

Ridgewalk Homeowners Association Rules and Regulations

1. PURPOSE. This document is intended to clarify the restrictions, conditions and covenants provided in Articles III, IV, V, and XII of the July 5, 2016, Declaration of Covenants, Conditions, Restrictions and Easements for Ridgewalk (“Declaration”) and subsequent amendments that may occur from time to time to that Declaration.

The Rules and Regulations as approved by the Ridgewalk Homeowners Association (“Association”) Board of Directors (“Board”), is complimentary to and by reference incorporates the Declaration. It is understood that the Board: (a) may, from time to time, modify the Rules and Regulations; and (b) may grant exceptions as deemed appropriate and requested on a case-by-case bases¹.

2. ENFORCEMENT. Use Restriction violations shall be enforced by the Board. Violations may result in loss of privileges, loss of access and/or monetary fines. Monetary fines shall be limited to a maximum of \$100.00 a day per violation not to exceed 10 days or \$1,000.00 per violation. The Board, as the levying authority, shall establish a fine schedule.

FOR THE PURPOSES OF THESE RULES, all Owners shall cause anyone occupying or visiting his or her lot, including renters and lessees, to comply with these rules and shall be responsible for all violations and losses they cause, notwithstanding the fact that such persons are responsible for complying and may be sanctioned for any violation.

3. OPERATIONAL DEFINITIONS. The following definitions are operationally used as part of this document to help ensure clarity, brevity, and ease of reference.

3.1. Vehicles. Include, without limitation, automobiles, trucks, boats, trailers, motorcycles, campers, vans, golf carts, and recreational vehicles.

3.2. Commercial vehicles. Vehicles owned, operated, and used for purposes associated with the conduct of pick-up and delivery operations (i.e., UPS, FedEx, construction materials).

3.3. Restricted vehicles. Includes pickup trucks with raised camper tops or other raised enclosures or commercial vehicles (including all vehicles with commercial lettering or logos), boats, trailers, large trucks, campers, jet skis, motorcycles, or similar vehicles. (Note: “Sports Utility Vehicles”, pickup trucks without raised enclosures, and vehicles without commercial writing or logos shall be treated as automobiles.)

3.4. Common Areas. All Association owned and maintained areas and facilities (i.e. roads, bridges, recreational facilities) as more specifically defined in Declaration Section 1.8.

3.5. Construction equipment. Items used in the course of construction (i.e. cranes, air compressors, tractors, service vehicles (to include pickup trucks, etc.).

3.6. Personal Use Items. Recreational and clothing items. Such item may consist of but not be limited to kayaks, bicycles, skate boards, towels, clothing, toys, beach items, or other similar type items.

3.7. DRB: The Design Review Board reviews **ALL NEW EXTERIOR ADDITIONS OR CHANGES** to a home. Its landscaping, and its surroundings in accordance with the Design Review Guidelines.

¹ Explanatory Note: The Rules and Regulations shall in no manner over-rule, usurp, or countermand the Declaration.

4 ANIMALS AND PETS.

- 4.1. Pet owners shall be responsible for collecting and properly disposing of their pet's waste. If any Owner fails to abide by this rule, the Association will perform the service and bill the Owner a minimum \$25 service fee.
- 4.2. The barking of dogs shall not be an unreasonable source of annoyance.
- 4.3. No pets owned by contractors or workers shall be permitted on Ridge Walk property.
- 4.4. Only dogs, indoor cats, fish, and indoor birds are allowed to be kept by an Owner, guest, or tenant within Ridge Walk. No exotic pets shall be permitted to be kept or displayed outside the home.
- 4.5. Pets shall be kept inside or on a leash at all times.

