



Rules and Regulations

COASTAL OAKS HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

TABLE OF CONTENTS

| | |
|--|-----------|
| Non-payment of Dues | Pg. 2 |
| Section 1, General Rules, Section 1 | Pg. 2 |
| Section 2, Resident's Club, Section 2 | Pg. 3 |
| Section 3, Fitness Center, Section 3 | Pg. 3 |
| Section 4, Pool – Quiet Enjoyment & Activity Pools | Pg. 4 |
| Section 5, Leasing | Pg. 5 |
| Section 6, Trash | Pg. 5 |
| Section 7, Pets | Pg. 5 |
| Section 8, Motor Vehicles | Pg. 6 |
| Section 9, Golf Carts/ Electrical Vehicles | Pg. 6 |
| Section 10, Parking | Pg. 7 |
| Section 11, Architectural Review Board | Pg. 8 - 9 |
| Section 12, Administrative | Pg. 10 |

THESE RULES WILL BE STRICTLY ENFORCED.

COASTAL OAKS HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

The Board of Directors publishes the rules and regulations set forth below for information and guidance of all residents.

Your cooperation in observing the rules listed below will ensure that our community continues to be a pleasant and attractive place in which to live. ALL OWNERS MUST INSTRUCT THEIR GUESTS AND TENANTS TO OBEY ALL RULES AND REGULATIONS OF THE COASTAL OAKS HOMEOWNERS' ASSOCIATION, INC.

NON-PAYMENT OF MAINTENANCE FEES

Non-payment of Homeowners' Association fees will result in the homeowner's amenity accessibility devices being disabled. After 60 days of non-payment gate barcodes and access key fobs will be disabled. Additionally, use of the clubhouse by the homeowner will be suspended. This does not relinquish or otherwise relieve a homeowner from the financial obligations as set forth in the governing documents. Homeowners will be subject to all fees, terms and conditions as set forth in the Recorded Declaration, Articles of Incorporation, Bylaws and the Rules and Regulations.

Rule Changes – The Board of Directors reserves the right to change, revoke, revise, or add to the existing Rules and Regulations.

POSTING OF MEETING DATES

All meeting notices will be placed in a common location.

Section 1, GENERAL

- 1) Children under 16 shall be supervised by an adult resident or guest over the age of 21 to utilize the common facilities.
- 2) Resident(s) are required to be present for guest use of the amenities.
- 3) Residents and their guests using the fitness center, pool facilities, or any other common property do so at their own risk. The Association assumes no responsibility for use of fitness center equipment, pool facilities, common grounds, or parks.
- 4) For the safety of residents and their property, fireworks are strictly prohibited within Coastal Oaks. Violation of this rule is subject to a fine by the Association of \$100 (one-hundred dollars), as well as a loss of use of amenities. In addition, violators are subject to fines imposed by the State of Florida, court costs and imprisonment.
- 5) No soliciting of any type with prior approval from the Board of Directors and Management.
- 6) Streetscape trees located in front of Unit(s) are the responsibility of the homeowner to maintain.
- 7) No articles shall remain (after use) on any part of the common property (ie: sporting equipment, tables and chairs, etc). Hammocks are prohibited at all times on common property.
- 8) The common property shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material.
- 9) Excessive noise and/or nuisance by owners, residents, their guests and workers, and/or pets are prohibited. Everyone is expected to control loudness of group gatherings, TVs, radios/ stereos, and their pets at all times.
- 10) Feeding of birds, alligators, snakes, squirrels, or other wild animals is not permitted.
- 11) Skateboards are not permitted on roadway or sidewalks. Walkways are strictly for foot traffic.
- 12) NO FOR SALE, FOR RENT, OR FOR LEASE signs or any other sign shall be posted on the premises of any lot without an ARB approval and approved paperwork on file. See Architectural Review Board section for more details. No signs of any type are to be placed on common property (ie: Open House signs).
- 13) All HOA employees are to be treated with respect. Any mistreatment of an employee is grounds for loss of amenity privileges. Any issue that may arise should be reported to the property manager immediately.

