

## Rules and Regulations

The Rules and Regulations pertain to any person(s) living, visiting, or working in Trails Association, Inc. All rules and regulations exist in an effort to maintain an Association all residents enjoy.

### 1. Ownership requirements

- a. In order to preserve the character of the Condominium as an Association of owner-occupied residences, an owner may purchase/own no more than two (2) units within the Condominium.
  1. The first one they purchase they must reside in (amended June 23, 2022, for clarification)
  2. The second one that they purchase they may rent (amended June 23, 2022, for clarification)
- b. 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 rental limitation will apply to any unit purchased from the date of the adoption of August 30, 2019 amendment.
- c. All Rentals will continue to be subject to prior approval by the association.

### 2. Approval for owners/occupants/renters

- a. All potential owners and renters shall complete a background check PRIOR to residing in the park.

### 3. Dues/Assessments/Fees

- a. Payments of Association dues/assessments/fees shall be mailed to Bank OZK.
- b. Checks are to be made payable to Trails Association, Inc.
- c. Payments of regular dues/assessments/fess are due the first of each month.
- d. If Payment is 10 days or more delinquent, there is a late charge of \$15.00.

### 4. Owner Responsibilities

- a. Owners and renters must register, at the office, any guest/visitor that will be staying 5 days or more. Registration includes but is not limited to:

1. Name/Names of guests and ages of guests
2. Pets and pet health records as required for resident pets
3. Vehicle information and license plate information
4. Dates/Length of stay

5. Caregivers

- a. 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.
- b. Such request must be properly documented by providing the Board of Directors with:
  1. A copy of picture identification, name and address of the caregiver along with the caregivers vehicle information
  2. 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
  3. Qualifications and training of the person who will be the caregiver
  4. Current background check
- c. Caregiver is not allowed any animal/pet
- d. The need for a caregiver is subject to review semi-annually by the Board of Directors.
- e. 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.

6. Guests

- a. All guest of residents shall follow the rules of the association, including children who must be supervised by an adult while on the common areas.
- b. Children under the age of sixteen (16) years of age are prohibited from using the shuffleboard court or pool room without adult/resident supervision.

- c. No one under 16 years of age is allowed in the Clubhouse or Recreational facilities without CONSTANT (ADULT/RESIDENT) SUPERVISION
- d. Those persons driving golf carts must be 16 years old.

7. Pets/Assistance Animals

- a. When walking your animal in the common areas, the owner is responsible for picking up after said animal.
- b. Animals are not allowed to roam onto another resident's property.
- c. All animals must be under control of their handler at all times.
- d. Registration of animals:
  - 1. All cats and dogs must be registered with Pasco County and Trails Association, Inc
  - 2. A copy of the following shall be given to the association office.
    - a. medical information and immunizations records (to be updated annually)
    - b. Pasco County License
- e. Pets will not be allowed in Recreational Areas for any reason. The recreational area runs from street to street both north (Biscaya Ave.) to south (Madera Ave.) and east (El Greco St.) to west (El Dewitt St.)
- f. Animals are allowed on all streets and avenues of the Trails Association Inc.
- g. Animals are not allowed on the storage shed area.

8. Parking

- a. Parking by the Clubhouse or recreational area is for residents attending park functions and residents using the recreational facilities.
- b. 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.
- c. Parking for any other reason will require approval from Office Personnel or a Director of the Board.
- d. 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 seven (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, Section 16.22 thru Section 16.26
  3. Vehicles belonging to visiting guests of a resident.
    - a. Any vehicle on which a parking pass, approved by the board is displayed in an approved visible location on the vehicle.
    - b. This exemption excludes resident that own multiple vehicles.
  - e. There is no parking on the storage shed compound at any time.
  - f. Golf Cart parking area is for golf carts only. Golf Carts may be parked in automobile spaces to attend park activities.
  - g. Handicap parking area is for handicap parking only. The government issued handicap parking permit must be displayed.
  - h. DO NOT PARK CARS in front of handicap ramps, at the east entrance (El Greco St.) and south entrance (Mадiera Ave.) to the clubhouse.
  - i. DO NOT PARK CARS in the golf cart parking areas in front of the clubhouse.
  - j. 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. Driving inside the Condominium
- a. Park speed limit is 15 miles per hour for all vehicles.
  - b. Semi-tractor trailers over 28 feet are not allowed on the community roads, due to the narrow road conditions
10. Property Maintenance
- a. 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.
  - b. 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.

1. 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.
  2. If the container is breached by the contents, allowing 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 plant in the container.
  3. 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.
  4. 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.
- c. A lawn must not exceed six (6) inches in length, as measured from the dirt.
  - d. Trees, bushes, and other vegetation must be maintained in a manner that:
    1. prevents the accumulation of dead matter and debris that may become airborne in inclement weather, that may cause the attraction of vermin,
    2. and does not encroach upon the adjacent properties,
    3. or inhibit adjacent property owners from using their property.
  - e. Each unit owner shall be allowed to keep one (1) bird feeder on his property, if it is maintained in a manner to prevent accumulation of bird feed on the ground which may attract rodents.
  - f. Household furniture and appliances may not be placed on the carport. Only outdoor furniture is permitted.
  - g. The exterior of a residence must be maintained clean and free of build-up of dirt, mildew-like, algae-like, and mold-like substances. This includes, but is not limited to the walls, skirt, driveways, patios, screening, and walkways.
  - h. Perimeter fencing and screens requiring permanent in ground anchors and posts are prohibited.

1. Decorative and temporary fences may not exceed 36 inches in height, as measured from the ground to the top of the highest point of the fence.
  2. Any existing fence or dividers which were established at the time of adoption of this rule will not be impacted. (Adopted November 3, 2022)
- i. 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. Property Privacy

- a. Walking through private property without permission from said unit owner is not allowed.

#### 12. 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, guest 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. Clubhouse Rules and Regulations

1. Only authorized persons may operate audio visual and electrical equipment.
2. No one under 16 year of age is allowed in the Club House or Recreational facilities without CONSTANT (ADULT/RESIDENT) SUPERVISION.