5 LANDSCAPE MAINTENANCE

- 5.1. As a part of the amenity package provided by the Association, basic yard maintenance, including mowing of all yard areas, trimming, edging, and pruning of all developer-installed landscaping, is included within the annual assessments paid by each Owner.
- 5.2. The Association will, from time to time as it deems necessary, negotiate a contract for such landscaping services. The contract will provide the service provider with sole responsibility for all landscaping within Ridgewalk Common Areas, as well as the mowing, trimming, edging, and pruning of all developer-installed landscaping on each individual Lot. No other landscaping service provider will be allowed to contract for any work within the Development.
- 5.3. A la Carte pricing. Any landscaping service provider contracted with by the Association will be required to provide a "menu" of services that it can provide to the Owners on a case-by-case basis. Such menu shall include fertilizer application, weed control, lawn pest control, soil samples, additional plantings, and any other service the Board deems appropriate.
- 5.4. Any additional plantings installed by the Owner or at the Owner's direction remains subject to the Architectural Review Guidelines and Article III of the Declaration.
- 5.5. Irrigation. Irrigation will be installed by the Developer prior to closing on each new home sale with an Owner. The Association may, but is not required to, contract with the same service provider in Section 5.2 for maintenance of the irrigation system.
- 5.6. Owners are responsible for paying the cost of water for irrigation of all landscaping on their individual Lots. No Owner is permitted to install shallow, irrigation wells within Ridgewalk.
- 5.7. Owners purchasing new homes are hereby noticed that recently installed landscaping requires a considerable "establishment phase" during which time irrigation beyond normal amounts is required.
- 5.8. Under no circumstance is the irrigation timer, heads, or controls to be tampered with by the Owner. Any such tampering that results in the death or damage to any landscaping will be charged back to the Owner for cost of replacement and labor.
- 5.9. No Owner may permit the growth of noxious weeds or vegetation on the Owner's Lot or on the land lying between the street and the front Lot line. All unimproved areas of a Lot must be maintained in an attractively landscaped manner. The Association may impose a fine for each day of any violation hereof.

6 VEHICLES AND PARKING.

- 6.1. Commercial vehicles - are not permitted in the community except for delivery/pick-up services, and authorized construction activities as provided for in Appendix "E".

- 6.2. All boats or boat trailers, large trucks, campers, jet skis, motorcycles or similar vehicles must be kept within an enclosed garage. Only personal automobiles, SUV's, pick-up trucks, or similar vehicles bearing current license and registration tags shall be permitted to be parked in Ridgewalk.
- 6.3. Parking: Vehicles and golf carts are not permitted to be parked on empty lots, landscaping, grassy areas, streets, or sidewalks at any time except with prior approval of the Board or its designee.
- 6.4. Illegally parked vehicles are subject to being towed at the owner's expense.
- 6.5. Violations of the posted speed limits shall be grounds for monetary fines.

7. **GARAGES:** Garage doors shall remain closed except when entering, exiting, or otherwise actively using the garage.

8. NOISE CONTROL:

- 8.1. Loud noise or music that becomes a nuisance is not permitted at any time.
- 8.2. Outside speakers shall be turned off by 10 p.m.
- 8.3. Construction activities shall be conducted in compliance with Appendix D.

9. **PROHIBITED CONDITIONS:** Exterior Accessories, furniture, and personal item displays must be appropriate and consistent with a high standard of expectations of a premier 30A community. Additionally, homeowners are encouraged to construct exterior "screening structures" as approved by the DRB to help ensure compliance. To ensure a clean and cohesive, community wide look, the following conditions, structures, or activities are prohibited on any lot.

- 9.1. Outside clotheslines or other outside facilities for drying or airing clothes unless properly screened and approved in advance by the DRB.
- 9.2. Yards: Craft and Art objects are not permitted in the front or side yards.
- 9.3. Landscaping: Landscaping must be approved by the DRB whether in the front or back yards. The DRB may allow for more self-expression in areas not readily visible from the street. (Note: More detailed information is provided in the Design Review Guidelines.)
- 9.4. Porch furniture: (1) Must be commonly known as porch furniture, i.e. dressers, armoires, washstands are not permitted on porches that are readily visible from the home's main street and (2) colors should blend with the color and style of the home.
- 9.5. Porches shall not be cluttered. Plants and art objects, i.e. statues, must not be excessive in number and size.
- 9.6. Personal use items. Sports equipment, toys, and items of similar nature shall be stored either within the house, garage, or on the back porch, neatly screened from view. No towels, clothing, or other personal items shall be hung from balconies, porches, or outdoor furniture. Bikes shall be stored in a garage, back porch, or side yard, screened from view with approved plantings or fencing. Bike rack type and placement must be approved by DRB.
- 9.7. Holiday Decorations shall be removed not later than two weeks past the holiday period.
- 9.8. Accent Lighting shall be DRB compliant.

