



## Country Fair at Boynton Homeowners Association Community Rules & Regulations Adopted January 12th, 2022

### PREFACE

The following Rules and Regulations help ensure the safety, security, architectural integrity and the right to quiet enjoyment of our own and common spaces. It is important that all members of our community work together to keep Country Fair a well-run and pleasant place to live. The Rules & Regulations listed below are not the complete set of restrictions governing the Association. The Rules and Regulations below are only a summary of the restrictions. Before relying on the following Rules and Regulations or planning any activity please check the Association’s governing documents to ensure compliance. Taking the time to review the Association’s governing documents and speaking with the property manager (if necessary) will help avoid disappointment and ensure success for your planned activity. All references to fines mean the Association will proceed with the procedure for fining required by Florida law and may impose common area restrictions. Paying for damages caused by a member or their guest and invitee is not a fine and will be required along with a fine if applicable.

### General Association Rules & Regulations

Rule	Violation/Fine
All residents and their guests and invitees are responsible to follow the governing documents (declaration, articles of incorporations, by-laws and rules of the association) and those rules posted in the recreation area.	
Country Fair Residents (homeowner or renter) found to have violated the same Rule or governing document provision twice within a 5 year period at the Association will not be given time to cure if the same violation occurs again for a third time. Such violations will proceed to the Board of Directors and Fines Committee, just a violation notice without cure time will be sent to the homeowner.	
Dwelling Units are for residential purposes. No separate part of any unit may be rented and no transient be accommodated therein. There shall be no more than four (4) permanent residents in any two (2) bedroom unit and no more than six (6) permanent residents of any three (3) bedroom unit. (Declaration Article 7.03)	Fine of \$100 per occurrence and 30 days to cure then \$50 per day fine after if not cured. Homeowners who are renting may result in lease termination.
No dumping or littering of any kind on common grounds.	\$100 Fine per occurrence
No bounce houses, water slides, obstacle courses, carnival games, photo booths, dunk tanks, food machines, food trucks or party rental equipment (chairs, tables, and tents) are allowed on any common property without prior Board approval.	\$50 Fine per occurrence
No commercial shopping carts may be brought onto Country Fair property.	\$25 Fine per occurrence
Feeding of wildlife (including feral or community cats) is prohibited on Country Fair property with the exception of bird and squirrel feeders that hang from trees or are at least 4 feet off the ground. Members are prohibited from leaving their garage doors open for purpose of providing food for wild animals.	\$25 Fine per occurrence
Your property is to appear clean, neat and well maintained from within the community or any adjacent properties. (Declaration Article 7.16)	\$50 per occurrence and 15 days to cure then \$25 per day fine after if not cured.
All garbage, trash and recycle containers must be stored so they are not visible from the roadways. (Declaration Article 7.16)	\$25 Fine per occurrence