THESE RULES WILL BE STRICTLY ENFORCED.

COASTAL OAKS HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

Section 2, RESIDENT'S CLUB

OFFICE HOURS **Monday – Friday 8:30am – 4:30pm**
Saturday - Sunday 12:00pm – 5pm

- 1) Children under the age of 16 **MUST** be accompanied by an adult resident or guest over the age of 21 at the Residents' Club.
- 2) No pets (except service animals) are allowed within the Residents' Club buildings, pools or pool deck areas.
- 3) Proper attire, including shoes and shirts, must be worn in the Residents' Club at all times. Wet bathing suits, wet towels or bare feet are not permitted except in the locker room.
- 4) There is no smoking or use of tobacco products anywhere within the Residents' Club property.
- 5) Please park bicycles, etc. at the bike rack located by the walk path and drop off area.
- 6) A meeting or special event reservation* for the Social Room should be made a minimum of seven days in advance. You must return a completed facilities reservation form along with a signed copy of the Reservation Rules and Regulations to the clubhouse.
- 7) A \$250 security deposit is required. If the room is not cleaned thoroughly, this deposit will be forfeited for cleaning. Any damage above and beyond this security deposit will be the responsibility of the resident holding the function.
- 8) A \$100 rental fee is required if the function is for business purposes and is considered "for profit." Reserved meetings and/or events will be posted.
- 9) Private function reservations for the Social Room will take precedence over any other use of the Residents' Club during the reserved date and timeframe.
- 10) Food and beverages are allowed in the Social Room for reserved meetings or special events only; with the resident responsible for set up and clean up.

****Reservations only include the Social Room. The pool, pool deck area, and fitness center cannot be reserved for exclusive use.***

** Please contact the Management office via phone at (904) 217-7970 or email Victoria Tosto @ Victoria.tosto@fsresidential.com.*

Section 3, FITNESS CENTER

HOURS OF OPERATION **Everyday 4am – 11pm**

- 1) Exercise at your own risk.
- 2) No one under the age of 16 is permitted to enter the fitness room or use the fitness equipment.
- 3) Proper workout attire and athletic shoes are required when using any part of the fitness center. Wet bathing suits, bare feet, and flip flop-type or other non-protective footwear are not permitted.
- 4) Machines/benches must be wiped down after use.
- 5) Proper decorum must be maintained at all times. Foul language is prohibited.
- 6) Only four (4) guests of a resident are permitted to use the facility at a time. Resident must be present.
- 7) If someone is waiting to use cardio equipment, use of the equipment is limited to 30 minutes.
- 8) Please treat the equipment with respect and proper care. This includes not dropping the free-weights or letting go of machine arms, causing the weight stack to drop.
- 9) If doing multiple sets when someone is waiting, please allow that person to work in with you.
- 10) If working with a personal trainer, the trainer must register with Management and provide a copy of current certification & insurance coverage.
- 11) Food and glass containers are not permitted in the fitness center.
- 12) All equipment must be returned to its proper place. This includes returning weights to the racks. Free weights, exercise balls, bands, etc., cannot be removed from the Residents' Club.

THESE RULES WILL BE STRICTLY ENFORCED.

COASTAL OAKS HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

Section 4, POOL RULES AND REGULATIONS

(Residents and guests must also adhere to any and all rules posted at the pool facility.)

