RULES & REGULATIONS

FOR

SEASIDE at PONTE VEDRA / CROSSROADS



Board Approved: November 30, 2020

Effective Date: January 15, 2021

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Introduction

In order to preserve the Community as a desirable place to live for all Owners, the following Rules and Regulations have been created and will be enforced. All local laws or requirements of any governmental agency, having jurisdiction relating to any portion of the Property, shall be complied with by the Owner at all times. Failure to enforce any of these Rules and Regulations shall in no way be deemed a waiver of the right to enforce the Rules and Regulations at a later date. All persons accessing Association Property are required to know and follow all Rules and Regulations of Crossroads (Seaside).

Compliance Process

a. Upon violation of any of the Rules & Regulations, the association may levy fines against the Owner and the Property. Additionally, a suspension of the use and privileges of the Owner may be imposed or even suspend the voting rights of the Owner.

b. If a violation is noted on the Owner's Property, a Courtesy Notice of the violation will be emailed, or mailed if no email is on file, to the Owner. The Owner shall have fourteen (14) days to respond to the Courtesy Notice.

c. If the Owner does not respond to the Courtesy Notice or remedy the violation within the fourteen (14) days, a second notice will be mailed to the Owner. This will be the First Notice of Violation.

d. If the Owner does not respond to the First Notice of Violation, a Final Notice will be sent. The Final Notice will indicate that the Owner will be fined at the next regular Board meeting.

e. Should the Board fine the Owner for the violation, a notification will be sent to advise the Owner of a Hearing date. The Owner will have the opportunity to appear before a panel of three (3) Hearing Committee volunteers; Owners not on the Board of Directors.

f. At this Hearing, the Owner shall have the opportunity to respond, to present evidence, and to provide written and oral arguments on all issues involved. They shall have the opportunity at the Hearing to review, challenge, and respond to any material related to each individual violation considered by the Hearing Committee. Any and all fines if imposed as a result of the Hearing Committee shall be paid within fourteen (14) days of written notification by the Association.

g. In accordance with Florida Statute 720.305 (2), the Association may levy reasonable fines of up to $100 per violation per day, not to exceed $1000, against any Owner.

Common Areas

- No soliciting will be allowed at any time within the Community.
- No waste (household items or landscape/construction debris) will be dumped in the Common Areas.
- No Owner shall deposit water into any Pond within the Community for any reason. No individual wells will be permitted within the Community.
- No watercraft powered by an internal combustion engine may be used on any Pond on the Property. Ponds are restricted in use to manually powered boats under sixteen (16') feet. Such boats must be stored out of sight when not in use.

- Swimming is not permitted in the Ponds.
- No docks shall be permitted. Bulkheads or other shoreline improvements may be built with ARC approval. The Association reserves a non-exclusive perpetual easement over and across the Pond bank of any Ponds on the Property for the purpose of Pond maintenance.

Home Use

- Under no circumstances will more than two (2) persons per bedroom permanently occupy any House. No garage shall be used for extra living space or office use.
- House may not be used for any commercial purpose. Use of one room in the House as a "home office" is acceptable; however, vehicular or foot traffic to support any "home office" business is not permitted.
- The posting of any business advertisement of any type, is also not permitted.
- Storage of business product, equipment, or any type of dangerous, explosive, or flammable substances in excess of normal household usage, is not allowed.
- In case of an emergency, the Owners shall allow the Board of Directors or the agents and employees of the Association to enter any Property for the purpose of urgent maintenance, inspection or repairs.

