowed by Florida Statute. Agendas will also be provided via email.
 - 6.1.2 Meetings may be held either in-person or via video/teleconference, which will be at the discretion of the Board of Directors. Meetings shall be held at a time, date and location most convenient for

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the members of the Board of Directors for the purpose of conducting association business.

6.1.3 Residents have a right to attend all Board of Directors meetings (excluding Board meetings in which proposed or pending litigation is being discussed with Association counsel or meetings of the board held for the purpose of discussing personnel matters). Residents have a right to speak on all agenda items. However, resident's comments will be restricted as follows:

6.1.3.1 A resident may speak on agenda items after Board discussion occurs, and only after being called upon.

6.1.3.2 Residents may also speak on any matters during open forum at the end of each meeting.

6.1.3.3 A resident may speak for a maximum of three (3) minutes per agenda item.

6.1.3.4 If a resident would like the Board to address an item of business, they must submit a request in writing at least one (1) week prior to the meeting so the discussion item may be added to the agenda.

6.1.3.5 Unprofessional conduct, foul language, or disruptive conduct will not be tolerated during Board meetings.

6.2 Committee Meetings

6.2.1 All notices of Committee meetings will be posted in a conspicuous location at least 48 in advance of the meeting (except in emergencies). A schedule of all meeting may also be posted annually. Notices will also be provided via email or posted to the community portal.

6.2.2 Meetings may be held either in-person or via video/teleconference, which will be at the discretion of the Committee. Meetings shall be held at a time, date and location most convenient for the members of the Committee for the purpose of conducting committee business, as defined in the committee's charter.

6.2.3 Residents have a right to attend all Committee Meetings and have a right to speak on all agenda items. However, resident's comments may be restricted by the committee, at their discretion, as follows:

6.2.3.1 A resident may speak on agenda items after committee discussion occurs, and only after being called upon.

6.2.3.2 A resident may speak for a maximum of three (3) minutes per item.

6.2.3.3 Committees holding meetings in person may require a sign in sheet for residents wishing to speak.

6.2.3.4 Unprofessional conduct, foul language, or disruptive conduct will not be tolerated during Committee meetings.

7 TRASH & RECYCLING

7.1 Trash and Recycle bins shall be stored in containers, concealed from view from the street or neighbors' homes.

7.2 All garbage and refuse should be contained in tightly tied plastic bags and deposited in the trash/recycle container.

7.3 Trash/recycle containers are to be placed curbside at the end of the driveway and not in the street no earlier than 4:00 p.m. (preferably after sunset) on the night before pickup and must be stored away no later than the evening of pickup.

7.4 Landscaping debris street should not be placed at the curb until after 4:00 p.m. the night before collection and should never be placed onto a common area sidewalk or in the roadway. Residents should encourage their landscapers to remove debris from property after service. Yard debris may be placed in plastic or paper bags or for larger pieces, placed directly at curbside. Containers are not required for yard debris.

7.5 All boxes and cartons should be flattened by cutting and folding, or thoroughly crushing to reduce bulk and should be placed in the trash container.

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8 PETS

- 8.1 Whenever outside of a residence, pets must be on a secure leash and shall not be allowed to run free at any time unless the pet is within a resident's securely fenced in yard.
- 8.2 All pets and animals must always be under the control of their homeowner or homeowner's designee. Aggressiveness, viciousness, biting or any behavior causing injury to any person or other pet is grounds for immediate removal of the pet from the community. Any of these incidents must be reported to the management company who will report the incident to County Animal Control Services for their handling.
- 8.3 Pets and animals must not be left unattended or tethered in yards, garages, porches, lanais, or any other area outside of a residence. Pet and animals must not be left unattended within a residence (including garage) under circumstances where the pet can escape.
- 8.4 No pet shall roam free through the community at any time or relieve itself on private property. All pets shall be walked on the sidewalk when in front of a residence and shall only walk and relieve themselves within the grassy area between the street and the sidewalk.
- 8.5 Homeowners or homeowner's designees must clean up after their pet every time the pet defecates and properly dispose of their waste bags without exception. Proper disposal includes placing waste bags in one of the marked animal waste trash pails around the community or discarding in the resident's trash pail at their residence.
- 8.6 Pets and animals shall not be permitted to make disturbing noises such as continuous barking or crying that interfere with other residents' quiet enjoyment of their properties.
- 8.7 No pets are allowed in the clubhouse, fitness center, on the pool deck, or covered lanai area. This rule is not applicable to service animals.
- 8.8 Violations of these pet rules shall be reported to the management company during office hours and for emergencies. In case of emergency, contact 911 and/or county animal control.