## General Association Rules & Regulations (cont.)

Rule	Violation/Fine
General Trash is picked up on Tuesdays and Fridays. Trash must be in the appropriate container. Containers may be placed outside no earlier than 6:00 p.m. the night prior to pick-up and must be stored out of sight from roadways the same day. Rule is subject to SWA changes.	\$25 Fine per occurrence
Yard waste is picked up ONLY on Tuesday in accordance with SWA rules. All vegetation/yard waste shall be stored out of sight from the rest of the community until at least Saturday. Rule is subject to SWA changes.	\$25 Fine per occurrence
Bulk trash pickup is on Fridays. Any trash determined "bulk" by SWA and not picked up on Tuesday must be stored out of sight from the roadway until no earlier than 6pm Thursday night. Rule is subject to SWA changes.	\$25 Fine per occurrence
When homeowners, residents, vendors and guests are parking vehicles in the street, they must be only in front of the corresponding homeowner property. Vehicles are required to have 2 wheels (passenger or driver) at least 2 feet and no more than 3 feet on their property (grass or driveway) with the other 2 on the roadway. Swales (valley gutters) are considered part of the common area roadway and not to be used for wheels. EXCEMPTION: Patio Homes that are found to be in Cul-de-sacs (6301 thru 6321 Country Fair Circle, 6410 thru 6439 96th Place South, 6228 thru 6252 97th Court South and 9662 thru 9687 64th Way South) are exempt from being required to park 2 wheels (passenger or driver) on their property (grass or driveway) with the other 2 on the roadway. However, the vehicle must be parked with the 2 wheels (passenger or driver) parallel to the homeowner property.	\$25 Fine per occurrence. If not cured or repeat offenses are subject to tow at owner expense.
Residents and their vendors may drive on common areas for the purpose of access to their own property via use of the easements but ONLY with Board approval and agreement to be liable for all damages.	\$25 Fine per occurrence plus any damage
Limited common property marked with "No Parking" signs, outside of corners, and without curbs, may be used temporarily by guests for no more than 24-hour period during weekdays and 48 hours on weekends, in any rolling 7-day window. Any street parking in these places requires 2 wheels (passenger or driver) at least 2 feet and no more than 3 feet on the grass with the other 2 on the roadway.	\$25 Fine per occurrence. If not cured or repeat offenses are subject to tow at owner expense.
Decorating for federal, state and religious holidays as well as seasonal is permitted. Decorations must be removed within 1 month after holiday.	\$25 per occurrence and 10 days to cure then \$15 per day fine after if not cured.
All vehicle repairs taking longer than 24 hours to complete are not allowed in the Association. All vehicle maintenance must be performed with the vehicle parked in driveway or garage. All fluids, i.e.: motor oil, transmission or fluids other than water must be removed and disposed of according to Florida law. Driveway stains visible from the roadway are prohibited.	\$50 per occurrence and 10 days to cure then \$25 per day fine after if not cured.
Inoperative vehicles, or vehicles that do not have a valid license plate and registration, may not be parked on community or residential property. All vehicles on community or residential property must have a valid license plate and registration. licensed and currently registered. Vehicles without a valid license plate and registration are subject to being towed away at the owner's expense.	\$50 per occurrence and 15 days to cure then \$25 per day fine after if not cured.
When viewed from the roadway, your driveway and walkway must appear free of rust and oil stains, mold and mildew.	30 Days to cure then \$50 per day fine after if not cured.
Outdoor storage of equipment or materials is prohibited in front of residential property. Likewise, indoor furniture, household appliances, auto parts or building materials may not be stored outside in view of other residents even if covered. Personal property must be stored so it is not visible from the roadway with the exception of outdoor furniture on front patios. Outdoor furniture is prohibited on driveways or on front lawns when not in use.	\$25 per occurrence and 10 days to cure then \$15 per day fine after if not cured.

### General Association Rules & Regulations (cont.)

Rule	Violation/Fine
No drying or hanging laundry of any kind visible from any portion of the community is permitted if the drying or hanging can be undertaken in a different location on the property that is not visible to others.	\$25 per occurrence and 10 days to cure then \$15 per day fine after if not cured.
The installation of window style air conditioners, visible from the exterior are prohibited.	\$25 per occurrence and 10 days to cure then \$15 per day fine after if not cured.

### Patio Homes Maintenance Rules & Regulations

Rule	Violation/Fine
Each Patio Home owner is responsible to maintain, repair, and replace in a neat, aesthetically pleasing, and proper condition, the exterior surfaces of each Patio Home as originally constructed by declarant and all interior portion of his Patio Home which are visible from other portions of Country Fair. (Declaration Article 6.01 (a))	30 Days to cure then \$50 per day fine after if not cured.
Patio Home roofs must be free of visible mold, mildew or other stains (black patches, stained or streaked appearance).	30 Days to cure then \$50 per day fine after if not cured.
Patio Home Homeowners are allowed to park on their lawn to load, unload or wash their vehicle for a max of 2 hours.	\$25 Fine per occurrence

### Townhome (Villa) Homes Maintenance Rules & Regulations

Rule	Violation/Fine
Townhome (Villas) Portable sports equipment, including but not limited to basketball hoops, soccer goals, and volleyball nets, must be taken down after use and stored next to the unit or at head of driveway. Sports equipment that is unused for longer than 2 weeks must be stored inside the home or out of view.	\$25 per occurrence and 10 days to cure then \$15 per day fine after if not cured.
Townhome (Villas) when parking in the homeowner driveway, all 4 tires must be on the driveway concrete/cement and not on the grass at the top or sides of the driveway.	\$25 Fine per occurrence