Lease & Rentals

- Owners are permitted to rent or otherwise authorize the occupancy of their House by a Family for a term of not less than twelve (12) months, only when approved in advance by the Association.
- Owners, or their agents, are responsible for providing appropriate documentation to the Association to obtain approval for rental prior to the occupancy date of the proposed tenant. (Forms for providing required information are available from the Association at its principal office.)
- No proposed tenant will be approved without a signed agreement from said tenant to adhere to all of the Rules & Regulations of the Association. Unapproved tenants will not be allowed the use of Association Common Areas, including recreational facilities.
- The Association reserves the right to evict unapproved tenants at the Owner's expense. Also, the Association may evict any tenants upon reasonable notice of a major violation, or repeated minor violations, of the provisions of the Bylaws, Rules & Regulations, or the Declaration.

Architectural

- No construction, modification, alteration or other improvement of on the exterior of the House or Yard shall be started without the approval of the Architectural Review Committee. *Please review the Architectural Guidelines for further details.
- Nothing shall be erected, constructed, planted or otherwise placed on a Property in such a position so as to create a hazard or block the vision of motorists upon any of the roads. *Please review the Architectural Guidelines for further details.
- No exterior radio or television antennae, ham radio tower, or other receiver or transmitting device or any similar exterior structure or apparatus may be erected or maintained on any Property. Satellite

receiving dishes are permitted by FCC regulation; however, they should be hidden from view as much as is practical. *Please review the Architectural Guidelines for further details.

Air Conditioning Units

- Air conditioning units shall be shielded and hidden so that they are not readily visible from the Common Areas or adjacent Houses. Any such visual barrier may consist of either fencing or landscaping and planting, which must be approved by the ARC prior to installation.
- **No window air-conditioning units shall be installed in any House.**

Animals

- Pets of the customary household variety, such as cats, dogs, pet birds and fish, may be kept by an Owner on their Property, but only if such pets do not cause a disturbance or annoyance.
- Under no circumstance will wild or farm animals be allowed on any Property or Common Area.
- All pets must be held or kept leashed at all times when not confined to an Owner's Property. Pet Owners shall immediately collect and properly dispose of the wastes and litter of their pets.
- The Board of Directors reserves the right to restrict the number and type of pets.
- The Association further reserves the right contact local officials in conjunction with St. Johns County Ordinance 2017-36.

Exterior Maintenance

- Each Owner shall keep all parts of their House and Yard maintained in a "good and attractive" manner. The Board of Directors shall determine if the exterior of the House and Yard are maintained in a "good and attractive" manner.
- No clotheslines or other outdoor clothes-drying facility shall be permitted in the Common Area or any Property wherein the same may be visible from the street. *See Florida Statute 163.04 for further explanation regarding energy conservation.

Fences

- All fences, regardless of material, will be maintained to ensure functionality and aesthetics. This includes repair of leaning fences, replacing broken or missing slats and, removal of accumulated mold, mildew, dirt and discoloration. *Please review the Architectural Guidelines for further details.

Hurricane & Other Hazardous Conditions

- Temporary hurricane protection, such as plywood, may be used and is to be put up no earlier than the official hurricane watch and is to be taken down no later than one (1) week after the official watch has been lifted. *Permanent hurricane protection is covered in the ARC guidelines.
- Store or secure all loose outdoor furniture and other objects that could endanger people and property if they are blown into the air.

Mailboxes

- Seaside mailboxes are of a standard design, black P.O. approved mailbox (metal or plastic) with a standard frame post, constructed of wood or vinyl (PVC).
- Houses on Patrick Mill Circle have an original design which may be replaced with the standard black box should the original box need to be repaired or replaced.
- Single piece molded plastic mailbox and post (Rubbermaid) are not permitted. *See Exhibit C

Noise & Nuisances

- Continuous loud or objectionable noise anytime, including but not limited to loud conversation, singing, television, radio, audio equipment, musical instruments, and pet noises (barking) shall be maintained at such a level that it shall not be audible outside the boundaries of the House in which it originates.