10. **SMOKING.** Neither smoking or "vaping" is permitted in common gathering areas i.e. amenity center, green space, pool and spa.

11. GARBAGE COLLECTION.

- 11.1. All owners shall use only Association designated “bear resistant” garbage containers.
- 11.2. Garbage containers shall be put curbside after 6:00 pm on the day just prior to pick up and removed to a location not visible from the home’s main street by 8:00 pm of the pickup day.
- 11.3. All trash shall be placed in the enclosed container and the lid shall be completely closed.

12. AMENITIES.

12.1. “Use Restrictions” as approved by the Board, will be prominently posted such that use restrictions and standards of conduct are clearly evident at all amenity areas.

(Note: “Rules posting” shall be stated in as cordial a manner as possible; however, such verbiage shall not circumvent the basis for legal enforcement.)

12.2. Pool and pool deck.

- A. Lot Owners may use the Ridgewalk pool and pool deck (“**Pool Amenity**”) as set forth in these Rules, as amended from time to time.
- B. Use of the Pool Amenity by an Owners’ family or guests is limited to those periods when they are residing in the home with the Owner or Owners, or, if not residing overnight in the home, when using the Ridgewalk Pool Amenity with an Owner or other person residing in the home with the Owner(s) (hereafter referred to as “**Guest**” or “**Guests**”). Consistent with the Declaration’s prohibition on rentals of less than 1 year, persons temporarily occupying a home without an approved lease and during periods when the owner(s) are residing elsewhere, are **not** permitted to use the Pool Amenity. The foregoing shall not prohibit a person who normally resides in the home with the Owner(s) as their principal residence from using the Pool Amenity while the Owner is temporarily away.
- C. Tenants under an authorized bona fide lease under Section 4.10 of the Declaration may use the Ridgewalk Pool Amenity as set forth in these Rules, as amended from time to time.
- D. Overnight Guests and family (when homeowner or Lessee is residing on property) may use the Pool Amenity while unaccompanied by homeowner or bona fide tenant; however, unaccompanied Guests shall wear a wrist band issued by the Association while using the Pool Amenity.
- E. Notwithstanding the foregoing, where a home is owned by a for-profit or non-profit business entity and not an individual, then such Owner and any individual holding an ownership interest in such business entity who is not residing in the home located on such Lot as their primary personal residence (“**Primary Resident(s)**”), shall be deemed an “**Absentee Owner**” for purposes of use of the Pool Amenity. Absentee Owners may not use the Pool Amenity except as a Guest of the Primary Resident(s). The entity Owner shall provide written notice to the Association, no more than once a year but at least once annually, of the names of the Primary Resident(s) of the home, or as applicable, a copy of a lease for the home compliant with Section 4.10 of the Declaration.
- F. Upon request and at such intervals as deemed reasonably appropriate, Owners shall provide information to the Association’s management personnel regarding the name(s) of Guests with Pool Amenity use rights pursuant to this Rule.
- G. Should the Owner wish to have more than ten (10) Guests at the Pool Amenity at any one time, the Owner shall contact the Association no less than ten (10) business days prior to the proposed use and request an “event pass”. Under no circumstance shall an Owner have more than ten (10) Guests at the pool and pool deck without having signed the Association’s Owner Event Policy (Attachment “1” hereto), as amended from time to time. At all times, the Owner or an adult resident of the home shall be at the Pool Amenity for the event.