## Vehicles, Boats, Trailers and Personal Watercraft

**Violation of the below Rules & Regulations may result in \$25 per occurrence and 10 days to cure then \$15 fine per day after if not cured and could be subject to tow.**

#### Vehicles, Boats, Trailer and Personal Watercraft.

1. The following vehicles are prohibited on the Committed Property regardless of their registration status:
  - a. Box Truck- a chassis cab truck with an enclosed cuboid-shaped cargo area and also known as a box van, cube van, bob truck or cube truck.
  - b. Bus or Mini Bus- a vehicle with only one side door for ambulatory passengers to exit and enter used for the transportation of people or a vehicle with no seat next to the driver's seat used to transport people.
  - c. Camping Trailer – Also known as a Travel Trailer, Caravan, Camper, or Tourer. A vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, and of such size or weight as not to require a special highway movement permit when towed by a motorized vehicle.
  - d. Commercial vans - vans designed to transport more than 15 passengers, including the driver, used in the transportation of materials found to be hazardous for the purposes of the Hazardous Materials Transportation Act, as amended (49 U.S.C. ss. 1801 et seq.). A commercial van that does not meet the foregoing but qualifies as a "commercial vehicle" as defined below in Section 4 is not permitted in the community.
  - e. Construction Vehicles- Heavy equipment or heavy machinery vehicles used primarily for construction related purposes.

- f. Flat Bed Truck - a type of truck which can be either articulated or rigid and its body is just an entirely flat, level 'bed' with no sides or roof.
- g. Manufactured home - means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act.
- h. Mobile home - means a structure, transportable in one or more sections, built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.
- i. Motorhome- a vehicle equipped with living quarters. A type of RV. May be part of the vehicle as built or added as an after-market item.
- j. Private motor coach - built on a self-propelled bus type chassis having no fewer than three load-bearing axles, and primarily designed to provide temporary living quarters for recreational, camping, or travel use.
- k. Recreation Vehicle ("RV") - a motor vehicle or trailer which includes living quarters designed for accommodation. Types of RVs include motorhomes, campervans, coaches, caravans (also known as travel trailers and camper trailers), fifth-wheel trailers, popup campers, and truck campers.
- l. Tow Truck- a truck used to move disabled, improperly parked, impounded, or otherwise indisposed motor vehicles.
- m. Tractor Trailer- Also known as a semi-tractor-trailer truck, semi-trailer truck, semi-tractor truck, semi-tractor-trailer or tractor-trailer truck, is the combination of a tractor unit and one or more semi-trailers attached to the tractor with fifth wheel type hitch to carry freight.
- n. Truck Camper- a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.
- o. Van Conversion - a vehicular unit built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.

## 2. Additional Vehicle Related Restrictions.

- a. Residents are allowed to maintain one vehicle which: (1) has an outward appearance of being used in connection with vocational, business or commercial purposes, (2) the exterior surface is painted or covered in a color coordinated manner according to a particular company, product, logo or identity; or (3) contains signs, logos or writing on its body or its interior that can be seen from outside the vehicle, expressing a company name, vocation, service, product, business, website, email, or street address, social media profile, or username and/or telephone number. All such vehicles must at all times be parked in the resident's garage with its door able to be fully closed or on the resident's driveway.
- b. Any vehicle that creates a nuisance or in the opinion of the Board of Directors unreasonably disturbs the quiet enjoyment of other residents are prohibited.
- c. Any vehicle with three or more axles is prohibited on the Committed Property.
- d. Any vehicle without a valid registration, license plate or in which the Vehicle Identification does not match its registration or license plate is prohibited.
- e. The Board shall have the sole discretion to determine whether a vehicle is in violation of the Declaration or the Rules. The Board may, but is not required to, use recognized vehicle guides such as Kelly Blue Book or NADA as guidance but in no event shall be the Board be bound by any of the aforementioned guides in its determination.
- f. The above referenced prohibited vehicles are allowed on the Committed Property for deliveries or the limited performance of services on behalf of a resident such as having a vehicle towed.