9 GOLF CARTS

Golf Carts and Low Speed Vehicles (LSV's) operated on public roads within Silverleaf (including along River Reach Parkway), are regulated by St. Johns County Ordinances and subject to enforcement by the St. Johns County Sheriff's Office. Golf carts and LSV's operating on private roadways and multi-use trails within the Newbrook Community shall comply with the following rules at all times.

- 9.1 Resident's golf carts or LSV's are required to be registered with the management office and must display an assigned numbered decal, provided by management, on the front windshield at all times. Numbered decals are \$10.
- 9.2 Golf carts and LSV's may purchase vehicle access control devices for vehicle gates from management for \$30.
- 9.3 A golf cart is defined as a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and is not capable of speeds greater than 20 mph.
 - 9.3.1 Golf carts must be equipped with efficient brakes and steering, safe tires, a rearview mirror, and reflectors in front and rear.
 - 9.3.2 Golf carts may not go faster than 20mph.
 - 9.3.3 If a golf cart is operated during darkness must be equipped with headlights, brake lights, turn signals and a windshield.
 - 9.3.4 If a golf cart or LSV is operating on a multi-use trail, it must be equipped with a horn.
 - 9.3.5 Golf carts may only be operated on public roadways that have been specifically designated to allow for golf cart use. However, no roadways with speed limits over 25mph may be designated for golf cart use. Golf carts may crossroads that have speed limits greater than 25 mph from and to a designated road.

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- 9.4 A low-speed vehicle (LSV) is defined as any four-wheel vehicle that can travel no faster than 25 mph. LSV's can be golf carts that are modified to travel greater than 20 mph, but not more than 25 mph.
- 9.4.1 LSV's are required to have a license plate and be insured the same as a car or truck. Since LSV's are required to have a license plate and be insured, the **driver must have a valid driver's license.**
- 9.4.2 Headlights, parking brakes, rearview mirror, seatbelts, and windshield and VIN are required for LSV's.
- 9.4.3 If a golf cart or LSV is operating on a multi-use trail, it must be equipped with a horn.
- 9.4.4 LSV's may operate up to 25 mph and may be driven on any public, county road that has a posted speed limit of 25 mph.
- 9.5 Both golf carts and LSV's may use the designated multi-use trail but are prohibited from operating on pedestrian sidewalks or driving onto common area landscaped or turfed areas. Multi-use paths can be shared by bicyclists and pedestrians.
- 9.6 Residents operating or parking a golf cart or LSV on common areas will be responsible for the damage incurred to landscape, turf, and irrigation.
- 9.7 No golf cart or LSV may be operated in a reckless manner.
- 9.8 A golf cart or LSV may not be operated by an impaired driver.
- 9.9 **A golf cart may only be operated by a person with a Valid Driver's License.**