- H. If an Owner leases their property, the Owner relinquishes all rights to use the Pool Amenity. All rights to the Pool Amenity shall pass to the tenant(s), and the tenant shall abide by these and all Association rules.
- I. Entrances/gates to the Pool Amenity shall be kept closed at all times.
- J. No animals in the pool or on the pool deck.
- K. No glass of any kind shall be used in the pool or on the pool deck.
- L. No food or beverages are allowed in the pool or on the pool wet deck; defined as a 4-foot-wide obstructed area surrounding the pool.
- M. Flotation devices and other personal possessions must be removed when leaving the Pool Amenity.
- N. All untrained toddlers must wear a swim diaper while in the pool. If there is contamination found in the pool, it requires a 24-hour shut down and special cleaning. There is a charge for this chemical pool cleaning.
- O. For safety purposes, all children 12 years of age and younger must be accompanied by an adult competent swimmer while in the Pool Amenity.
- P. No bikes, scooters, roller skates/blades, skateboards, etc. are permitted in the Pool Amenity.

13. GENERAL PROVISIONS

13.1. Any proposed **improvements** to the exterior of the property must be approved by the ARC including but not limited to architectural, landscaping, yard ornaments and flags.

13.2. No **signs** of any kind shall be displayed except as allowed per CCR's 3.4 (iii) and (iv)

13.3. Any proposed **vegetative** improvements must be consistent and approved by ARC prior to installation.

13.4. No **garbage**, trash, refuse or rubbish may be deposited, dumped or kept on any lot except in closed sanitary containers. Containers must be kept inside a garage or otherwise hidden from public view. Trash containers may only be placed at the front of the lot on the day designated for pick up but promptly returned to the proper storage area per CCR's 4.5. Waste Management provides service on Monday and Thursday.

13.5. The maximum **speed limit** for all streets in Ridgewalk is 15 miles per hour

13.6. **All Pets** must always be on a leash and pet owners shall always maintain control over their pets to include pick up and proper disposal of all droppings. **PET WASTE STATIONS WITH BAGS ARE PROVIDED FOR YOUR USE.** Only customary household pets, which do not cause any disturbance or annoyance, are permitted.

13.7. **Quiet Hours** for residents are from 11:00 pm to 7:00 am. Noise levels, including audible music shall not disturb owners' rights to peaceful use of their property. The community will have open gates at 6:30 am. They will close at 6:30 pm. This will be the policy as long as construction is actively accessing the community. Construction work may commence at 7:00 am and cease at 6:30 pm outside. Construction hours are 7 days a week.

13.8. No fires for burning of trash, leaves, clippings or other debris or refuse shall be permitted on any part of the lots, common area or contiguous land. No candles in glass enclosures or tiki torches are allowed.

13.9. **Properties** shall be kept in a neat, clean and well-maintained condition.

- **No towels or clothing** shall be hung on porches or railings.
- **All bikes**, toys and beach gear must be stored out of sight.

Signed: _____

Date: _____ Board of

Directors President

Ridgewalk Homeowners Association, Inc.

APPENDIX – A “POOL USE RESTRICTIONS”

1. Hours for pool use are dawn to dusk
2. No smoking or vaping.
3. The Pools may be closed for daily maintenance (i.e., cleaning, chemical check, etc.).
4. Children under the age of 12 must be accompanied by a parent or an adult chaperone.
5. Proper swim wear is required; toddlers must wear “swim diapers”.
6. Shower before entering the pool.
7. The following is not permitted at the pool areas:
 - a. Pets, bicycles, skateboards, scooters, and other similar type items.
 - b. Food and drinks in the water or within 4 feet of the pool edge.
 - c. No glass allowed beyond the entrance of Amenity Center.
 - d. Diving, running, horseplay, or rough housing.
 - e. Audio equipment that is creating excessive noise or that is an unreasonable source of annoyance.

Signed: _____

Date: _____

Board of Directors President

Ridgewalk Homeowners Association, Inc.

