

RULES AND REGULATIONS
FOR
CEDAR RIDGE AT AUTUMN WOODS, A CONDOMINIUM

The definitions contained in the Declaration of Condominium of Cedar ridge at Autumn Woods, a Condominium ("Declaration") are incorporated herein as part of these Rules and Regulations.

1. The walkways, entrances and stairways shall not be obstructed or used for any purpose other than ingress and egress to and from the building(s) and the other portions of Cedar Ridge.
2. The exterior of the Homes and all other areas appurtenant to a Home shall not be painted or modified by any Home Owner in any manner without prior written consent of the Association by its Board and pursuant to Article 19 of the Declaration and pursuant to the Community Declaration.
3. No article, including, but not limited to, cloth, clothing, rugs or mops shall be hung or shaken from the doors, windows or screened porches of the Homes or placed upon the outside window sills of the Homes without the prior consent of the Board.
4. No personal articles shall be allowed to stand on any portion of the Common Elements; however, Home Owners may utilize the Limited Common Areas of the Home which are defined as: the doors, front and lanai if applicable of a Unit and a three foot radius. The garage door of a Unit and a three foot radius for the display of Exterior Holiday Decorations. The Regulation for the use of the Limited Common Areas is as follows:

Lights or decorations may be erected on the exterior of Units in Commemoration or celebration of publicly observed holidays provided such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners by illuminating bedrooms, creating noise or attracting sight-seers. All lights and decorations that are not permanent fixtures of the Unit which are part of the original construction or have been properly approved as permanent improvements by the ARC-M or ARC-N shall be removed within thirty (30) days after the holiday has ended. Christmas holiday decorations or lights may not be displayed prior to the Friday after Thanksgiving of any year. For other holidays, decorations or lights may not be displayed more than two (2) weeks in advance of the holiday. The Neighborhood Association shall have the right, upon thirty (30) days prior written notice to enter upon any Lot and summarily remove exterior lights or decorations displayed in violation of this provision. The Neighborhood Association, the individuals removing the lights and decorations, shall not be liable to the Owner for trespass, conversion or damages of any kind except intentional misdeeds and gross negligence. Trees and shrubs in Common Areas must be left undisturbed (undecorated).

5. No Home Owner shall make or permit any noises that will disturb or annoy the occupants of any of the Homes or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Home Owners. In addition, except in an emergency, a Home Owner shall not cause or permit the blowing of any horn from any vehicle of which he or she, or his or her family members, guests, invitees or lessees shall be occupants.
6. Each Home Owner shall keep such Home in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from the doors or windows thereof any dirt or other substance.
7. Each home owner who plans to be absent from his or her Home during the hurricane season must prepare his or her Home prior to such Home Owner's departure by:
 - a. Removing all furniture, potted plants and other movable objects from his or her porch, balcony or patio, if any; and
 - b. Designating a responsible firm or individual satisfactory to the Association to care for the Home should the Home suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters pursuant to Section 17.16 of the Declaration.
8. Each Home Owner shall regularly pick up all garbage, trash, refuse or rubbish outside his or her Home, and no Home Owner or resident shall place or dump any garbage, trash, refuse or other materials on any other portions of the Cedar Ridge Property or Autumn Woods. All garbage, trash, refuse or rubbish must be placed in appropriate trash facilities or bags. All refuse shall be stored inside the Home Owners garage. No noxious or offensive odors shall be permitted.
9. Water closets and other water apparatus in the Homes or upon the Common Elements shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Home Owner responsible for same.
10. No Home Owner shall request or cause any employee or agent of the association to do any private business of the Home Owner, except as shall be approved in writing by the Association.
11. The agents and employees of the association and any contractor or worker authorized by the Association may enter any Home at any reasonable hour of the day for the purposes permitted under the terms of the governing Documents. Entry will be made by prearrangement with the Home Owner, except under circumstances deemed an emergency by the Association or the manager, if any, in which case, access is deemed permitted regardless of the hour.
12. No vehicle or other possessions belonging to the Home Owner or to a member of the family or guest, invitee or lessee of a Home Owner shall be positioned in such manner as to impede or prevent ready access to another Home Owner's Garage. The Home Owners, their family

members, guests, invitees and lessees will obey the parking regulations posted by the Association, and the Community Association in the private streets, parking areas and drives, and any other traffic regulations promulgated in the future, for the safety, comfort and convenience of the Home Owners.