## 3. Approved Trailers

- a. If not classified previously as prohibited, "Fifth-wheel trailer" (as defined by Florida Statue Chapter 320, as amended from time to time), boat trailers or all other classified trailers under 8 feet tall without anything in tow are permitted on Country Fair Dwelling Unit property and subject to Board discretion. Each property will be allowed only one trailer at any time.
- b. All allowed trailers are required to be stored behind an approved 6ft fence only on the side of patio home dwellings not to extend past the rear of the home. All trailers must be in good working order (mechanically and visibly), white or black in color, currently registered, free of any personal business signage or inappropriate signage. Jet skis, recreational vehicles, boats, are permitted in Country Fair but must be kept covered and in garages with the doors fully closed or behind fences so they cannot be seen from the roadway or from other dwelling units when not in use.

# Architectural Community Rules & Regulations

Any exterior modifications or improvements to a home requires prior written Architectural Review Board (“ARB”) approval. ARB forms are available from the Association’s management office. ARB forms are also available in the Resident Section on the HOA website [www.countryfairboyntonbeach.com](http://www.countryfairboyntonbeach.com).

In order to obtain Association approval for an architectural modification, two complete sets of plans and specification for the proposed plans shall be submitted to the Association or its designee along with a completed ARB application. The plans shall include, as appropriate, the proposed location, grade, elevations, shape, dimensions, exterior color plans, approximate costs, and nature, type and color of materials as may be reasonably necessary for the association or its designee to evaluate the proposed plans. All plans shall be evaluated using standards of the highest level as to the aesthetics, materials, and workmanship and as to suitability and harmony of location, structure and external design in relation to surrounding topography, structures and landscaping. (Declaration Article 7.02 (b))

All ARB requests must be submitted through the online portal at least 3 days in advance to the monthly ARB Committee meeting as posted. Any ARB submissions after the 3-day time line will be reviewed by the committee the following month.

The Association shall have (30) thirty days to evaluate and respond to plans submitted for review. In the event the Association fails to approve or to disapprove in writing any proposed Plans and any and all other reasonably requested information and materials within said (30) thirty-day period, the submission is deemed rejected by the Association. (Declaration Article 7.02(c))

Upon approval of the ARB Committee, a resident has 60 days to complete projects that could be deemed finable under the Country Fair HOA Rules (i.e. painting of house, painting of driveways, etc.); as noted on the ARB application by the committee. If a resident is unable to complete the project within 60 days, they must provide an extension request through the ARB online portal identifying the reasons for the extension and an anticipated project finish date. The ARB Board Liaisons (or Board Officer in their absence) will review and approve or deny the extension request. All denied requests will be forwarded to the ARB Committee for final review and approval or denial at the regular monthly committee meeting.

ARB Committee approvals of projects that are not deemed finable under Country Fair HOA Rules (i.e. home improvement projects, pools, sheds, etc.) must be completed in a reasonable time after the start of the project. If the PM or ARB Liaison determines a project is stalled or not moving forward in a reasonable manner, a written warning will be provided to the resident by the PM. After written warning is provided, then applicable fines will be levied in accordance with the Country Fair HOA Rules and subject to HOA Board/Fine Committee review.

## Association ARB Maintenance Rules & Regulations

Rule	Violation/Fine
Members cannot perform work that requires an Architectural Review Board (“ARB”) before written approval is obtained, even if the ARB form is ultimately approved.	\$50 fine per occurrence
GARAGE DOORS - An ARB application must be submitted for replacement of garage doors and must conform to the type of garage door approved by the Association. The door must be painted (patio homes color must match the trim & Townhome (Villa) color must match the body of the building).	Unit garage doors painted with non-approved colors receive the \$50 fine for not using the ARB form and wrong color. Homeowner must submit form and repaint within (30) thirty days then that \$50 per day fine after if not cured.
All exterior surfaces visible from the community property must be free from mold, mildew, chipping or peeling paint. Each unit may have only one color of body paint and one color of trim paint. (Patio homeowners see additional notes under Patio Homes).	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.
Each unit is clearly identified with the appropriate address and unit letter if applicable. Numbers and letters must be at least 3 inches tall and clearly visible from the roadway.	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.
Fences must be maintained in good condition. Any loose boards, must be repaired or re-placed. A clear sealant may be applied to the fence. (Patio homeowners see additional notes under Patio Homes). Staining of fences is subject to ARB approval.	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.