HOURS OF OPERATION Everyday 8am – Dusk

GENERAL

- 1) There is no life guard on duty at any time. **Swim at your own risk.**
- 2) Children under the age of **16** must be supervised by an adult resident or guest over the age of **21**.
- 3) Children must be fully potty-trained or must be wearing swimmer pull-ups. Diapers are prohibited in the pool.
- 4) Proper swimming attire is required when using the pool.
- 5) Everyone must shower before entering the pool.
- 6) Each resident may have up to 6 guests at the pool area. Resident must be present.
- 7) Pets (except documented service animals) are prohibited in the pool area or on the pool deck.
- 8) No running, jumping, diving, or rough horseplay in pool or on pool deck.
- 9) Blow-up items, with the exception of water wings/floaties, are prohibited in the pool, unless approved by Management.
- 10) Food or drink is prohibited in the pool or deck area. Glass containers are prohibited in the pool area, on the pool deck, or on the lanai. Alcoholic beverages are prohibited at all times.
- 11) No smoking/use of tobacco products in the pool area or on the pool deck.
- 12) Do not place deck chairs in the pool.
- 13) Return all furniture to their original location when you depart the pool deck.
- 14) The pool lanai, tables, chairs or pool furniture cannot be reserved.
- 15) Please be sure all trash is disposed of appropriately.

QUIET ENJOYMENT POOL

- 16) The north pool is designated as the Quiet Enjoyment Pool. There should be no excessive noise, loud music, etc. in this area.
- 17) Swimming laps should be done in the north pool and lap swimmers have the right of way.
- 18) No balls of any type are allowed in the north pool.
- 19) Noodles are not permitted in the north pool.
- 20) Foam pool floats are to be used with discretion. They are prohibited if the pool is crowded or they are impeding the use of the pool.

ACTIVITY POOL

- 21) The south pool is designated as the Activity Pool.
- 22) Noodles and foam pool floats are to be used with discretion. They are prohibited allowed if the pool is crowded or they are impeding the use of the pool.
- 23) Only blow-up beach balls are permitted in the south pool and are to be used with discretion.

THESE RULES WILL BE STRICTLY ENFORCED.

COASTAL OAKS HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

Section 5, LEASING

*Owners that rent or lease their homes are responsible for the conduct of their tenants. Any infraction of the rules shall be directed to the owner of the property.

TENANTS MUST BE FURNISHED A COPY OF THE RULES AND REGULATIONS AND SUBMIT A SIGNED ACKNOWLEDGEMENT OF RECEIPT ALONG WITH A COPY OF THE LEASE TO MANAGEMENT FOR APPROVAL.

- 1) Any unit owner desiring to lease or sell his/her unit must submit an application accompanied by a check in the amount of \$100.00 made payable to the Coastal Oaks Homeowners Association, Inc. at least ten (10) days prior to the effective date of the proposed lease or sale. The lease must be on file with FirstService Residential.
- 2) All tenants must complete an Owner/ Resident information sheet and submit to FirstService Residential.
- 3) NO FOR SALE, FOR RENT, OR FOR LEASE signs shall be posted on the premises of any lot without an ARB approval paperwork on file. See Architectural Review Board section for more details.
- 4) No owner may lease his or her residence for period of time less than one month without prior written approval from the Board.

Section 6, TRASH

- 1) Trash/ Recycle bins must be stored in a concealed area and out of sight from the street and neighbors.
- 2) All garbage and refuse should be contained in tightly tied plastic bags and deposited in the trash/ recycle container.
- 3) Trash/ Recycle containers are to be placed curbside at the end of the driveway and not in the street no earlier than 4:00 p.m. (preferably after sunset) on the day before pick-up and must be stored away the day of pick-up.
- 4) Residents should instruct their landscaper not to leave landscaping debris street side unless it is after 4pm the day before pick-up.
- 5) All boxes and cartons should be flattened by cutting and folding, or thoroughly crushing to reduce bulk and should be placed in the trash container.

Section 7, PETS

- 1) Whenever outside the residence, pets must be on a secure leash. No pet shall be allowed to run free at any time.
- 2) Pets must be registered with Management and wear collars with tags identifying their owner and address.
- 3) Owners must clean up after their pets every time without exception.
- 4) Pets shall not make disturbing noises such as barking or crying that interfere with other residents' quiet enjoyment of the property.
- 5) Pets may not be left unattended or leashed in yards, garages, porches or lanais.
- 6) Pets shall not be permitted to damage any common property and the pet owner will be responsible for any costs associated with any damage.
- 6) No pets (except service animals) are allowed in the clubhouse, fitness center, on the pool deck, or covered lanai area.
- 7) No pet shall be permitted to behave in any fashion that could reasonably disturb the enjoyment of the property by other owners and their guests. Aggressiveness, viciousness, biting or any behavior causing injury to any person is grounds for immediate removal of the pet from the property and/or reporting to Animal Control.