13. No Home Owner shall use or permit to be brought into the Home any flammable oils or fluids, such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed extra hazardous to life, limb or property.
14. No Home Owner shall be allowed to put his or her mail receptacle, name or street address on any portion of his or her Home, except in such place and in the manner approved by the Board and Declarant for such purpose.
15. The Association may retain a passkey to each Home. If a Home Owner alters any lock or installs a new lock on any door leading into his or her Home, such Home Owner shall provide the Association with a key for the use of the Association or the Board.
16. Any damage to the Condominium Property or equipment of the Association caused by any Home Owner, family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Home Owner.
17. Each Home Owner shall be held responsible for the actions of his or her family members, guests, invitees and lessees.
18. Food and beverage may not be prepared or consumed, except in the Home or in such other areas as may from time to time be designated by the Board. The use of gas and/or charcoal grills is not permitted in Cedar Ridge.
19. Complaints regarding the management of the Condominium Property or regarding actions of other Home Owners shall be made in writing and forwarded to the Board of Directors.
20. A Home Owner shall show no sign, advertisement or notice of any type on the Common Elements, other portions of Autumn Woods, or in or upon his or her Home so as to be visible from the Common Elements, or any public way, without prior written consent of the Association by its Board in accordance with the provisions of Section 17.4 of the Declaration and in accordance with the Community Declaration.
21. No Home Owner is permitted to keep a domestic pet, whether permanent or temporary, in his or her Home without the prior written permissions of the Board. Such permission in one instance shall not be deemed to institute a blanket permission in any other instance and any such permission may be revoked at any time in the sole discretion of the Board. However, under no circumstances will a pit bull be permitted on any portion of Cedar Ridge. Additionally, no horses, cows, pigs, swine, goats, chickens, pigeons or any such animals, fowl or reptiles be kept in Cedar Ridge. Any pet must be carried or kept on a leash when outside the Home. No pet

shall be kept on a lease when outside of a Home or in any screened porch or patio, unless someone is present in the Home. A Home Owner shall immediately pick up and remove any solid animal waste deposited by his or her pet. The Home Owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in Cedar Ridge. If a dog or any other animal becomes obnoxious to other Home Owners by barking or otherwise, the Home Owner thereof must cause the problem to be corrected; or if it is not corrected, the Home Owner, upon written notice by the Association, will be required to dispose of the animal.

22. No clothesline or similar device shall be allowed on any portion of the Common Elements.
23. Commercial vehicles, motor homes, recreational vehicles, boats, motorcycles are not permitted to be parked, placed, or stored in or on Cedar Ridge. No maintenance or repair shall be done to any vehicle, except in the garage and isolated from public view. The Association shall have the right to authorize the towing away of any vehicles in violation of these provisions and the provisions of the Community Documents with the costs to be borne by the owner or violator.
24. A Home Owner shall not install any screen doors, roll-ups, storm shutters, awnings, hardware or the like without the prior written approval of the Board as to design and color and, in any event, Board approval shall not be granted unless such items substantially conform to the architectural design of the building and the design of any such items which have been previously installed at the time Board approval is requested, and approval in accordance with the Community Declaration. Such approval, however, does not and shall not be construed to constitute approval or conformance with the county or city building codes. It shall be the responsibility of each Home Owner to check with all applicable governmental and quasi-governmental agencies and to obtain the appropriate permits prior to installation of any of the foregoing items.
25. No solicitation for any purpose shall be allowed without the prior written consent of the Board, which consent may be withheld at the Board's sole discretion; provided, however, the Board shall not unreasonably restrict any Home Owner's right to peaceably assemble or right to invite public officers or candidates for public office to appear and speak in the Common Elements.
26. Garages may be used for only the parking of motor vehicles and for minimal storage (i.e. chairs, tools etc.). No Garage shall be permanently enclosed so as to make such garage unusable by an automobile, and no portion of a Garage originally intended for the parking of an automobile shall be converted into a living space or full storage area. No Home Owner shall utilize Parking Spaces other than their garage and the driveway in front of such garage except in the event both such parking areas are already occupied by vehicles (as opposed to being utilized for storage). No individual air conditioning units shall be permitted in a Garage. All Garage doors shall remain closed when not in use by a vehicle entering or exiting the Garage. No garage may be used for hanging laundry. No obnoxious, unpleasant or offensive activity shall be carried on, nor shall anything be done, which can reasonably be construed to constitute a nuisance, public or private in nature.