Parking & Garages

- For aesthetic and security reasons, garage doors should be kept closed except when vehicles are leaving and entering the garage.
- Each Owner shall provide for parking of their vehicle or vehicles in the garage. If space is limited, vehicles may be parked in the driveway as not to block the sidewalk or street. There will be no parking in Common Areas without prior approval of the Board of Directors. Approval will be limited to 48-hours.
- No vehicles with commercial advertising of a business are allowed to be parked on the driveway. Commercial vehicles need to be housed in the garage, or signage is required to be covered when parked in the driveway. This does not apply to vendors employed by the Owner working during regular business hours.
- Vehicle repairs and/or restoration shall only be permitted within enclosed garages or workshops or for emergency repairs, and then only to the extent necessary to enable movement to a repair shop.
- Car coverings are not permitted when the car is parked in the driveway. If the intent is to store the vehicle for a prolonged period of time, it must be stored inside the garage.
- No temporary structures, including but not limited to trailers, commercial dumpsters, or PODS, shall be permitted on any Property without the approval of the Board of Directors.

Propane Tanks

- All gas tanks, yard maintenance and house hold equipment which are stored outside must be concealed from view of roads and adjacent Houses.
- When possible, any large propane tank must be buried on the Property, but only with specific approval of the ARC and in accordance with local code.
- Owners may keep and maintain a small 20 lb. propane tank for gas barbeques and fireplaces in an area on their Property. The small propane tank should be concealed from view when not in use.

Recreational Vehicles

- There shall be no outside storage or parking upon any Property or within any portion of the Common Areas (other than the Recreational Vehicle Lot) of any recreational vehicle, including but not limited to, camper, watercraft and trailer, golf cart. These vehicles must be contained within the Owner's garage, or parked in the 10-space Recreational Vehicle Lot.
- The RV lot is available for annual space lease only, on a first come first served basis. Each space may accommodate one vehicle, so long as they fit within the painted boundaries.
- An Owner may keep an RV in his driveway for the purpose of loading or unloading not to exceed a 24-hour period.
- No recreational vehicle shall be used for extra overnight living and/or guest space.

Signs

- No sign, advertisement, or notice of any type may be displayed upon any House, Common Area or Yard, or from any window.
- Owners may place an 8" x 10" "For Sale" or "For Rent" sign ("Ponte Vedra style") in their Yard. *See Exhibit D
- Political signs are allowed: one (1) 18" x 24" Yard sign or one (1) 3' x 5' mailbox mounted flag. Political sign or flag may be displayed beginning October 1st. Political sign or flag must be removed within ten (10) days of Election Day, the first Tuesday in November.

Trash, Recycling & Yard Waste

- Garbage, Recycle and Yard Waste containers must be placed and kept either inside the garage or concealed from view of roads and adjacent Houses.
- Garbage, Recycle and Yard Waste containers may be placed street side no earlier than 24 hours before scheduled pick-up. Containers must be retrieved no later than the night of pick-up.

Exhibit A: Community Amenities

The Common Property, including the swimming pool, tennis courts, and Pond side areas, are for the exclusive use of Owners and their guests, when accompanied by the Owner. Minor children must be under the supervision of a parent, or other responsible adult, while on Common Property. Owners are responsible for any damage which they cause to the Common Property. At no time shall Owners or guests leave personal items on Common Property.

Tennis Court Rules:

1) Coaches – When a Owner hires a tennis coach, that tennis coach must submit a Certificate of Insurance to May Management showing the individual carries a General Liability policy naming Crossroads Associations, Inc. as an additional insured. This Certificate of Insurance must come directly from the tennis coach's insurance company to May Management.
2) 1 guest per Owner is allowed (excluding any tennis coach hired by an Owner).
3) Tennis courts are on a first come first serve basis.
4) Absolutely no animals are allowed on the tennis courts at any time.
5) No glassware – plastic only.
6) No bikes, rollerblades, skateboards.