***If the owner of the pet fails or refuses to comply with these restrictions, the owner, upon written notice, may be required to remove the pet from the community.**

THESE RULES WILL BE STRICTLY ENFORCED.

COASTAL OAKS HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

Section 8, MOTOR VEHICLE RULES

- 1) All speed limits and traffic signs shall be strictly observed. The speed limit within Coastal Oaks is **Twenty-Five (25)** miles per hour unless otherwise posted. Anyone observed speeding within Coastal Oaks will be subject to a **\$100 (one-hundred dollars) FINE.**
- 2) The driver of any motor vehicle must have a valid, state issued operator's license and must be at least 16 years of age.
- 3) All resident vehicles must be registered (make, model, color, year, and tag) with the Management office and display a bar code. A maximum of 5 cars can be registered per unit.
- 4) Motor vehicles are to be operated within Coastal Oaks in accordance with all laws of the State of Florida Department of Transportation. Any motor vehicle operated within Coastal Oaks must bear a valid license plate and registration sticker issued by a state in the United States.
- 5) Coastal Oaks prohibits the operation of off-road vehicles of any type, including but not limited to, go-carts, dirt bikes, three-wheelers & four-wheelers, and all-terrain vehicles on Coastal Oaks property.
- 6) The Association may, but shall not be required to, fine for violations of the Motor Vehicle and Golf Cart Rules for Coastal Oaks.
 - For violations of the Motor Vehicle Rules (with the exception of speeding), the first violation shall be subject to a fine of thirty-five dollars (\$35.00), with subsequent violations subject to a fine of one hundred dollars (\$100).

Section 9, GOLF CARTS/ ELECTRICAL VEHICLES

- 1) All Coastal Oaks golf carts must be registered with the Management office and must display a numbered Coastal Oaks decal for identification purposes. Decals are available from the Management office located at the clubhouse.
- 2) The driver of any golf cart or electric vehicle must have a valid, state issued operator's license and **must be at least 16 years of age.**
- 3) All State of Florida Department of Transportation laws are in effect for all for all golf carts within Coastal Oaks. This includes observing street signs.
- 4) Golf carts must be street legal to be driven in the dark.
- 5) Golf carts are not to be driven or parked on sidewalks or grass.
- 6) Golf cart owners within the community will be held liable and must reimburse the association for any property damage caused by their golf cart.
- 7) The Association may, but shall not be required to, fine for violations of the Motor Vehicle and Golf Cart Rules for Coastal Oaks.
 - For violations of the Golf Cart Rules, the first violation shall be subject to a fine of thirty-five dollars (\$35.00), with subsequent violations subject to a fine of one hundred dollars (\$100).
- 8) Any person operating a golf cart within Coastal Oaks agrees to indemnify and hold the association, developer, management company and all directors, shareholders, officers, affiliates, partners, employees, representatives, agents, subsidiaries harmless from any actions, including negligence, they take with their golf cart and is fully responsible for any and all of the their actions.

THESE RULES WILL BE STRICTLY ENFORCED.