10 MOTOR VEHICLE RULES & PARKING

- 10.1 Motor vehicles shall be operated within the Association in accordance with all laws of the State of Florida except as otherwise permitted by these rules. Any motor vehicle operated within the Association must bear a valid license plate and registration sticker issued by a state in the United States. The driver of any motor vehicle must have a valid, state issued operator's license.
- 10.2 Vehicles may not block right of ways, fire hydrants, dumpsters, sidewalks, pedestrian or bike paths, mailboxes, or driveways.
- 10.3 Non-street legal vehicles are prohibited from operating in the Association.
- 10.4 All speed limits and traffic signs shall be strictly observed. The speed limit within the Association is posted.
- 10.5 Garages are used for parking cars and not exclusively for storage and/or home gyms. Garage doors must be closed when not in use.
- 10.6 Homeowners shall park only in their garages, in the driveways servicing their lot, or in appropriate spaces designated by the Board. Only the number of cars exceeding occupied garage spaces shall be parked on the driveway.
- 10.7 Guest parking is allowed on the street in a temporary basis, provided that the vehicle is not parked in a manner that will impede traffic flow or interfere with access by emergency vehicles.
- 10.8 No vehicle which cannot operate on its own power or is wrecked shall remain on the community property/homeowner's driveway for more than forty-eight (48) hours.
- 10.9 No vehicle shall be repaired on the community property.
- 10.10 **NO OVERNIGHT PARKING OF THE FOLLOWING:** Trailers, commercial vehicles, motor homes or any vehicles which bear any markings visible from outside or any vehicle which carries commercial equipment, tools, ladders, paint cans, or supplies within the bed, with fifth wheel set-up, dual rear wheels, with camper provisions for external hook-up and/or other living accommodations, any pick-up that extends beyond the boundaries of a parking space or overhangs the curb. Pick-up trucks that are used as personal transportation shall be permitted. Under no circumstances may a van or other vehicle be lived in overnight.
- 10.11 Also prohibited are boats, motorcycles, water equipment, bicycles, sails, canoes, or rafts stored unless parked in a garage, and vehicles with raised or lowered suspension that emit excessive noise, fluids or

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smoke. No non- operational, unlicensed vehicles or those with expired license plates may be parked for repair or restoration.

10.12 No parking will be permitted on areas where the Community's drainage flow may be interrupted.

11 ARCHITECTURAL GUIDELINES & PROHIBITED ITEMS

**This Section of the Rules & Regulations does not constitute the entirety of architectural guidelines within the community. Please refer to the Architectural Review Requirements (referred to as "requirements") prior to undertaking any exterior modifications. Prior written approval of the Review Parties (Both Newbrook and Silverleaf Master) is required prior to any commencement of work for any changes, modifications, or improvements of any kind on a Lot. An application, along with supporting documentation shall be submitted to the Association via the Town Square portal at www.townsq.io. The Association's Management Company may be reached at ARC@cmcjaxfla.com to assist residents with applications.*

11.1 Metal or fiberglass detached structures are prohibited.

11.2 Prefabricated trash enclosures and plastic play structures are prohibited.

11.3 Temporary or attached structures such as, trailers, tents, shacks, barn, tool, or storage shed are prohibited unless during the period of original home construction or for use during a social event.

11.4 Portable basketball hoops must be stored out of sight when not in use. Permanent basketball hoops are prohibited.

11.5 Sports, play, and outdoor recreational equipment shall not be left out when not in use and are restricted to the rear of the home.

11.6 Security cameras require prior written approval from the Review Parties.

11.7 Landscape modifications require the prior written approval of the Review Parties.

12 SIGN RESTRICTIONS

12.1 No sign, banner, advertisement, or flag of any kind may be placed on or about a lot, attached to or part of any house, located in or about windows visible from the street or adjoining lots, located within road right-of ways or common areas, or placed on or about any of the properties within the community. Developer installed advertisements, signs, and banner are excluded from this restriction. Notwithstanding the foregoing, a "For Sale" sign may be displayed on the Lot, provided, however, that no "For Sale" sign shall be displayed in any window of any completed residence or other structure.

12.2 Restrictions: Only 1 sign per lot. Off-site/directional signage, balloons, banners, and the like are prohibited. Information boxes or tubes prohibited. No Open House signage on common property. Open house signage to be immediately removed after sales personnel have left or closed the premises.

12.3 Time Limit: Remove within 5 days of the property changing hands.

12.4 A For Sale/For Lease/Open House Signage that follows the below "Sign Guidelines" will not require prior written of the Review Parties or the Board of Directors.

12.4.1 Sign: Maximum 12" x 12" The "For Sale" lettering shall be cream or beige in color with a forest green background. All other lettering shall be forest green with a cream or beige background.

12.4.2 Sign Stand: Aluminum or wrought iron and be a maximum of 48" x 14"

12.4.3 Placement: Cannot obstruct right of ways or site lines. Should be placed in front of the home, setback at least 5' from the edge of the pavement.



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13 CONSERVATION AREAS

13.1 Encroachment into any conservation area (including but not limited to wetlands and upland buffers) is strictly prohibited. Residents, guests, nor contractors may enter onto or alter a conservation area in any manner.

