

**RULES AND REGULATIONS FOR CAROLINA TRACE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A
FLORIDA CORPORATION NOT-FOR-PROFIT (“ASSOCIATION”)
JULY 2014**

The Rules and Regulations hereinafter set forth shall be effective upon filing by the Association, and shall apply to and be binding upon all Members and Owners. The Members and Owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants and persons over whom they exercise control and supervision. The Board of rectors of the Association shall have the right to make additional Rules and Regulations as may be required from time to time without consent of the Association and its Members. However, the Members, at any special or annual meeting, may cancel such rules and regulations upon majority vote of a quorum after turnover as defined in the Declaration. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted. Said Initial Rules and Regulations are as follows:

1. The entrance walls and fences, walkways, easements, common areas, entrances, streets, and roads shall not be obstructed or used for any purpose other than ingress and egress from Townhouse Dwellings, hereinafter referred to as Dwellings.
2. The exterior of the Dwellings and all other areas appurtenant to a Dwelling shall not be painted, decorated or modified by any Owner in any manner without prior consent of the Association, which consent may be withheld on purely arbitrary aesthetic grounds within the sole discretion of the Association and Architectural Review Board (“ARB”).
3. There shall be shaking of items from windows nor shall any article be hung from the doors, or windows or railings, or placed upon the outside window sills of the Dwellings. Each Owner shall keep such Dwelling in a good state of preservation and cleanliness. No Owner shall sweep, throw, or eject or permit to be swept, thrown or ejected any dirt or other substance, whether solid or liquid, from the doors, windows or balconies of the Dwellings.
4. No bicycles, scooters, baby carriages or similar vehicles or toys or any other personal article shall be allowed to stand or be stored in any of the driveways, parking areas, stairs, porches or other Common Areas of the Dwellings of Carolina Trace Townhomes.
5. No owners shall make or permit any noises that will disturb or annoy the occupants of any of the Dwellings or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners or perform work on the Dwelling unless the work has been properly permitted.
6. No awnings, window guards, light reflective materials, hurricane or storm shutters, or window ventilators, window fans or window air conditioning devices shall be used in or about the Dwellings except as shall have been approved by the Association or the management firm employed or retain by it, if any. All glass and screening replacement must be of original color and quality (or better) and shall have written approval of the Architectural Review Board.
7. No sign, notice, advertisement or decoration shall be inscribed or exposed on, at or from any window, balcony or other part of the Dwellings or placed on or in the lots, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the Apartments without similar approval.
8. No radio or television aerial or antenna or satellite dish shall be attached to, or hung from, the exterior of the Dwelling or the roofs thereon. No items shall be attached to or hung from the exterior portion of the buildings, rails, roofs, soffits, windows, sills or doors; such as antennas, satellite dishes, planters, placards or any other architectural decorations. Owners may display one tasteful wreath on the front door with prior written approval of the board.