COASTAL OAKS HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

Section 10, PARKING

- 1) Garages must be used for **parking** and not exclusively for storage and/or home gyms. Garage doors shall be kept closed except when vehicles are entering or leaving.
- 2) Owners shall park only in their garages, in the driveways servicing their Unit, or in appropriate spaces designated by the Board.
- 3) Residents are prohibited from parking in the street unless given prior approval by Management.
- 4) Residents must park their vehicles in their garage until the garage's designed parking capacity is reached. No more than 3 resident vehicles are permitted in a driveway and must not block the sidewalk.
- 5) Vehicles shall be parked only within units on paved surfaces and shall not block sidewalks or bike paths.
- 6) Guest Parking:
 - *GUEST PASSES ARE REQUIRED FOR ALL VISTORS.**
 - a. Guests must park their vehicle in the residents' garage or driveway until the parking capacity of both are reached. Once the parking capacity of the Unit (garage and driveway) is reached, guests may park in the street with a valid dated guest pass displayed on the dashboard until 11pm.
 - *A Unit's parking capacity is reached once the garage is full and you can no longer park in the driveway without blocking the sidewalk or walkway.
 - b. Guests parked in the street must not block neighboring driveways or impede passage on the street.
 - c. Guest passes can be obtained from the gatehouse guard by registering your guest with the guardhouse in advance of their arrival. Guest parking passes will be dated and will expire no more than 14 days from issuance.
 - d. Overnight guests may not leave their vehicle in the street. Overnight parking is located at the Resident's Clubhouse.
- 7) Authorized Contractors, Service Providers, and/or Vendors
 - a. Marked vendor vehicles may park in the street for momentary services as long as they are not blocking a neighboring driveway or impeding passage of the street.
 - b. Unmarked service provider vehicles (ie. housekeepers) may obtain single-day passes from the guard gate.
 - c. Toll Brothers employees, contractors, sub-contractors and affiliates may park on the street, not blocking driveways or obstructing traffic, with approval from Toll Brothers.
- 8) NO OVERNIGHT PARKING OF THE FOLLOWING: Trailers, commercial vehicles, motor homes or any vehicles which bear any markings visible from outside or any vehicle which carries commercial equipment, tools, ladders, paint cans, or supplies within the bed, with fifth-wheel setup, dual rear wheels, with camper provisions for external hook-up and/or other living accommodations, any pick-up that extends beyond the boundaries of a parking space or overhangs the curb. Pick-up trucks that are used as personal transportation shall be permitted. Under no circumstances may a van or other vehicle be lived in overnight.
- 9) Also prohibited are: boats, motorcycles, water equipment, bicycles, sails, canoes or rafts stored on or attached to parked cars unless parked in a garage, and vehicles with raised or lowered suspension that emit excessive noise, fluids or smoke. No non-operational, unlicensed vehicles or those with expired license may be parked for repair or restoration.
- 10) No vehicle which cannot operate on its own power or is wrecked shall remain on the community property/homeowner's driveway for more than forty-eight (48) hours. No vehicle shall be repaired on the community property.

THESE RULES WILL BE STRICTLY ENFORCED.

COASTAL OAKS HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

Section 11, ARCHITECTURAL REVIEW BOARD

An Architectural Review Application must be submitted to the Architectural Review Board for any proposed external modifications to a Unit. This includes but is not limited to, modifications, additions, improvements, painting, fencing, screening, altering landscaping, installing pools, or any other site work.

Below is a list of some prohibited items.

- No colored blinds or décor that can be seen from the exterior of the Unit
- All exterior metals must be aluminum
- Metal and plastic play sets (wood play sets must be approved)
- Trampolines
- Tree Hammocks (freestanding hammocks permitted)
- Portable basketball hoops (permanent hoops require approval)
- Yard Signs (for sale/ lease signs must meet specifications and be approved)
- Open House signs are prohibited on common area

The criteria listed below are general parameters and meant to provide guidance. These items are subject to approval by the Architectural Review Board and an application must be submitted. Any exterior alteration made to your Unit (including landscaping) must be approved by the Architectural Review Committee.