14 LANDSCAPE & LAKES

14.1 Homeowners with lots adjacent to lakes shall maintain grass to the water's edge.

14.2 The height, grade, and contour of the embankment shall not be changed without the prior written consent of the Master Association.

14.3 All shoreline vegetation shall be maintained and controlled by the homeowner of any lake parcel.

14.4 Homeowners shall always maintain their respective landscape in a neat, attractive, and orderly manner, including maintenance of grass, plants, plant beds, trees, turf, proper irrigation and lake edge maintenance.

14.5 Dead or diseased landscape shall be replaced within 14 days on residential lots.

15 POOL RULES

15.1 Residents and guests must also adhere to all posted rules at the pool facility. Anyone not following the rules will be requested to leave the pool area.

15.2 No lifeguard on duty at any time. Residents and their guests using the pool area do so at their own risk.

15.3 The pools and pool deck area are open from 8 am until dusk Tuesday through Sunday, closed Monday for cleaning and maintenance.

15.4 Each resident may have guests at the pool area. Residents are required to be present during the entire use of the pool by guests.

15.5 No smoking/use of smoking products in the pool/spa, wet deck or within the enclosed pool area.

15.6 Food and beverages (including alcohol) are prohibited in the pool and on the pool wet deck.

15.7 Animals and glass containers are prohibited within the pool enclosure and pool lanai.

15.8 Everyone must shower before entering pool. Suntan lotions and oils must be removed before entering the pool.

15.9 Any person who is incontinent or not fully potty trained must wear appropriate waterproof clothing when entering or being carried into the pool.

15.10 Rubber rafts & noodles are to be used with discretion. These will not be allowed if the pool is crowded, or they are impeding the use of the pool.

15.11 Do not place deck chairs in pool or spa.

15.12 Proper swimming attire is requested when using the pool.

15.13 No running, jumping, diving or rough horseplay in pool/spa or on pool deck.

15.14 No foul or inappropriate language is permitted in or around the pool area.

15.15 Tables and chairs cannot be reserved.

15.16 Please return all furniture to their original location when you depart the pool deck.

15.17 Swimmer's swimming laps in the lap area have the right of way.

16 AMENITY CLUBHOUSE

16.1 Anyone reserving the Club Room of the amenity must be a current resident and **MUST BE PRESENT FOR THE ENTIRE EVENT.**

16.2 Pets are prohibited (except service animals) inside of the clubhouse.

16.3 Proper attire, including shoes and shirts, must be always worn in the clubhouse. Wet bathing suits, wet towels or bare feet are not permitted except in the locker room.

16.4 There is no smoking including vaping or use of tobacco products anywhere within the clubhouse

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property.

- 16.5 A completed Club Room Reservation Form should be submitted a minimum of seven days in advance to the management company. A reservation does not include the use of any exterior spaces of the building, the pool, lanai, lawn, playground, pool, pool deck area, and fitness center which are always open to all Residents.
- 16.6 Homeowners are expected to have the clubhouse cleaned and vacated in the allotted time frame. Homeowners are expected to bring their own cleaning supplies. See Club Room Reservation Form for more details.
- 16.7 Inflatables and bounce houses are not permitted.

17 FITNESS CENTER

- 17.1 Open 4:00 a.m. to 11:00 p.m.
- 17.2 Anyone requiring assistance with equipment should be accompanied by another person. Exercise at your own risk.
- 17.3 Proper workout attire and athletic shoes are required when using any part of the fitness center. Wet bathing suits, bare feet, and flip flop-type or another non-protective footwear are not permitted.
- 17.4 Machines/benches must be wiped down after use.
- 17.5 All equipment must be returned to its proper place. This includes returning weights to the racks. Free weights, exercise balls, bands, etc., cannot be removed from the Fitness Center.
- 17.6 Please treat the equipment with respect and proper care. This includes not dropping the free-weights or letting go of machine arms, causing the weight stack to drop.
- 17.7 Proper decorum must always be maintained. Foul language is prohibited.
- 17.8 Only two (2) guests of a resident are permitted to use the facility at a time. Resident must be present for the duration of guest use.
- 17.9 When people are waiting to use cardio equipment, use of the cardio equipment is limited to 20 minutes at a time. Please allow those waiting to use strength equipment to work in between sets.
- 17.10 Residents who hire sports trainers or instructors (Fitness instructors, physical therapists, etc.) must remain with the instructor during the entire time the instructor is utilizing the Fitness Center and amenities. Only residents may utilize the Fitness Center or other common areas for instruction or training sessions. Other residents are free to utilize the Fitness Center during instruction.
- 17.11 Food and glass containers are prohibited.

