

EXHIBIT "F"

TO

DECLARATION OF CONDOMINIUM FOR

THE HIGHLANDS AT HUNTERS GREEN, A CONDOMINIUM

RULES AND REGULATIONS

**RULES AND REGULATIONS
FOR
THE HIGHLANDS AT HUNTERS GREEN, A CONDOMINIUM**

Effective Date: August 1, 2024

The following Rules and Regulations for the Condominium Property, the common elements, the limited common elements, the units, and the commonly used facilities available for use by the Unit Owners within the Condominium (the "Condominium") shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey these Rules and Regulations and shall ensure that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercised control and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at anytime and shall not be considered as a waiver, consent, or approval of identical or similar situations unless such waiver, consent, or approval of identical or similar situations is specifically set forth, in writing, by the Board of Directors.

THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. RULES AND REGULATIONS:

- a. Violations should be reported through the association internet portal, via email to the management office, or in writing to the attention of the Board of Directors of The Highlands at Hunter's Green Condominium Association, Inc, ("The Highlands") and delivered to the Association office located at 9481 Highland Oak Drive, Clubhouse Mail Slot, Tampa, FL., 33647. Photographs documenting the violation should be included whenever possible.
- b. Unit owner and lessee, if any, will be notified of violations by the Association office.
- c. Unit owners are responsible for compliance by their lessees, guests, invitees, servants and contractors with these Rules and Regulations.

2. FACILITIES: The commonly used facilities available for use by the Unit Owners within the Condominium are for the use of the Unit Owners, their lessees and their respective family members and guests. Any damage to the buildings or to the common elements or equipment caused by any Unit Owner, lessee or their respective guests shall be repaired or replaced by the association at the expense of the responsible Unit Owner.

3. NOISE: A Unit Changes Request Form should include a detailed description of adequate soundproofing to be used. Radios, televisions, and other instruments which may create noise should be turned down to a minimum volume between the hours of 10:00 P.M. and 8:00 A.M. All other unnecessary noises, between these hours should be avoided.

4. OBSTRUCTIONS: The parking areas, sidewalks, entrances, stairways, and breezeways must be kept open and shall not be obstructed in any manner.

- a. Patios and balconies shall not be obstructed in any manner in which prevents egress and ingress.
- b. No sign, notice, or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium, nor shall anything be projected out of any window or door of the Condominium Unit.

5. RESERVED

6. **DESTRUCTION OF PROPERTY:** Neither Unit Owners, nor their lessees, their respective family members, guests, or contractors shall mark, mar, damage, destroy, deface, or engrave any part of the Condominium. Unit owner shall be financially responsible for any such damage.
7. **EXTERIOR APPEARANCE:** The exterior of the Condominium which includes all common elements shall not be painted, decorated, or modified by any Unit Owner, in any manner, without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. Consent may require approval by the membership, approval by the board, approval by the ARC committee, and/or the Hunter's Green DRB.
 - a. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans, or other air conditioning devices shall be used in or about the Condominium.
 - b. No windows may be tinted without the prior consent of the Association and installation of drapes, blinds, curtains, or black-out curtains/liners visible from the exterior of the Condominium shall be white or off-white in color.
 - c. All broken, ripped, missing, or dirty, windows, blinds, drapes, or screens must be promptly replaced, cleaned, or repaired.
 - d. No television or other outdoor antenna system or facility shall be erected or maintained outside the unit boundaries.
 - e. Only black, tan, or dark-brown colored privacy roller sun shades are permitted on balconies or patios. Window screen frames must be white.
 - f. No trellis, wood or plastic should be used for privacy on a balcony or patio.
 - g. Seasonal wreaths are permitted on the front door of a unit.
8. **SIGNS:** There shall be no signs exhibited or displayed except for signs approved by the Association.
9. **CLEANLINESS:** Allowed garbage and waste from the Condominium shall be deposited with care in the container or compactor intended for such purposes at such times and in such a manner as the Association shall direct.
 - a. Garbage or waste shall not be placed in the breezeway or on the grounds of The Highlands. At no point can garbage or waste be placed outside of the front door.
 - b. All refuse, waste, bottles, cans, and garbage, etc., shall be placed in tightly secured plastic bags and bags shall not be leaking as they are carried through the breezeways, halls, stairwells, or sidewalks.
 - c. Residents shall follow posted guidelines when using the compactor such as breaking down cardboard boxes.
 - d. At no point shall any garbage or waste be placed outside of the compactor.
 - e. Household garbage or waste is not permitted to be placed in the containers near the mailboxes or in pet waste receptacles.
 - f. Please contact the Association office for instructions regarding the disposal of any large items including, but not limited to, furniture, mattresses, construction debris, and appliances. In addition to fines, owners may also be charged for the removal of large items left by themselves, their families, guests, invitees, or servants.
10. **WINDOWS, PATIOS, AND BALCONIES:** No cloth, clothing, rugs, or mops shall be hung upon or shaken from windows, doors, balconies, or patios.
 - a. Residents shall remove all loose objects or movable objects from the balconies and patios during hurricane warnings.