APPENDIX - B

“SPA USE RESTRICTIONS”

1. Hours for Spa use are Dawn to Dusk
2. No smoking or vaping.
3. The Spa may be closed at some point of the day for maintenance (i.e., cleaning, chemical check, etc.).
4. Maximum occupancy is 7.
5. All personnel must shower before entering the Spa.
6. Do not use the Spa unless water is circulating.
7. Do not use the Spa alone.
8. Elderly persons, pregnant women, and those with health conditions requiring medical care should consult with their physician before entering Spa.
9. Children between the ages of 9-14 must be accompanied by a parent or an adult chaperone.
10. Maximum temperature is 104.
11. Maximum use time is 15 minutes.
12. The following shall not be permitted:
 - a. Children under the age of 9.
 - b. Food or drink items in the Spa or within 4 feet of the Spa edge.
 - c. No glass allowed beyond the entrance of Amenity Center.
 - d. Diving, jumping into the water, horseplay, or rough housing.

Signed: _____

Date: _____

Board of Directors President

Ridgewalk Homeowners Association, Inc.

APPENDIX - C

“RIDGEWALK CONSTRUCTION CONDUCT STANDARDS”

GENERAL. The population of Ridgewalk has significantly increased to the point that it is no longer a developmental start up site. Subsequently, job-site standards, as defined below, shall be enforced, and complied with by the responsible general contractor. Violations shall be grounds for fines as established by the Board and such fines may be in addition to damage repair cost and restriction of community access.

1. TRAFFIC.

- 1.1. All traffic and parking guidelines adopted by the Association herein or in any other Ridgewalk document shall apply to all construction operations.
- 1.2. No exceedingly loud, and/or un-muffled vehicles shall be permitted. (Note: It is understood that some construction equipment and/or trucks are inherently louder than normal passenger vehicles.)
- 1.3. Heavy equipment operators shall be mindful of pavement and curb breakage possibilities. Damage caused by such negligence shall be grounds for fines and/or assessments.

2. CONSTRUCTION HOURS. The following work hours include the time for job-site daily mobilization/final clean-up and organizational maintenance.

- 2.1. Monday thru Saturday: 7:00 AM until 6:00 PM
- 2.2. Sunday: No work is permitted.
- 2.3. Exceptions: Work hour exceptions may be granted for low-noise (i.e. painting) and/or emergency type work. If possible, written request for exceptions along with justification shall be submitted to the CAM at least 3 days in advance. Such request may be referred to the Board for special consideration.

3. JOB –SITE ORGANIZATION.

- 3.1. Job site lay-out. When possible, a **SINGLE** adjacent lot (or near-by lot) should be designated as a staging area and marked appropriately for: (1) dumpster placement; (2) off-street (worker) and equipment parking (i.e., tool trailers, etc.); (3) construction equipment access/egress and (4) toilet facilities. The general contractor must receive permission from the owner of such lot prior to placing any equipment, material or other construction related items on that lot.
- 3.2. Dumpsters shall be: (1) positioned strategically off the street and in such a manner that curbs, surrounds, and pavement areas are not harmed; (2) emptied in a timely manner such that spill-over is not an issue; and (3) completely emptied or removed from the community

based on predictions of imminent hurricane or tropical storm conditions.

- 3.3. Toilet facilities shall be: (1) located as far off the street as feasible (curb placement is not permitted) and (2) removed from the premises during time of predictions of imminent hurricane or tropical storm conditions. Enclosed toilet surrounds are recommended.
 - 3.4. At notime shall construction equipment, trailers, vehicles, or similar type items be parked: (1) in the roadway; (2) in drive areas of surrounding homes or, (3) for more than 1 day, in any public parking area.
 - 3.5. Adjacent lots shall be smoothed, seeded, or recovered in pine straw (as applicable) upon project completion.
4. JOB-SITE APPEARANCE.
- 4.1. Personnel working in the community shall keep all areas free of discarded material, such as cups, lunch bags, etc. Objects shall not be thrown out of vehicles. Trash and scrap material shall be placed in appropriate containers.
 - 4.2. Construction materials should be neatly organized/stacked.
 - 4.3. Useable scrape material should be appropriately stored out of sight and away from the street.
 - 4.4. Final clean-up and storage organization shall be conducted **AT THE END OF EACH DAY'S ACTIVITY.**
5. VIOLATIONS. Fines for violations of these rules shall be as defined above in the "General Paragraph" and in the Rules and Regulations, and as approved by the Board.