TOWNHOMES

18 USE OF UNITS AFFECTING COMMON FACILITIES OR OTHER UNITS

- 18.1 Except as those activities conducted as part of the marketing and development program of the Declarant, each unit shall be occupied as a single-family residence and for no other purpose except that units may be used for home professional occupations so long as such occupations do not have employees or require regular visits from the public or unreasonable levels of mail, shipping, storage or trash.
- 18.2 Residents may not make exterior alterations or improvements to the exterior of the home or property until an Architectural Review Application has been submitted and approved in writing, by the Review Parties. Townhome owners may make alterations to the interior of their homes without approval. However, when using contractors for interior work, townhome owners are responsible for ensuring no damage is done to lawns or home exteriors. Any such damage is the responsibility of the townhome owner

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to repair.

19 ASSOCIATION RESPONSIBILITY FOR LOT MAINTENANCE

- 19.1 The Association is responsible for providing, as part of the townhome assessment, landscape maintenance. The level and intervals of maintenance is at the Board of Director's discretion. However, the Declarant nor the Association shall be deemed a guarantor of such landscaping.
- 19.1.1 The mowing and edging of turf shall be performed once weekly during the growing season (April 1 - October 31) and once every two weeks in the winter months (November 1 - March 31).
- 19.1.2 Fertilizer and pesticides will be applied to the turf portions of the lot only, seasonally, or as needed.
- 19.1.3 Trimming or pruning of shrubs and bushes shall be performed in consideration of the variety of plantings and the optimal time for seasonal pruning.
- 19.1.4 All irrigation systems within the community are on shared irrigation clocks. Monthly irrigation inspections shall occur to include repairs and adjustments. Residents should report any broken heads, line breaks, coverage issues, etc. to management so repairs can be scheduled interim inspections. Individual residents may be assessed for repairs to irrigation systems that are a result of resident, guest, or contractor damage. Residents performing exterior modifications where irrigation may be impacted should coordinate maintenance or repairs via management. Residents are prohibited from adjusting the shared irrigation clock run times or schedules.
- 19.1.5 Pre-emergent and chemical applications for weeds in landscaped beds shall be applied as part of the association landscape contract, but the association does not guarantee that a weed free appearance will be maintained, and residents are encouraged to manage weeds in landscaped beds as they see fit.
- 19.1.6 The association shall install mulch on all lots and common areas once annually. Residents may "touch up" mulched areas as needed interim the annual mulching.
- 19.1.7 The association shall not maintain any landscaping or grass installed by a resident, nor will it maintain any landscaping or grass within a patio, lanai, or enclosed within a fence or screen enclosure.

20 RESIDENT RESPONSIBILITY FOR LOT MAINTENANCE

- 20.1 The application of fertilizer, pesticides and fungicides on trees and shrubs, exterior and interior pest control services and termite treatments are the responsibility of the resident.
- 20.2 The replacement of trees and shrubs are the responsibility of the resident, as well as any turf damaged because of a resident's negligence (I.E., pet or vehicle damage) or landscaping as described in Section 15 above.
- 20.3 Residents are responsible to ensure any washouts as result of the discharge of water from downspouts are repaired.
- 20.4 Residents are responsible to ensure that any components of the shared irrigation systems remain assessable to the association's maintenance personnel. This includes valves and valve boxes, controllers, and irrigation heads.
- 20.5 Residents are responsible to maintain, repair and replace all portions of the exterior of the home including but not limited to, exterior finish material, paint, roofs, gutters, downspouts, air conditioning and heating systems, screens, glass, doors, and windows. Residents must coordinate exterior paint, roof repairs and other shared exterior systems with management and the Review Parties.
- 20.6 Except for the landscape maintenance performed by the association, residents are responsible for the maintenance and repair of the drainage swale located on the lot.