- b. Residents shall not permit anything to fall, be thrown, shaken, or swept from balcony, patios, doors, or windows, including but not limited to, cigarettes and debris.
 - c. Cooking on balconies is prohibited.
 - d. The use and storage of all types of electric, charcoal and gas grills and other similar devices used for cooking is prohibited on balconies, patios and breezeways.
- 11. INGRESS AND EGRESS:** Garbage cans, laundry, supplies, plants, or other articles shall not be placed in the breezeways, on the sidewalks or on staircase landings. Residents shall not allow entrance doors to remain open for any purpose other than for immediate ingress and egress.
- 12. STORAGE AREAS:** Nothing shall be placed in the storage areas, if any, which would create a fire hazard.
- 13. BICYCLES:** Bicycles are prohibited in breezeways, under stairwells, and outside front doors.
- 14. ATTIRE:** No bare feet are allowed in common areas except for enclosed pool area.
- 15. PLUMBING:** Common water closets and other common plumbing shall not be used for any purposes other than those for which they are constructed, and no sweepings, rubbish, rags, sanitary napkins, wipes, or other foreign substances shall be flushed. Grease and other foreign substances shall not be poured down drains. The cost of any damage resulting from the misuse of the same shall be borne by the Unit Owner causing the damage.
- 16. TRASH:** Trash collection containers may be used only between the hours of 7:00 AM and 11:00 PM.
- 17. ROOFS:** Unit owners, family members, lessees, their respective family members, guests, or contractors are not permitted on the roofs for any purpose whatsoever.
- 18. SOLICITATION:** There shall be no solicitation by any person anywhere within the Condominium property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.
- 19. EMPLOYEES:** No Unit Owner or resident shall direct, supervise or in any manner attempt to assert any control over any employee, vendor, contractor, or agent of the Association.
- 20. FIRE DOORS:** If applicable, Unit Owners, lessees and their respective family members, guests or contractors shall not use the fire doors for ingress and egress, except in emergency situations.
- 21. RECREATIONAL FACILITIES:** Unit owners, their respective family members, invitees, lessees, and guests using the facilities shall do so at their own risk; this includes but is not limited to the lounge, pool, recreational and fitness center. Everyone shall obey the posted lounge, pool, and fitness center rules. The following are basic rules for all persons using the swimming pool:
- a. Swimming in the pool is permitted only between the hours posted.
 - b. Each unit shall not have more than ten (10) persons in the pool area. If any unit plans to exceed this amount, the "Party Form" shall be submitted, approved, and signed by Management at least seven (7) days in advance.
 - c. Children under the age of 12 and any person who cannot safely swim may use the pool, but only under the direct supervision of an adult who can safely swim.
 - d. All persons using the swimming pool must wear appropriate swimwear.
 - e. All persons must shower thoroughly before entering the swimming pool.
 - f. Pool safety equipment shall be kept in its place and shall not be used, except for its intended purposes.
 - g. Pneumatic floats or other items of a similar nature, other than swimming aids, are not permitted in the swimming pool.
 - h. Animals are not permitted in the general swimming pool area.