- (a) Approval is required for holiday decorations which may be displayed from December 1st to January 8th (*Please see attached Seasonal Holiday Decorations Guidelines*).
9. Ornaments/Statutes/Fountains: All exterior decorative objects, whether natural or man-made, which were not part of the original construction design and are visible require Architectural Review Board approval. Samples of such objects requiring written approval include (but are not limited to) fountains, water features, birdbaths, installed landscape features such as rocks, driftwood or lawn or garden sculptures, potted plants, wreaths, flags, exterior lighting, etc.
10. All garbage and refuse from the Dwellings shall be deposited and stored in the garage with care in garbage containers intended for such purpose for pickup outside only at such times and in such manner as the Association will direct. All disposals shall be used in accordance with instructions given to the Owner by the Association. Refuse, newspapers and bagged garbage shall be deposited only in the manner prescribed and in uniform containers approved by the Association and the Town. All refuse, recycling and other items for disposal shall only be placed curbside in a sanitary refuse container, recycle bin or approved container provided by the waste management company.
- (a) Sanitary refuse and recycle bin containers shall be stored only in the garage area.
- (b) Containers shall only be placed curbside for pick up the day of the scheduled service.
- (c) Garbage may not be put out in plastic bags.
11. Toilets, sinks, basins, tubs and all other water apparatus in the Dwellings Common Area shall not be used for any other purposes other than those for which they were constructed. Any damage in lines resulting from misuse of any water closets or other apparatus shall be paid for by the Owner in whose Dwelling it shall have been caused or originated.
12. No Owner shall request or cause any employee of the Association to do any private business of the Owner, except as shall have been approved in writing by the Association.
13. The agents of the Association and any contractor or workman authorized by the aforesaid may enter any Dwelling at any reasonable hour of the day for any purpose permitted under the terms of the Declaration or By- Laws of the Association. Except in case of emergency, entry will be made by prearrangement with the Owner.
14. Each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to departure by:
- (a) Removing all furniture, plants and other objects from his exterior areas; and
- (b) Designating a responsible firm or individual to care for his Dwelling should the Dwelling suffer hurricane damage, and furnishing the Association with the name of such firm or individual. Such firm or individual shall contact the Association for clearance to install or remove hurricane safety devices, and such party shall be subject to the prior written approval of the Association prior to installation or removal.
- (c) All damage to the Common Areas or the Dwellings caused by the moving or carrying of articles shall be paid by the Owner responsible for the presence of such article.
15. All damage to the Common Areas or the Dwellings caused by the moving or carrying of articles shall be paid by the Owner responsible for the presence of such article.
16. Mail facility: Owners shall be responsible for the maintenance of the lock on their personal mailbox located at the pool area. All mailboxes shall be kept in good order at all times. Failure to maintain your mailbox shall result in a fine.
17. The Owners shall not be allowed to put their names on any entry of the Dwellings or mail receptacles appurtenant thereto, except in the proper places and in the manner prescribed by the Association for such purpose.

18. No Owner shall use, or permit to be brought into the Dwellings, any inflammable oils or fluids such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed extra hazardous to life, limb or property.
19. Any damage to the Buildings, Recreation Facilities or other Common Areas or equipment caused by any resident or guests shall be repaired at the expense of the Dwelling Owner.
20. Servants, contractors and domestic help of the Owners may not gather or lounge in public areas of the building and grounds.
21. Owner shall be held responsible for the actions of any children and any guests.
22. No cooking shall be permitted on any balcony or porch or garage nor on the Property, except in such area designated by the Association. Where such cooking is permitted (as on 1st floor patios), the Association shall have the right to promulgate Rules and Regulations as to the time and type of cooking that may be permitted.
23. Complaints regarding the management of the Dwellings and grounds or regarding actions of other Owners shall be made in writing to the Association and shall be signed. Complaints shall be specific.
24. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time.
25. The use of Recreational Facilities shall be at the risk of those involved and not, in any event, the risk of the Association.
26. Pool Area: The Regulations governing the use of the swimming pool, the pool areas and all of the other Common Property, permitted hours, guests rules, safety and sanitary provisions and all other pertinent matters shall be in accordance with Regulations adopted from time to time by the Association and posted in the general bulletin, pool house and Recreational areas as applicable.
 - (a) Use of the pool area shall be in accordance with the posted Indian River County Health Department Laws and the Association Rules and Regulations. Please refer to all county laws posted on the sign by the pool.
 1. Reminders that you are not allowed to have food or drink on the pool deck.
 2. Children must be supervised and non-trained children must wear swim diapers.
 3. Report any fecal accidents as soon as possible.
 4. Hours of operation shall be strictly enforced.
 5. No pets are allowed in the gated area of the pool.
 - (b) All persons using the pool and/or pool area shall clean up after themselves.
 1. Return chairs to where you found them and dispose of any trash properly.
 2. Please use respect when using the common restrooms.
 3. Report and clean up any messes.
 4. Report any issues pertaining to the pool facility to the management company at once.
27. Pets are restricted as is set forth in the Declaration. The Owner shall indemnify the Management Firm or the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from, or growing out of, the Owner having an animal in residence in the Dwellings.
 - (a) Owners are allowed only one pet per residence.
 - (b) All pets shall be less than fifty (50) pounds.
 - (c) All pets shall be registered and approved by the Board of Directors.
 - (d) All pets shall be kept on a leash when outside of the unit. All pets must be contained in a safe manner by the owner.
 - (e) The Board reserves the right to order the removal of a pet at their sole discretion.