Pool Rules:

1) The pool may be closed at the discretion of the Board, at anytime.
2) Hours are dawn to dusk, year round.
3) Children under 14 years of age must be accompanied by an adult.
4) If a child wears diapers, swim diapers must be worn in the pool.
5) The pool is to be locked at all times. No propping open of the gates is permitted.
6) No organized parties are allowed without prior approval of the Board of Directors.
7) All trash must be placed in the containers provided.
8) Absolutely no animals are allowed in the pool or on the pool deck.
9) The pool and pool area are for Owners and **Approved Renters** only. Guests are allowed in limited numbers, and must be accompanied by the resident at all times.
10) All pool furniture is to be left in pool area.

Beach Access Rules

1) Beach access is to be locked at all times. No propping open of the gate is permitted.
2) The beach access is for Owners, their guests and **Approved Renters** only.
3) At no time shall Owners or guests leave garbage and/or personal items within the beach access area.

Beach access keys and pool/tennis court key fobs are for the distribution of Owners only. The first key and key fob are provided at no charge to new Owners. All replacements are at an additional charge. Each household will be limited to two (2) beach access keys and two (2) pool/tennis court key fobs.

Beach Access Key - $15.00 each
Pool/Tennis Court Key Fob - $25.00 each

Exhibit B: Communications Policy

a. Residents may request copies of any official records that the association maintains including, but not limited to, minutes of meetings, plans, specifications, permits, warranties, bylaws, declaration of covenants, etc. (Florida Statutes, Title XL, Chapter 720). Any record protected by the lawyer-client privilege, or the work-product privilege, will not be accessible to members.

b. Records must be open to inspection and photocopying by members at reasonable times and places within 10 business days of receipt of written request for access. Copies must be provided upon request, where a photocopier is available, but are limited to no more than 25 pages. The association may charge up to 50 cents per page.

c. Approved Minutes of any meetings may not be altered or amended by any member. Nor will they be altered or amended by request. Minutes will be provided to members in written form, and electronically via website, within a reasonable timeframe and upon approval by the Board of Directors.

d. If 20 percent of the total voting interests petition the Board to address an item of business, the Board will, at the next regular meeting or at a special meeting, address the item. The item will be discussed no later than 60 days after receipt of a petition.

e. Each member will have the right to speak on matters petitioned on the agenda, provided the members indicate their interest on a sign-up sheet when provided. Other than addressing the petitioned item at the meeting, the board is not obligated to take any other action.

f. The Board of Directors is not required to meet more than once monthly, nor is it required to conduct business outside of the monthly meeting. As such, under normal circumstances, members of the Board of Directors are not required to respond to personal calls, visits, or electronic mail regarding Community business outside of those parameters. Notwithstanding emergencies and the like, residents should provide their communications to the Board in writing by way of the Management Company, and the Board may respond within what it believes to be a reasonable timeframe or at the next regular meeting.

g. Members abusing this communication policy or in willful noncompliance (e.g. persistent emailing to a Director's personal email address) may be blocked from any Director's phone or email should they collectively or individually desire.

h. All regular meetings, as well as special meetings when necessary, will require 48 hour notification to all members. Notice of meetings will be placed in a conspicuous place, such as a posted sign at Seaside's entrance, as well as in a public area of the website. No further notice is required by law, including but not limited to, personal notification via phone or email.

i. While our Property Management has been available to members for inquiries and requests, it has done so as a courtesy. May Management is only responsible (per contract) to respond to inquiries and requests from the Board of Directors and, specifically, the President of the Board. If there is an abuse of communication privileges by any member, Our Property Management reserves the right to cease direct communications with members of the association.

Exhibit C: Mailbox Standard

Seaside mailboxes are of a standard design, black P.O. approved mailbox (metal or plastic) with a standard frame post, constructed of wood or vinyl (PVC). Houses on Patrick Mill Circle have an original design which may be replaced with the standard black box should the original box need to be repaired or replaced. Single piece molded plastic mailbox and post (Rubbermaid) are not permitted.

