

RULES AND REGULATIONS

ALL RULES AND REGULATIONS PERTAIN TO ANY PERSON/PERSONS LIVING, VISITING OR WORKING IN TRAILS ASSOCIATION, INC.

1. All guests of residents shall follow all of the rules of the association, including children who must be supervised by an adult while on the common areas.
2. Household furniture and appliances may not be placed on the carport. Only outdoor furniture is permitted.
3. Animals:
 - A. When walking your animal in the common areas, the owner is responsible for picking up after said animal. Animals are not allowed to roam onto another resident's property.
 - B. All animals must be under the control of their handler at all times.
 - C. Registration of animals:

All cats and dogs must be registered with Pasco County and with Trails Association, Inc. A copy of the following shall be given to the Association Office.

 - a. Medical information and immunization records (to be updated annually)
 - b. Pasco County License
 - D. Pets will not be allowed in the Recreational Area for any reason. The Recreational Area runs from street to street both north (Biscaya Ave.) to south (Mадiera Ave.) and east (El Greco St.) to west (El Dewitt St.)
 - E. Animals are allowed on all streets and avenues of Trails Association, Inc.
4. Caregivers:

In the event that a resident requires a caregiver, pursuant to the Florida Fair Housing Act, or Federal Fair Housing Act, as amended from time to time, approval for same must be obtained from the Board of Directors.

Such request must be properly documented by providing the Board of Directors with:

- a. copy of picture identification, name and address of the caregiver along with the caregivers vehicle information
 - b. a semi-annual updated letter from a treating physician or other knowledgeable person must be submitted recertifying the disabled person's disability pursuant to the definition contained in Section 504 of the Rehabilitation Act of 1973 and stating how the caregiver assists the disabled person with one or more of their major life activities
 - c. qualifications and training of the person who will be the caregiver
 - d. current Background check
 - e. the need for a caregiver is subject to review semi-annually by the Board of Directors
 - f. caregivers are not allowed any pets
 - g. after the caregiver is no longer needed to perform their assigned duty, they shall have 14 days to leave said property and no longer reside in Trails Association, Inc. community
5. Children under sixteen (16) years of age are prohibited from using the shuffleboard court or pool room without adult/resident supervision.
 6. Unit owners are responsible for maintaining their lot/property in good condition. The Trails Association, Inc. has the right to cut any lawn that has been neglected and assess the unit owners for said cost.
 7. All potential owners and renters shall complete a background check PRIOR to residing in the park.
 8. Parking by the clubhouse or recreational area is for residents attending park functions and residents using the recreational facilities. Residents who reside near or across the street from these parking spaces, including all residents, are not permitted to park their vehicles (i.e. cars, trucks, motorcycles, etc.) in those spaces, unless specifically exempted. Parking for any other reason will require approval from Office Personnel or a Director of the Board.

Exemptions to this rule include:

1. Vehicle(s) of residents where work is being performed that does not allow parking on their premises until the work is

completed, not to exceed 7 days without prior approval of the Board.

2. Recreational vehicles, utility trailers, motor homes or commercially equipped vehicles belonging to guests of members, as indicated in the Declaration, Sections 16.14 and 16.23.
3. Vehicle belonging to visiting guests of a resident.
4. Any vehicle on which a parking pass, approved by the Board, is displayed in an approved visible location on the vehicle. This exemption excludes residents that own multiple vehicles.

Golf cart parking area is for golf carts only. Golf carts may be parked in the automobile spaces to attend park activities.

Handicap parking is for handicap parking only. The government issued handicap parking permit must be displayed.

Vehicles that are parked at the spaces by the clubhouse that are not parked in accordance with this rule may be towed at the expense of the responsible unit owner.

9. Payments of Association assessments shall be mailed to the Bank of the Ozarks. Checks are to be made payable to Trails Association, Inc. Payments of regular assessments are due the first of each month. If payment is 10 days or more delinquent, there is a late charge of \$15.00.
10. Any unit owner is allowed to fly a flag of their choice on their property as long as it is done in a respectful way.
11. There is NO PARKING on the storage shed compound at any time. Animals are not allowed on the storage shed area.
12. Each unit owner shall be allowed to keep one (1) bird feeder on his property as long as it is maintained in a manner as to not allow the bird feed to accumulate on the ground so it may attract rodents.
13. Walking through private property without permission from said unit owner is not allowed.
14. Park speed limit is 15 miles per hour. Semi-tractor trailers over 28 feet are not allowed on the community roads due to the narrow road conditions.