## Association ARB Maintenance Rules & Regulations (Cont.)

Rule	Violation/Fine
Signs: No signs shall be erected or displayed on Country Fair including, but not limited to, the interior or exterior of Dwelling Units including, but not limited to, windows, doors, or other openings, unless the placement and character, form, size, and time of placement of such sign be first approved in writing by the Association and Declarant as long as Declarant owns any Dwelling Units or Uncommitted Property. No freestanding signs shall be permitted unless approved in writing by the Association. Said signs must also confirm with local, regulatory ordinances. (Declaration Article 7.12)	\$25 fine per accordance and 10 days to cure then \$15 per day fine after if not cured.
Gutters must be approved by ARB.	Homeowners will receive \$50 fine for non-approved gutters and will be given 30 days to cure then \$50 per day fine after if not cured.
Gutters must be maintained in working condition, free of mold mildew or rust	Gutters not maintained in working condition, free of mold mildew or rust will be given 30 days to cure then \$50 per day fine after if not cured.
New or adding of concrete is an improvement and requires ARB approval. Townhome (Villa) must also submit proof of termite treatment to soil prior to commencement of work.	Homeowners will receive \$50 fine for non-approved new or additions and will be given 30 days to cure then \$50 per day fine after if not cured.
Staining of walk/driveways requires use of one of the approved colors, which can be viewed by going to the Association's website. For nonconforming colors, a sample of the color and description of project, along with photo of front of residence must be submitted to the ARB for approval.	Homeowners will receive \$50 fine for non-approved painted color walk/driveways and must repaint within (30) thirty days then \$50 per day fine after if not cured.
Any noticeable change to the appearance, not including installed plants and scrubs within existing planter in front of a property requires ARB approval. Landscaping material such as mulch, stones, rocks, ground cover, etc. can be used with plants, but cannot be used to replace plants.	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.
Plans and designs for hurricane protections must be submitted and meet ARB approval.	Homeowners will receive \$50 fine for non-approved hurricane protection and must submit ARB form within (30) thirty days then \$50 per day fine after if not cured.
Hurricane shutters during June 1 <sup>st</sup> through November 30 <sup>th</sup> may be in place upon notification of Hurricane Watch is issued by National Oceanic and Atmospheric Administration (NOAA) and must be removed no longer than one week after the storm has passed. Outside of June 1 <sup>st</sup> through November 30 <sup>th</sup> Hurricane shutters are not allowed to be put up.	Violations are subject to \$25 fine per occurrence per week.
Tents, Shacks, or Accessory Buildings: No tents, shacks, or accessory or temporary buildings or structures shall be constructed or otherwise placed within Country Fair without the prior written consent of the board (Declaration Articles 7.08)	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.
Antennas, aerials or discs and flagpoles: Except as may be permitted by the prior written consent of the Board, no antennas, aerials, discs, or flagpoles shall be placed upon Country Fair unless completely inside a dwelling unit. (Declaration Articles 7.09)	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.
Any homeowner with ARB approval, may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement.	Homeowners will receive \$25 fine for non-approved flagpoles and must remove or submit ARB within (15) fifteen days then \$25 per day fine after if not cured.
Homeowners may use bronze or white anodized aluminum with dark screening in the front or back of home. The height in the front cannot exceed the first floor. All screening and support structures must remain free of tears, rips or rust. Style and plans must be submitted for ARB approval.	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.

## Association ARB Maintenance Rules & Regulations (Cont.)

Rule	Violation/Fine
Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and/or 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, Coast Guard, POW-MIA, Police Department (Thin Blue Line American), or Fire Department (Thin Red Line American) flag.	Homeowners will receive \$25 fine for non-approved flags and remove then \$25 per day fine after if not cured.
Flower beds must be free of all dead plant material and weeds. Shrubs, hedges planted in front of windows may not cover any part of a window pane. Trees must be regularly pruned to promote healthy growth, tidy appearance and to minimize hurricane damage.	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.
All hardwood trees must be kept and pruned in a manner that leaves 10 to 15 percent green growth on the tree. This is done to promote quick and healthy regrowth of the trees within association property.	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.
Palm trees will be trimmed in a matter that keeps a majority of green growth intact. Palm trees should be trimmed in a manner that presents a “V” shape appearance or 8 and 2 via the hands on a clock, at the crown of the tree. All dead, hanging, or unhealthy-looking fronds must be removed from the tree. The trunk of palm trees will be clear of excessive old leaf base.	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.
All dead and/or diseased trees, shrubs, bushes, etc. must be removed subject to ARB rules and approval (if applicable)	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.