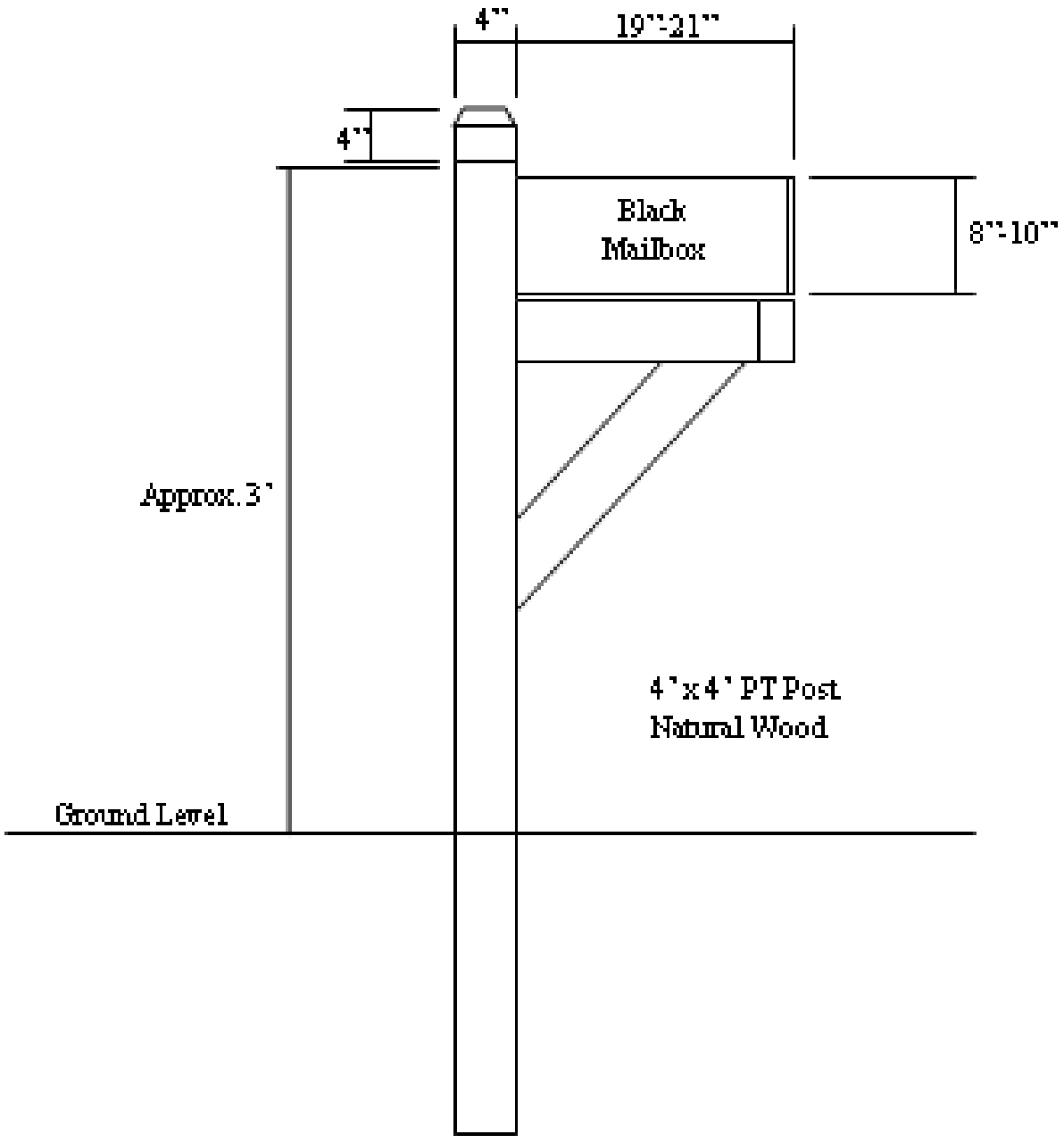


Exhibit D: “For Sale” & “For Rent” Sign Standard