Signed: _____

Date: _____

Board of Directors President Ridgewalk Homeowners Association



RULES AND REGULATIONS

Ridgewalk Homeowners Association has adopted the following rules and regulations governing the use of properties within Ridgewalk by its lot owners, their families, lessees and guests. These rules and regulations are subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions, Bylaws, Articles of Incorporation and Architectural Code. They may be amended from time to time.

COURTESY RULES

- Any proposed **improvements** to the exterior of the property must be approved by the ARC including but not limited to architectural, landscaping, yard ornaments and flags.
- No **signs** of any kind shall be displayed except as allowed per CCR's 3.4 (iii) and (iv)
- Any proposed **vegetative** improvements must be consistent and approved by ARC prior to installation.
- No **garbage**, trash, refuse or rubbish may be deposited, dumped or kept on any lot except in closed sanitary containers. Containers must be kept inside a garage or otherwise hidden from public view. Trash containers may only be placed at the front of the lot on the day designated for pick up but promptly returned to the proper storage area per CCR's 4.5. Waste Management provides service on Monday and Thursday.
- **Parking** on the street and/or sidewalks is prohibited. Any overflow parking must be routed outside of Ridgewalk.
- The maximum **speed limit** for all streets in Ridgewalk is 15 miles per hour
- **All Pets** must always be on a leash and pet owners shall always maintain control over their pets to include pick up and proper disposal of all droppings. **PET WASTE STATIONS WITH BAGS ARE PROVIDED FOR YOUR USE.** Only customary household pets, which do not cause any disturbance or annoyance, are permitted.
- **Quiet Hours** for residents are from 11:00 pm to 7:00 am. Noise levels, including audible music shall not disturb owners' rights to peaceful use of their property. The community will have open gates at 6:30 am. They will close at 6:30 pm. This will be the policy as long as construction is actively accessing the community. Construction work may commence at 7:00 am and cease at 6:30 pm outside. Construction hours are 7 days a week.
- No fires for burning of trash, leaves, clippings or other debris or refuse shall be permitted on any part of the lots, common area or contiguous land. No candles in glass enclosures or tiki torches are allowed.
- Please turn off lights and fans upon exiting the pool area. Do not enter the pool equipment area for any reason. Specifically, do not adjust the pool heater, site lighting or irrigation controllers
- Any owner must notify and receive approval from the Association Manager prior to any gathering of more than 10 people in the pool area per the Owner Event Policy.
- **Properties** shall be kept in a neat, clean and well-maintained condition
 - **No towels or clothing** shall be hung on porches or railings
 - **All bikes**, toys and beach gear must be stored out of sight

Pool Area

- No Lifeguard on Duty
- Pool/Spa Hours dawn to dusk
- No animals in the pool area
- No glass in the pool area
- No food or beverages are allowed **in the pool or on the pool wet deck**; defined as a 4-foot-wide obstructed area surrounding the pool.
- Pool gates must always remain closed
- Children under 12 years old must always be accompanied by an adult
- All swimmers must shower before entering the pool
- Flotation devices and other personal possessions must be removed when leaving the pool area
- All untrained toddlers must wear a swim diaper while in the pool. If there is contamination found in the pool, it requires a 24-hour shut down and special cleaning. There is a charge for this chemical pool cleaning.

RIDGEWALK OWNERS' ASSOCIATION, INC.