- i. Running, jumping, skating or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
 - j. Alcoholic beverages are prohibited. Non-alcoholic beverages are permitted in plastic or metal containers. Glass of any kind is strictly prohibited. Food must be consumed outside the pool fence, except with the prior written permission of the Board of Directors.
 - k. If suntan oil is used, a beach towel must be used to cover pool and patio furniture.
 - l. Children who are not toilet trained, and other incontinent persons, must wear swim diapers or waterproof pants specifically designed to serve incontinent persons in the pool.
22. **MOTOR VEHICLES:** Unit owners, lessees, and their employees, servants, agents, visitors, licensees, and families shall obey the parking regulations posted at the parking areas and drives, and any other traffic regulations promulgated in the future for safety, comfort, and convenience of the Unit Owners. The association may tow, with at least three days notice affixed to the driver's side window or windshield, any vehicle violating sections d or e, and vehicles violating sections c and i parked in a visitor spot. Owners may, using the posted towing company, have any vehicle towed from their one reserved parking space that is not otherwise authorized by the association. Vehicles violating sections j or k may be immediately towed by the association. These remedies are in addition to the regular fining process.
- a. All units are assigned one reserved parking space.
 - b. Parking decals are issued to owners and/or tenants. Unit Owners must have proof of warranty deed, a valid driver's license, and valid registration. Tenants must bring a signed lease verifying that they are listed on the lease along with a valid driver's license and registration. Unit Owners that have other live-in guests shall also have a decal with the owner's written permission (there is a limit of two (2) decals per unit). The decal will be placed in the lower right corner of the rear window.
 - c. Visitors can park on the property for a maximum of seven (7) days with a visitor's pass issued by the Association. Extenuating circumstances will be considered on a case-by-case basis to extend the seven (7) day limit. The pass must be displayed on the dashboard or rearview mirror of the vehicle.
 - d. Unregistered vehicles or vehicles with expired registration are not allowed on the property.
 - e. No motor vehicle which cannot operate on its own power shall remain within the Condominium property for more than 24 hours, and no repair of vehicles, except for emergency repairs, shall be made within the Condominium property. This does not apply to vehicles in a garage.
 - f. Runoff from cleaning a vehicle may not extend beyond its parking space.
 - g. Motorcycles must be parked in the parking lot and are not permitted in the breezeways.
 - h. Residents shall operate vehicles in a safe manner in the complex and speed shall not exceed 10 mph.
 - i. Commercial vehicles are not permitted overnight on the property, except for those for moving purposes.
 - j. No vehicle belonging to a Unit Owner, family member, lessee, guest, servant, or invitee shall be parked in any such manner as to impede or prevent access to another parking space.
 - k. No motor vehicle may be parked outside of a marked parking space or garage.
 - l. As a security measure, all automobile doors should be locked.
23. **HURRICANE PREPARATIONS:** Each Unit Owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit prior to departure by designating

a responsible firm or individual to care for the unit during the Unit Owners or lessee's absence if the unit should suffer hurricane damage. It designated firm or individual shall be registered with the Board of Directors and such designated firm or individuals shall contact the Board of Directors for permission to install or to remove hurricane shutters. If permission is given by the Board of Directors for the installation of storm shutters, and the approval shall be conditioned upon the Board of Directors also approving the quality of the storm shutters and the aesthetic appearance of the storm shutters. All storm shutters which may be approved by the Board of Directors shall be white in color and shall be in accordion type storm shutter. Storm shutters shall only be installed during the hurricane watch and hurricane warning situations.

- a. The Board of Directors may, subject to the provisions of the section 718. 3026 Florida statutes, and the approval of a majority of the voting interests of the condominium, install hurricane shutters and may maintain, repair, or replace such a proved hurricane shutters, whether on or within common elements, limited common elements, units, or association property. However, where laminated glass or window film architecturally designed to function as hurricane protection which complies with the applicable building code has been installed, The Board of Directors may not install hurricane shutters. The Board of Directors may operate shutters installed pursuant to this paragraph number 23 without permission of the Unit Owners only where such operation is necessary to preserve and protect the Condominium property and association property.

b.

The expense of insulation, replacement, operation, repair, and maintenance of hurricane shutters by the Board of Directors shall constitute a common and expense as defined herein and shall be collected as provided in the declaration. Notwithstanding the foregoing, a Unit Owner who has previously installed hurricane shutters in accordance with this paragraph number 23 of laminated glass architecturally designed to function as a hurricane protection which complies with the applicable building code shall receive a credit equal to the pro rata portion of the assessed installation costs assigned to each unit.

- c. However, such Unit Owner shall remain responsible for the pro rate share of expenses for hurricane shutters installed on, elements and the association property by the Board of Directors and shall remain responsible for such a pro rata share of the expense of the replacement, operation, repair, and the maintenance of such shutters.

- d. Any tape or similar materials used to protect the window(s) during a hurricane must be removed within a week after the storm.

24. **PEST CONTROL:** All Unit Owners and lessees shall permit employees of the pest control companies employed by the association, if any, to enter the units, at regularly scheduled times, to perform pest control services.