POOL AND CLUBHOUSE RULES AND REGULATIONS

A. POOL REGULATIONS:

1. Pool hours are sunrise to midnight. (Quiet time is 10:00 PM to 12:00 AM)
2. Children of diaper age must wear baby swimming diapers while in the pool or hot tub. Parents will be responsible for any fecal material found in the pool and must pay the cost to shock the pool. (\$250.00 minimum)
3. Shower before entering pools. (Do not shampoo hair)
4. No diving or jumping into pool.
5. No suntan lotion in pools.
6. No glass beverage containers are allowed in the pool area, hot tub or recreational area. Any beverage (besides water) is not permitted within three (3) feet of these areas.
7. No one under 16 years of age is allowed in the pool, hot tub, clubhouse or recreational area without adult/resident supervision.
8. All property owners will be held responsible for any and all damages caused by their guests.
9. No running in the pool area.
10. Always clean up after yourself.
11. All property owners, guests or renters will be held responsible for any inappropriate, vulgar or offensive language used in or around the clubhouse, pool and hot tub area. Failure to obey this rule by any person or persons shall result in being directed to leave the recreational area immediately. This type of behavior can lead to permanent restriction of said facilities.
12. Beach covering apparel is required going to and from the swimming pool.

B. CLUB HOUSE REGULATIONS:

1. Only authorized persons may operate audio visual and electrical equipment.
2. No one under 16 years of age is allowed in the Club House or Recreational facilities without CONSTANT (ADULT/RESIDENT) SUPERVISION.
3. DO NOT PARK CARS in front of handicap ramps, at the east entrance (El Greco St.) and south entrance (Mадiera Ave.) to the clubhouse.
4. DO NOT PARK CARS in the golf cart parking areas in front of the clubhouse.

All rules and regulations exist in an effort to maintain an Association all residents enjoy.

Amendment to Rules and Regulations passed on August 30, 2019

In order to preserve the character of the Condominium as an Association of owner-occupied residences, the Board of Directors has decided that no owner may purchase/own more than two Units within the Condominium – one that they will reside in and one that they may rent. All current owners will be grandfathered-in and may rent any Unit owned as of the date of the adoption of this Rule and Regulation, but this rental limitation will apply to any Unit purchased from the date of the adoption of this rule. All rentals will continue to be subject to prior approval by the Association.

Amendment to Rules and Regulations as of January 7, 2021

In-ground planting of trees, bushes, or vegetation, other than lawn type grass covering, shall be prohibited within ten (10) feet, in any direction, of a community wastewater service line, community electrical service line, community water service line, or other community utility service line to protect said service lines from damage, incidental or other. Any planting within the designated zone must be in a movable container(s) not exceeding a total weight, container and content at maturity of 150 lbs. If the container is breached by the contents allowing the roots to penetrate the ground it must be removed, at the expense of the property owner, or placed into a container to prevent further breaching of the container by the root system of the planting in the container. Variance to this rule may be provided after written application by the property owner and

consideration and approval by a majority vote of the Board. This rule does not include any existing planting in the ground that was present prior to the adoption date of this rule or prior to March 1, 2021.

Amendment to Rules and Regulations passed on June 23, 2022

In order to preserve the character of the Condominium as an Association of owner-occupied residences, the Board of Directors has decided that no owner may purchase/own more than two Units within the Condominium – the first one that they purchase they must reside in and the second one that they purchase they may rent. All current owners will be grandfathered-in and may rent any Unit owned as of the date of the adoption of this Rule and Regulation, but this rental limitation will apply to any Unit purchased from the date of the adoption of August 30, 2019 amendment. All rentals will continue to be subject to prior approval by the Association.

INFORM YOUR VISITORS OF ASSOCIATION RULES