- 1) Requests for clothes lines must be submitted for approval.
- 2) Outdoor kitchens require ARB approval.
- 3) Exterior Lighting requires ARB approval.
- 4) No article shall be attached to, erected upon, installed, or affixed to the exterior, exterior doors, or roof of a resident's home unless approved by the Architectural Review Board and approved paper work is on file.
- 5) Satellite dishes are allowed only in the rear of the home in an inconspicuous location.
- 6) Fences must be a maximum height of 5, black, and open picket aluminum fence material.
- 7) Basketball Goals- All basketball hoops must have a clear back board and must be permanent. No light kits or netting is permitted.
- 8) Playsets/ Playgrounds- Only wood play sets are allowed and must follow the below standards:
 - a. Your lot cannot be a corner lot
 - b. Your lot cannot be on a pond
 - c. Neutral earth tones only
 - d. Landscaping is required to restrict view of play set from the street
- 9) Gas Tanks
 - a. ARB will specify whether gas tank is installed above or below ground
 - b. Landscaping will be a requirement.
- 10) Signs- All For Sale/ For Lease/ Open House signs must be within the ARB guidelines. Open House signs are not permitted on common property.
 - a. Sign: 10" x 24" ivory background with green border.
 - b. Text should be in green lettering.
 - c. Post: 4'tall 4" x 4" wide.
 - d. See image below.

THESE RULES WILL BE STRICTLY ENFORCED.

COASTAL OAKS HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS



*The Architectural Review Board, upon a majority vote, has the right to grant variances from the Architectural Standards to individual owners, builders or developers of all or any portion of the community.

THESE RULES WILL BE STRICTLY ENFORCED.

COASTAL OAKS HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS

Section 12, ADMINISTRATIVE

- 1) All owners/residents must complete an Owner/ Resident information sheet and submit to FirstService Residential. Owners and residents are responsible for keeping their contact information up to date.
- 2) Barcode numbers and all vehicle information (make, model, year, color, and tag number) must be on file for barcodes to be activated. A maximum of 5 bar codes will be issued to a unit. Replacement bar codes are available from Management of \$5 per code.
- 3) Resident may not direct, supervise, or in any manner attempt to assert any control over the employees of the Association.
- 4) Resident concerns regarding the maintenance and operation of the community shall be made in writing to the Board of Directors of the Association and supplied to FirstService Residential to present at the next Board of Directors Meeting.
- 5) Each resident requesting to speak or comment on any specific item listed in the agenda for any meeting of the Association shall submit in writing the statement or comment he/she desires to make. This should be provided to Management/ Board of Directors, at least twenty-four (24) hours prior to the opening of the meeting. The speaker will be allowed a maximum of two (2) minutes for his/her comments.
Any request for Homeowner Association records must be in writing, with the agreement that the requestor will pay \$.50 per page, plus postage.
- 6) Eligibility for service on the Board of Directors is restricted to members of the Association in good standing only (except for developer representatives during the period when the Developer is in control of the Association).
- 7) Those residents who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the property, which were placed thereon in violation of these rules.

➤ FINES/ LOSS OF PRIVILEGES

- Violators of the foregoing rules are subject to warnings, fines and loss of privileges. Pursuant to the Declarations and Covenants, Conditions and Restrictions of Coastal Oaks, The Association is authorized to impose fines and/ or suspend use rights for violations of the Rules and Regulations.
- The Association may, but shall not be required to, issue a warning with respect to any violation.
- The Association may impose a fine for rule infractions not to exceed \$100 per violation or incident. If the condition has not been remedied within 5 days, the Board of Directors may impose a fine of \$100/per day until the condition is corrected. All fines and assessments will be added to the total assessments due to the Association.
- The Association shall issue a violation notice notifying the violator of appropriate procedure to follow.
- If the violator is an employee or agent of the Declarant (developer) or an affiliated company, the Association shall deliver the notice of violation to the Declarant for such action as the Declarant may determine to be appropriate.
- If the violator is a contractor or someone else who is neither a property owner, a member of a property owner's household, nor an employee, the Association shall determine whether additional sanctions are appropriate, which may include the loss of privileges to enter Coastal Oaks.

In the case of any inconsistencies between the terms of the Declaration of Homeowners Association for Coastal Oaks at Nocatee and these rules and regulations, the terms of the more restrictive provisions shall control, unless such terms of these rules and regulations are prohibited by the Declaration of Homeowners Association and, in that event, the terms of the Declaration of Homeowners Association shall control.

THESE RULES WILL BE STRICTLY ENFORCED.