## Patio Home ARB Maintenance Rules & Regulations

Rule	Violation/Fine
Patio Homes must submit an ARB form and obtain written approval prior to painting. Only one body color, one trim color and one accent color are allowed on each unit. Approved Association Colors can be viewed by going to the Association’s website.	Units painted with non-approved colors receive the \$50 fine for not using the ARB form and wrong color. Homeowner must submit ARB form and repaint within (30) thirty days then \$50 per day fine after if not cured.
Patio Home owners must receive prior written approval from ARB for roof replacements and any roof repairs that would alter the roof’s appearance.	Unit roof replacements with non-approved tiles receive the \$50 fine for not using the ARB form and wrong tile. Homeowner must submit ARB form and replace within (30) thirty days then \$50 per day fine after if not cured..
Patio Home house number must appear in 2” numbers on each owner’s mailbox. Owners are responsible for maintaining their respective mailbox so that is free of rust, mold, mildew or damage. Changes to mailboxes or their posts must be approved in advance by ARB. (Declaration Article 7.13)	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.
Lawns must appear healthy and mainly free of weeds and other unsightly problems such as burnt grass or cinch bugs. Lawns must be regularly cut by the respective owner to a height no taller than six inches.	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.
Patio Home fences may not be installed in the front of a home. Fencing for rear and side of a property must be approved in advance of installation by ARB. All fence materials facing the lakes must not exceed 4 feet in height and may not obstruct view of lake. Units not facing lakes may have other types of fencing not exceeding 6 feet in height. Submit plant materials with ARB form to be used as fencing and must be no more than 6 feet in height and maintained with a clean appearance when seen from any portion of the community property.	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.

## Townhome (Villa) ARB Maintenance Rules & Regulations

Rule	Violation/Fine
Townhome (Villa) owners need to place a reflector in their flower beds if they prefer their bushes/shrubs and trees under 10 feet in height NOT to be trimmed.	
Townhome (Villa) owners wishing to care for their own flower beds will be required to maintain their detail work on a monthly basis in order to have consistency with the community. The association landscaping company will still do grass mowing and edging. Owner will still be responsible for the regular maintenance without reduction.	Homeowners will be given 15 days to cure then \$50 per day fine after if not cured.
Townhome (Villa) owners are responsible for keeping their yards (front and back) clean and maintained, even if not visible from common area. Any items within your fence which are visible from above the fence except for plants require an ARB approval. Items including but not limited to; swing sets, and climbing equipment, are not allowed in front yards.	Anything without approval receive the \$50 fine for not using the ARB form. Homeowner must submit ARB form and remove within (30) thirty days then \$50 per day fine after if not cured.
Townhome (Villa) owners shall maintain in good condition and repair and replace at his own expense the townhome rear yard fence and the outside of that portion of such rear yard fence located directly behind the town-home and the use of which is not shared by an adjacent owner. (Declaration Article 6.02 (2)).	Wood Shadow-box fence is the allowed design. Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.
Townhome (Villa) owners are allowed ONLY to paint the color of the front door or walkway/driveway with ARB approval. The body, trim and accent must be kept in accordance with Association approved colors, which can be viewed by going to the Association's website. Homeowners are responsible for repair and repaint of any chipping or peeling paint.	Homeowners will be given 30 days to cure then \$50 per day fine after if not cured.