25. **CONTRACTORS:** Contractors providing services to a Unit must be licensed and insured. Permits, if required, are the responsibility of the Unit Owner and contractor. A copy of the permit must be provided to the Association prior to commencing work. Contractors must sign into the Association office prior to performing any services. Work can only be performed between the hours of 8:00 A.M and 8:00P.M and as required by Hunter's Green. Before any work can be started, the Unit

Owner must contact The Association office to verify if an Architectural Request is required.

Examples of work requiring a permit:

- a. Water heater replacement
- b. HVAC replacement
- c. Any plumbing or electrical additions and relocations
- d. Window replacement
- e. Any interior structural changes

26. **ANIMALS:** No animals weighing more than 60 lbs., or any type of exotic animal shall be kept without the prior written consent of the Association and is subject to revocation at any time. Not more than one (1) animal may be kept within a unit. Animals must be leashed when outside of the unit. No animal shall be kept within a unit that would create a nuisance to any other Unit Owner or lessee. Exotic animals, especially venomous animals, must be approved and registered with the Association office.

- a. Any resident that owns an animal, other than for fish, must submit a picture of the animal and copy of vaccination records to the Association each year.
- b. Any excrement deposited by an animal on any portion of the Condominium Property must be immediately removed by the person(s) that has custody or control of the animal.
- c. Any damage or injury caused to a person or property by an animal shall be the responsibility of the Unit Owner where the animal is kept.

27. **HOLIDAY, COLORED OR DECORATIVE LIGHTS:** Stringed lights, wreaths, or other holiday decorations are only permitted to be displayed on patios and balconies during holidays, i.e., Halloween, Christmas, and Chanukah and any other holidays from November 1 through January 15th.

- a. In all cases, no attachment to the building is allowed that may negatively impact the structural integrity of the building.
- b. No lights are permitted to be hung on patio and balcony ceilings.
- c. All decorative lighting must be turned off by 10:30 p.m.

28. **NUISANCE:** No nuisances shall be permitted to exist or operate on the property.

The Highlands at Hunter's Green rules violation process (2024)

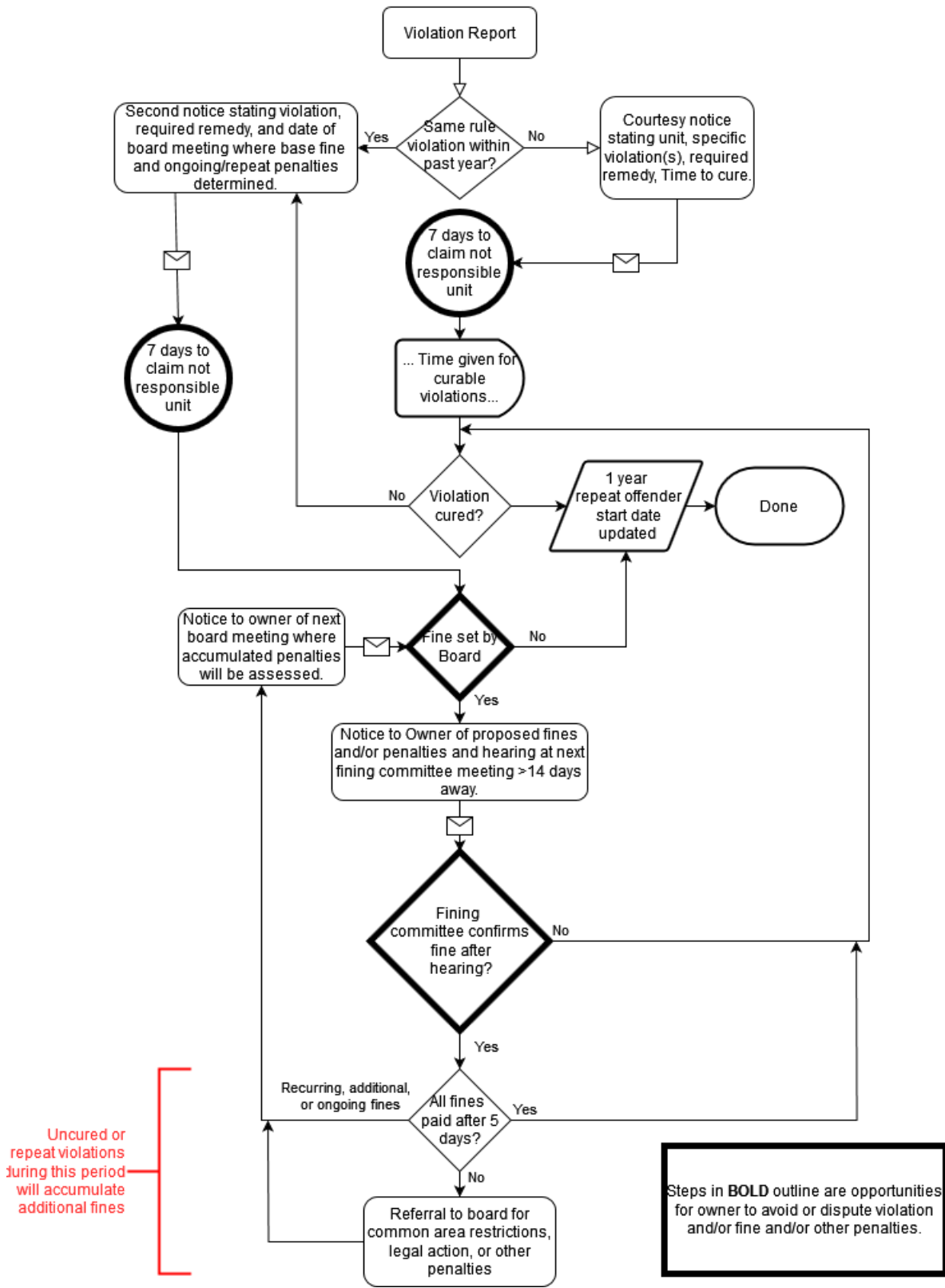
Violations should be reported to The Highlands management via email, web portal, or in person at the office in order to be tracked. Whenever possible, please include the unit involved and an accompanying photo because it makes the violation more likely to be addressed. When a violation is first received, the unit owner will be sent a courtesy warning notice which should include the rule(s) in violation, the required remedy, and the time (if any) for the violation to be remedied. If the violation is not remedied, or if the unit owner received a similar violation in the last year, a second notice will be sent. The second notice will contain the information in the first notice, as well as the date of the next board meeting where the penalties will be determined. The owner may respond to any notice by contacting the management office within 7 days if they believe the notice to be in error.