- (f) Owners shall immediately clean up after their pet and dispose of the waste at the approved container or their residence.
 - (g) Pets are not allowed in the gated area of the pool.
 - (h) Do not dispose of pet waste in the common area trash receptacles.
28. Parking and Vehicle Use: All owners and persons entering Carolina Trace shall obey Association Parking Rules and Regulations:
- (a) Carolina Trace has required signage posted properly at the front entrance to the community in accordance with Florida Statutes Section 715.07.
 - (b) Parking spaces are for passenger automobiles only and no boats, commercial busses, commercial trucks, or commercial vans, motorcycles, trailers, recreational vehicles or other vehicles or objects of any kind, type or description shall be placed in or around the parking areas or in Carolina Trace Townhomes, unless it completely fits in the owners garage.
 - (c) No vehicle belonging to an Owner or member of the family or guest, tenant or employee of an Owner, shall be parked in such manner as to impede or prevent ready access to another Owner's parking space.
 - (d) No vehicle which cannot operate on its own power shall remain within the Property for more than twenty-four (24) hours.
 - (e) No repair of vehicles shall be made within the Property.
 - (f) Garage doors shall be kept closed except when entering or leaving the garage or for residence maintenance purposes.
 - (g) Vehicles are not permitted to be parked in the streets per the Declaration of Covenants & Restrictions, Section 8.1.4.
 - 1. Vehicles parked in the streets are subject to towing after first warning.
 - 2. Once the first warnings ticker has been placed on the offending vehicle, the owner of the vehicle has six (6) hours to move it or the tow truck will be contacted.
 - 3. Cost of towing will be bore by the vehicle owner.

Owner Parking

- (a) No owner shall use guest parking for their personal use. Owners have two approved parking spaces; unit garage and unit driveway.
- (b) Owners will be subject to towing if parked in guest spaces without the prior written approval of the Board of Directors.
- (c) All residents shall register their vehicle with the association and obtain the required sticker(s). The sticker(s) must be affixed properly to the vehicle.

Guest Parking

- (a) Guests of owner shall only park in approved and marked guest parking spaces, unless otherwise authorized, in writing, by the Board of Directors.
 - (b) Any vehicle utilizing a guest parking space for longer than three (3) days must have written approval of the Board of Directors. Vehicles parked in guest parking for longer than three (3) days without written approval are subject to towing.
29. All owners Residents shall not cause, or permit, the blowing of any horn or any other noise making device from any vehicle of which his guests or family shall be occupants, approaching or upon any of the driveways or parking areas serving the Property.

30. Leasing: Association approval is required and a completed and signed application must be submitted for approval by the Board of Directors. The application must be received by the management company fourteen (14) days prior to the desired occupancy date.
- (a) The minimal three month rental period is strictly enforced.
 - (b) A unit may not be leased in excess of twice in a twelve (12) month period beginning November 1st of one year to October 31st of the subsequent year.
 - (c) A pet registration form (part of the lease application) shall accompany all leases.
 - (d) All applications must be complete prior to submission for approval to the board.
 - (e) Occupancy prior to approval is subject to fining as outlined in Article 6, Section 6.7 of the Declaration of Covenants and Restrictions.

Carolina Trace Homeowners Association

c/o Golden Sands Community Management
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Telephone 772-563-9310 Facsimile 772-563-9330

***** SEASONAL HOLIDAY DECORATIONS GUIDELINES *****

We would like to take this opportunity to remind you of the holiday decoration guidelines implemented by the Board of Directors:

DISPLAYS PERMITTED ONLY FROM December 1st through January 8th

Exterior: Steady white mini lights only. Flashing and/or chasing lights are not permitted. Colored lights are not permitted on exterior of home.

Yard Decorations: Air controlled (inflated) yard decorations are not permitted.

Wreaths: Wreaths are permitted on doors. If wreaths contain lights, they must be "steady white mini lights only".

Music: Seasonal music is prohibited on exterior of home.

Projection: No image projection is permitted on any residence or garage door.

THANK YOU FOR YOUR COOPERATION!