## Community Recreation Facilities Rules & Regulations

**Violation of the below Rules & Regulations may result in \$50 fine per occurrence.**

**Vehicles left more than 3 days in parking lot are subject to towing.**

**Use of Recreation Facilities is at own risk.**

### General Facility Rules & Regulations

- Pool, tennis/paddleball/pickleball courts and playground facilities are for the exclusive use of Country Fair residents, their guests and invitees.
- All residents and their guests and invitees are responsible to follow the governing documents (declaration, articles of incorporations, by-laws and rules of the association) and those rules posted in the recreation area.
- Association is not responsible for any injury, all activities performed at your own risk.
- No loitering in the parking lot at any times.
- No marijuana (weed/flower) smoking is allowed in or around the recreational facilities, including the parking lot.
- No loud music, glass containers, pets, bikes, motorbikes, skates, skateboards, basketball, improper language or improper conduct is permitted in the pool, pool deck, cabana, playground and tennis/paddleball/pickleball courts.
- Parking lot overnight parking is for visitors ONLY.
- No long-term parking, defined as parking in the parking lot for more than 3 (three) consecutive days, is allowed without prior Board approval.
- All vehicles in the parking lot must be fully operational with a valid license and registration.

### General Facility Rules & Regulations (Cont.)

- Vehicle repairs or maintenance of any kind is prohibited in the parking lot.
- Subject to emergencies and the Board's discretion, recreational facility hours are 8am to 8pm
- Nobody is permitted on the common areas such as the pool, playground, tennis, paddleball and pickleball courts after 8pm. Violators of this Rule will be considered trespassing and the authorities will be notified and fines or suspension of privileges may be sought by the Association.
- Attire must be appropriate for the activity.
- Violators of the Association's governing documents may be subject to fines, suspensions and/or legal action.

### Playground Specific Rules

- Children 6 and under must be accompanied by a person 18 years or older



## Tennis Specific Rules

- Courts are for tennis/paddleball/pickleball use only. Bicycles, motorbikes, skates, skateboards, basketball, glass containers and pets are not allowed.

## Pool Area Specific Rules

- Children under twelve (12) years of age are not permitted in the pool area unless accompanied by a person 18 years or older
- Incontinent people must wear appropriate swim pants made especially for swimming activities
- No running, jumping, pushing, playing ball or tag allowed in pool or deck area
- No surfboards, rafts, inner tubes, large floating objects or throwing objects is allowed in pool that keep others from enjoying the pool
- No food or drinks allowed in the pool or within the immediate edge of the pool.
- No glassware, dishes or glass beverage bottles are permitted in the pool area.
- Cabana including tables and chairs in the cabana may be rented/reserved for special events. Please refer to cabana application for rules.
- The pool, pool deck area, pool furniture (chairs, tables, lounges, umbrellas, etc.) BBQ, playground, and tennis courts cannot be rented/reserved and must be available to all residents and their guests at all times during recreation facility hours.

# Country Fair Entrance/Exit Gate Rules & Regulations

## Gate Access

1. Property Owner Access – Resident Side RFID Tag gate access is exclusively for use by residents.
2. RFID Tags are subject to approval by the Board Panel. Subject to a hearing before the Association’s fining/suspension committee, the Board of Directors may recommend the discontinuation of an approved RFID Tag or Gate Code at any time for the reasons listed below.
  - a. If a homeowner has an outstanding balance of any funds owed to the Association for 3 (three) or more months.
  - b. A resident has been found to have violated the requirements to maintain gate access such as vandalism, tailgating, or a breach of the Association’s governing documents.

## Gate Codes

1. Residents must apply to obtain a gate code.
2. Residents may apply for a gate code for immediate family members, caregivers, vendors, approved cabana events, open houses, rental cars, or long-term guests. All approvals are subject to the Association’s governing document and the Board Panel.
  - a. RFID Tag or Gate Code violations will be attributed to both the resident and the owner (if the resident is not the owner of record) to which the RFID Tag or Gate Code was assigned.
  - b. Gates codes expire and can be renewed for up to 90 days
  - c. Vendors must have signage on their vehicle listing their company name and phone number.

