

RULES AND REGULATIONS

FOR

The Townhomes of Deer Creek

1. The speed limit on all street of the Association is 15 mph, unless otherwise posted by an official municipal sign.
2. No vehicle may be parked as to obstruct the sidewalk.
3. It is prohibited to park on any grass areas.
4. Parking on the roadways after 11:00 PM is prohibited.
5. Except in case of emergencies, or with prior consent of the Board of Directors, construction, maintenance or repair work is only allowed Monday through Saturday from 8 AM to 6 PM and is prohibited on Sundays.
6. Trash/containers/recycling bins are to be placed curbside the night before the day of scheduled pick up and not before. Containers/bins are to be removed from curbside no later than the night of the scheduled pick-up day and stored out of sight and not visible from the street.
7. Improvements, changes, modifications or additions to the unit or landscape must be submitted in writing to the Board of Directors for approval. Said improvements are to be set forth on an ARB Form. Any ARB requiring a permit will have to be submitted with a refundable security deposit in an amount not to exceed \$500.00. The amount will be determined according to the work to be performed. This form can be obtained from Campbell Property Management at 954-427-8770 or on the website at www.thodc.com.
8. Window air conditioners are not permitted except in an emergency and when approved by the Board of Directors
9. Units are to be maintained in a neat and attractive manner.
10. Per FS 720 the Association may levy reasonable fines. A fine may not exceed \$100.00 per violation against any member or any member's tenant, guest or invitee for failure of the owner of the parcel or it's occupant, licensee or invitee to comply with any provision of the Declaration, the association bylaws or reasonable rules of the Association unless otherwise provided in the governing documents. A fine may be levied by the Board for each day of a continuing violation, with a single notice and opportunity for a hearing, except that the fine may not exceed \$1,000.00 in aggregate unless otherwise provided in the governing documents.
11. Pets are to be under their owners control at all times and must be picked-up after.

12. Signage, Banners and Flags. Only two exterior signs are permitted year-round on any unit or any land: a security sign installed within ten (10) feet from the main entrance of a home as allowed by Chapter 720, F.S. and an "Open House" sign relating to the sale of a home between the hours of 9 AM to 5 PM. All other signs and banners are strictly prohibited with the exception of signage or banners installed as part of a home's holiday or seasonal decor. Holiday signage shall be permitted for a period of forty-five (45) days prior to holiday and must be taken down within fifteen (15) days after the holiday has passed.
13. Owners may only fly those flags which are identified in Section 720.304, F.S. Specifically, owners may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. In addition, an owner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property provided that advance approval is granted by the ARB. Such approval will not be granted if the flagpole obstructs sightlines at intersections and/or is erected within or upon an easement. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, Broward County noise and lighting ordinances. Any flags, signage or banners in a state of disrepair or in the case of flags which are not be displayed in a respectful manner will be subject to immediate removal.
14. Vehicles must be in legally drivable condition with current tags.
15. Vehicle repairs and maintenance, other than washing of the vehicle and emergency repairs, may not be performed on or near the lots.
16. Street light lamps must be illuminated from dusk to dawn.
17. In accordance with fire code, after the termination of such periods of time that had been designated by the National Weather Service as being a hurricane watch or warning, hurricane protective devices installed on occupied buildings which impede required egress or required light and ventilation shall be removed within 15 days.
18. Non-permanent hurricane shutters and plywood must be removed from all occupied and unoccupied homes within 15 days after the termination of such periods of time that had been designated by the National Weather Service as being a hurricane watch or warning.
19. Only those vehicles designated to transport passengers, including automobiles, station wagons, sport utility vehicles, non-commercial trucks, motorcycles and vans which have windows on all body panels may park within the Community. Please refer to the Association Documents for further clarification of those vehicles that **Will Not** be permitted to park within the Community.
20. Members whose roofs have been damaged by a casualty event including, but not limited to, a windstorm or fire, must repair or replace the damaged roof within nine (9) months from the date of the casualty event. The failure to receive insurance funds is not a mitigating factor and does not toll the deadline to repair or replace the roof.

Owners whose roofs are damaged and/or have tarps in place as of the passage of this rule will have no more than sixty (60) days to complete their roof repair and removal of any tarp.

21. Firearms and guns of any type may not be discharged in any of the common areas of the Townhomes of Deer Creek or outside any residence unless such discharge is for self-defense, the defense of others or as otherwise permitted by law. In no event may firearms or guns of any type be used to shoot at animals or for recreational purposes anywhere inside the Townhomes of Deer Creek.