Parking Enforcement Policy

RidgeWalk's Declaration of Covenants allow parking only in garages and driveways of a Lot. **Street parking, parking on the sidewalk and parking on unpaved areas is prohibited.** However, the Board recognizes the reality that **temporary** parking on the street may be unavoidable at certain times. Therefore, the prohibition on street parking will not be enforced under the following limited exceptions. Any vehicles parked on the street that do not clearly qualify for one of these exceptions are subject to warnings for parking violations, towing, fines and/or other enforcement action.

None of the exceptions below will apply to any vehicle that blocks ingress/egress from a driveway, through any community street, or in front of any fire hydrant. Any vehicle parking on the street must allow sufficient room for passage of emergency vehicles. Therefore, under no circumstances should any two vehicles be parked parallel to each other on opposite sides of the street.

The following vehicles may be parked on the street temporarily:

1. Delivery vehicles
2. Short-term parking of less than 3-hours in duration of guests to the property, **but only if no driveway space is available**
3. Special events (e.g., parties) by owners, if Association Management has been previously informed to expect street parking associated with the event. The event coordinator should take reasonable steps to minimize street parking and ensure that guests do not block any ingress/egress.
4. Construction vehicles and service contractors (e.g., lawn care, childcare) not left overnight, but only if
 - (i) for completed homes, no driveway space is available; or
 - (ii) for homes under construction, it is not reasonably possible to park vehicles on the Lot and the contractor has otherwise complied with all vehicle regulations in the Construction Agreement.

This Policy applies to all "vehicles", which are defined to include any passenger-capable means of transportation, including but not limited to automobiles, trucks, golf carts and low-speed electric vehicles, and any other motorized or electric vehicles.

OWNER EVENT POLICY

Owners Gatherings of more than ten (10) persons within the Ridgewalk Common areas requires a permit from the association.

In general, owners' gatherings of between ten and 30 persons requires only that the owner advise the association manager of the date and time and type of event. The event will be placed on the association's calendar.

For owner gatherings of 30 or more people, there is a \$100 cleaning/damage deposit required. To receive a full refund of the deposit all garbage and waste must be removed from the property and the property must be in a clean, acceptable condition.

Ridgewalk does not provide staffing for group events. All set up, event planning, and clean up are the owner's responsibility. If a security presence is needed the owner should engage the service and the security hours and point of contact must be provided to the association office prior to the start of the event.

Hours. Owner must provide the Association Office with the time of day and duration of the event. Quiet hours of the property are from 11pm to 7am. Amplified music must always be kept to a reasonable level and is not allowed after 11pm.

Community Pool Gathering Areas. Use of the Community Pool Gathering Areas **does not** close the pool to use by other owners. No glass containers are allowed on the pool decks, and food and beverages must be kept at least 4 feet from the pool edge.

Vendors. The Owner shall provide the Association Office with the names of all vendors that they will use and their contact numbers.

Hold Harmless. This Agreement is made upon the express condition that Ridgewalk, its agents and employees shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury to any person or property of the Owner, its agents, employees, guests or third parties from any cause or causes whatsoever while in or upon said premises or any part thereof during the term of the event or occasioned by any occupancy or use of said premises or any activity carried on by the Owner in connection herewith, and the Owner hereby covenants and agrees to indemnify, defend, save and hold harmless Ridgewalk, its agents and employees from all liabilities, charges, expenses and costs on account of or by reason of any such injuries, liabilities, claims, suits or losses however occurring or damages growing out of the same.

Insurance. The Owner must provide an event policy with a minimum of \$1,000,000.00 in general liability insurance. The Ridgewalk Homeowners Association, Inc. must be named as an additional insured on the event policy. A copy of the declaration page must be submitted to the association office at least 1 week in advance of the event.

Parking. Parking must be kept confined to one's own driveway. Overflow parking must be routed outside of Ridgewalk. There is no street parking allowed other than construction vehicles during construction hours.

A signed copy of this contract together with the deposit must be returned to our office for the event to be scheduled.

Ridgewalk Homeowners Association, Inc.