## Gate Access Violation

1. Any RFID Tag or Gate Code violations will be attributed to the resident to whom the RFID Tag or Gate Code was assigned. The following fines will be sought as a non-exclusive remedy of the Association.
  - a. First offense. Resident’s will be required to pay the total amount for any damage and the resident’s RFID and Gate Code tags may be suspended subject to fines committee.
  - b. Second offense. A fine of \$25 will be sought and resident’s will be required to pay the total amount for any damage and the levied fines. The resident’s RFID and Gate Code tags may be suspended subject to fines committee
  - c. Third offense. A fine of \$100 will be sought and resident’s will be required to pay the total amount for any damage and the levied fines. Resident may be subject to up to 90-day suspension of RFID Tag and Gate Code by fines committee.
  - d. If a Gate Code or RFID Tag code is utilized by a vehicle and/or vendor not registered on the approved application, the resident attributed to the RFID Tag or Gate Code will receive a written warning on first offence. On subsequent offence the RFID Tag or Gate Code, be considered stolen by the Association and permanently deactivated without notice.

### **Deactivation:**

1. Other than instances in which the Association deems a Gate Code or RFID Tag stolen; deactivation, suspensions, and fines shall be handled in accordance with Florida law and the Association's governing documents pertaining to fining and suspensions of common element use. RFID Tag or Gate Code violations will be attributed to both the resident and the owner (if the resident is not the owner of record) to which the RFID Tag or Gate Code was assigned. All RFID Tags and Gate Codes will automatically expire on the day after the last day of a lease agreement on file with the Association. Residents and owners are required to ensure the Association approves all lease extensions or renewals before their expiration and the expiration of the resident's Gate Code and RFID Tag.
  - a. When RFID Tag and/or gate code deactivation is performed, Resident will be sent a letter notifying them the violation, the deactivation date and the date of the fines hearing if they wish to appeal. When deactivating of RDIF Tags, the letter will request the homeowner to contact the management company prior to the deactivate date to ensure a reachable phone number for the call box is on record.

### **Resident RFID Gate Access**

1. Residents must have their name, address, and corresponding RFID access on record with the property management company to access the community through the side gate for residents.
  - a. Pending approval by the Board Panel and compliance with these Rules, residents will receive the first 2 RFID Tags for free, including all personal and work vehicles.
  - b. Additional RFID Tags are available for \$15 each and are subject to approval by the Board Panel.
  - c. RFID Tags MUST be affixed to the driver side front window or front headlight of the corresponding vehicle on record. Residents MUST also affix the Country Fair Decal to the lower driver side of the rear window
  - d. Only one RFID Access sticker will be provided per vehicle registration.
  - e. Residents seeking an RFID tag for their work vehicle must provide vehicle registration and a signed letter from their employer documenting the vehicle is assigned to the resident.

### **Property Guest/Vendor Access**

1. Guest and vendor vehicles MUST utilize the provided call box to be granted entry. Violations will be attributed to both the resident and the owner (if the resident is not the owner of record) to whom granted access.

## **Country Fair Violation and Fines Procedures**

- Owners not in compliance with a restriction contained in the Association's governing documents will receive written notification from the Association. Notice of vehicle-related violations may be in the form of a letter or in the form of a sticker on the vehicle. Notification of other governing document violations will be sent via a letter from the Association or its attorney.
- When applicable, vehicles that do not cure the violation stated on the notification within the proscribed deadline, and vehicles that repeatedly violate the same restriction and have been previously notified will be towed at the owner's expense.
- The deadline for curing other governing document violations is stated next to the rule or will be contained in the Association's notification letter. When applicable, if the violation(s) remains uncured after the deadline in the notification, the matter will be referred to the Board of Directors.
- At a duly noticed and held Board meeting, the Board of Directors will review the information concerning members with outstanding violations. The Board shall decide whether to levy the stated fine for the violations. A fine may be levied by the Board for each day of a continuing violation up to \$1,000 in the aggregate.
- If the Board of Directors votes to levy a fine, the fine is referred to the Association's Fining Committee.
- Upon receipt of a referral from the Board of Directors, the Fining Committee shall notify the member of a hearing date and time no less than 14 days in advance.
- After the hearing, the Fining Committee shall decide whether to approve or reject the fine levied by the Board of Directors.
- Payment of a fine approved by the Fining Committee is due 10 calendar days after the date of the Fine Committee meeting at which the fine was approved. The Association will provide written notice of such fine by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel owner.
- In accordance with Florida law, a lien will be filed on a member's parcel to collect certain delinquent fines.