Once the Board has determined the fine, the owner will be given at least 14 days notice of the next fining committee meeting where the owner has the opportunity to contest the fine. If the fining committee concurs with the assessed fine, the owner has five days to pay the fine. Failure to pay fines can result in suspension of access to common elements, amenities, revocation of unit voting privileges, leasing privileges, collections proceedings, and/or other lawful remedies.

In the case of repeat or ongoing violations, the fine may be increased and an additional fine amount may be assessed on a per-incident or per-day basis from the date a confirmed fine is due. Additional amounts for incremental or ongoing violations will be determined by the board when the fine is set.

Violations are considered to be against unit owner(s) when determining repeat offenses. Non-monetary penalties may be enforced against unit owners, and/or their guests, tenants, or invitees.

Highlands At Hunter's Green rules violation process



**RULES AND REGULATIONS - SCHEDULE OF FINES
FOR
THE HIGHLANDS AT HUNTERS GREEN, A CONDOMINIUM
Effective Date: 2024**

The following are the standard fines for each section of the Rules and Regulations for the Highlands at Hunter's Green. Under normal circumstances, these amounts will be used as the base amount when assessing a fine against a unit owner. Recurring fines may be doubled to a maximum fine of \$100. Ongoing fines may be assessed daily to a maximum total fine of \$1000.

Rule #	Rule Description	Base Fine	Notes
3	Noise	\$50	
4	Obstructions	\$50	
5	Children	\$0	
6	Destruction of Property	Repair Cost	
7	Exterior appearance	\$50	
8	Signs	\$50	
9	Cleanliness	\$50	
10	Windows, Patios, Balconies	\$50	
10d	Grills	\$100	Fine assessed immediately without warning issued.
11	Ingress and Egress	\$50	
12	Storage Areas	\$50	
13	Bicycles	\$50	
14	Attire	\$50	
15	Plumbing	Repair Cost	
16	Compactor	\$0	
17	Roofs	\$50	
18	Solicitation	\$50	
19	Employees	\$0	
20	Fire Doors	\$50	
21	Recreation Facilities	\$50	
22	Motor Vehicles	\$50	
23	Hurricane Prep	\$50	
24	Pest Control	\$50	
25	Contractors	\$50	
26	Animals	\$50	
27	Lights	\$50	
28	Smoking	\$50	
29	Nuisance	\$50	