Owner: By: __

Printed Name: _____

Lot #: _____

Contact No: _____

Contact No: _____

Date of Event: _____



SUPPLEMENTAL RULES AND RESTRICTIONS

The following rules and restrictions are intended to supplement the existing Rules and Regulations of Ridgewalk Homeowners Association for the purpose of maintaining the quality, enjoyment, integrity, and value of the Ridgewalk neighborhood. These rules and regulations both emphasize and supplement RidgeWalk's Declaration of Covenants, Conditions, Restrictions, and Easements (as amended, the "Declaration"). These Supplemental Rules and Restrictions were approved by the Board of Directors (the "Board") of Ridgewalk Homeowners Association, Inc. (the "Association") at a duly called meeting of the Board on__.

OCCUPANCY

RidgeWalk is a rental-restricted community.

- The homes within RidgeWalk will be used for residential purposes as determined by the Board and the Architectural Review Committee ("ARC"), pursuant to the Declaration.
- To control the atmosphere and quality of the neighborhood and to control population density, shared ownership of homes or any ownership arrangement that enables sharing of time between different occupants in homes is prohibited.
- Parking must be kept completely on the driveway area of a lot without blocking the sidewalk. Guest parking is available near the pool, if needed.
- Pursuant to the Declaration, Short-term rentals are prohibited within RidgeWalk.
 - Short-term rentals are not solely defined by the exchange of money. A short-term rental is a furnished space offered for use or used for short periods of time from a day to weeks and are commonly used for short term stays by people who do not live in the area or are visiting or vacationing.
 - The intent of short-term rental restrictions is to eliminate a rotating cast of visitors and to avoid issues with traffic, noise, and abuse of the common areas of the community.

UNACCOMPANIED GUESTS

Guests who are staying in a home without the onsite presence of the homeowner present a quality of life issue and are not conducive to the close living norms of our community. Unaccompanied guests may not have the same interests as a long-term owner when it comes to the quiet enjoyment and harmony of the community. In addition, unaccompanied guests present an insurance risk and everyone in the Association may be subject to higher insurance rates. Guests who are visiting a home without the onsite presence of the homeowner:

- Must be registered with the Association manager. Homeowners will be required to contact the Association's manager to provide the names of all guests; duration of stay; make, model and license plate number of all vehicles.
- May not use the pool and pavilion common areas.

- Must park in the owner's driveway and are not permitted to use guest parking by the pool common area.

LANDSCAPING, LAWN FERTILIZING AND WEED MAINTENANCE

RidgeWalk landscaping is intended to have a continuous flow from one lot to another between the street and the front of each home. Landscape installations will be encouraged to utilize native or indigenous plants with exceptions only as specified in the Declaration or as allowed by the ARC.

All individual lots and common area landscaping maintenance is managed by a professional landscaping company and all chemicals and pesticides applied to lawns and natural areas must not be harmful to humans or pets. If a homeowner elects to forego fertilizers or pesticides intended to maintain health and control weeds, they must contact the Association manager to submit a request. Furthermore, the homeowner will be required to maintain the healthy, weed-free and visually harmonious standards of all vegetation in keeping with the neighborhood.

The perimeter fence surrounding RidgeWalk is deemed common property. All maintenance, updates and repairs will be the sole responsibility of the Association. To maintain the visually harmonious standards of the neighborhood, perimeter fencing may not be altered, stained, sealed, or painted.

FINES AND LIENS

Per Florida Statute, Chapter 720, the Board of Directors may vote to impose fines in the amount of \$100 per occurrence to provide enforcement of the Declaration or the Rules and Regulations of the Ridgewalk community.

Each owner shall be responsible for painting, maintaining, and restoring all exterior finishes.

HOLIDAY DECOR

Holiday decorations are an integral part of the holiday season.

- Decorations are permitted up to one month prior to a holiday and must be removed no later than two weeks afterward.
- Roof-anchored displays are not permitted as they may pose a safety hazard if not anchored correctly.
- Excessive light and noise-emitting decorations considered an annoyance or offensive to other owners are not permitted.