27. A Home Owner shall not install any floor covering in the Home other than carpeting (such as wood or tile) in any room other than the bathroom, kitchen/breakfast area or laundry/utility area or other than in a Home which does not have another Home below it, without prior written approval of the Association. The Association requires that soundproofing insulation be placed under such floor coverings before installation in all units above the first floor. If a Home Owner installs alternate floor covering without the prior written consent of the Association or without the insulation required by the Association, then the Association shall have the right to cause such Home Owner to remove the alternate floor covering.
28. The procedure for reporting violations of these Rules and Regulations shall be as follows: Any Home Owner may report a violation of the Rules and Regulations to the Association or its management company. All violation reports are to be submitted in writing and will be considered confidential.
29. The procedure for enforcing these Rules and Regulations shall be as follows:
- a. **First Offense (1st notice):** When the Association becomes aware of noncompliance of a rule or regulation by a Home Owner, family member, guest, invitee or lessee, it shall send a certified letter to the Home Owner advising him or her of the rule which he or she has been accused of violating and warning that strict compliance with these Rules and Regulations will be required. Each day on which a violation occurs shall be deemed to be a separate offense.
 - b. **Second Offense (2nd Notice):** If the Association receives a second report that a violation has been repeated or has been continued beyond the time specified within the first notice, the Board, after verifying the violation, may authorize a fine to be levied upon the Dwelling Unit Owner. The fine for a second offense may not exceed the maximum amount permitted by the Act. Notice of a second violation shall be sent to the Dwelling Unit Owner and, if applicable, its licensee or invitee, of the right to an opportunity for a hearing before a committee of other Dwelling Unit Owners. This notice shall further explain that pursuant to F.S. 718.303(3), a fine may be levied for this and future repeat offenses with this notice as the single notice and opportunity for hearing provided to the Dwelling Unit Owner.
 - c. **Third Offense (3rd Notice):** If the Association receives a third report that a violation has been repeated or has continued beyond the time specified within the second notice, the Home Owner may be charged a fine not in excess of the maximum amount permitted by the Act following verification of the Board.
 - d. **Fourth offense 4th Notice):** For repeated offenses or in any case where the Board deems it appropriate, the Board may seek injunctive relief through court action.
 - e. **Exemptions and Hearings:** Any Home Owner may appear before the Association to seek an exemption from or variance in the applicability of any given rule or regulation as it relates to said person on grounds of undue hardship or other special circumstances. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing as set forth in the rules and regulations; provided, however,

that no such fine shall in the aggregate exceed the maximum amount permitted by the Act.

30. A Home Owner who fails to timely pay any Assessment shall be charged a late charge by the Association in an amount not to exceed the maximum amount permitted by the Act for such late Assessments. Home Owners shall be responsible to pay all court costs and legal fees incurred in connection with the collection of late Assessments whether or not an action at law to collect said Assessment and foreclose the Association's lien has been commenced.
31. Before levying a fine against a Home Owner for failure to abide by any provision of the Declaration, the Bylaws or these Rules and Regulations, the Board shall:
 - a. Afford the Home Owner against whom the fine is sought to be levied an opportunity for hearing before a committee of other Home Owners after reasonable notice of not less than fourteen (14) days and said notice shall include: A statement of the date, time and place of the hearing. A statement of the provisions of the Declaration, Bylaws or Rules and Regulations which have allegedly been violated and a short and plain statement of the matters asserted by the Association.
 - b. Provide an opportunity to the Home Owner against whom the fine may be levied to respond, present evidence and provide written and oral argument to the committee of Home Owners other than the Home Owners against whom the fine may be levied on all issues involved and shall have an opportunity to review, challenge and respond to any other material being considered.

In the event that the committee of Home Owners does not agree with the fine, a fine may not be levied.

32. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time by the Board.
33. The Home Owners should refer to the Occupancy and Use Restrictions contained in Article 17 of the Declaration which are binding upon all Home Owners.
34. All notices of Home Owners meetings shall be posted on the bulletin board located in the lobby of the clubhouse building.
35. The Board will adopt hurricane shutter specifications ("Hurricane Standards") in accordance with Florida Statutes Section 718.113(5). The Hurricane Standards will be made available to a Home Owner within five business days after the Board's receipt of a written request for such Hurricane Standards.
36. With regard to meetings of the Board of Directors of the Association and meetings of the Members of the Association (collectively referred to herein as "Meetings"), the following rules shall apply:

1. **The Right of Home Owners to Speak at Meetings:** A Home Owner shall have the right to speak at a Meeting provided the Association has received a written request at least 48 hours in advance of the scheduled meeting. The following restrictions apply:
 - a. The home Owner may speak at the start of the Meeting. The vote of the Board or the Members, as applicable, will not be taken until the Home Owner has spoken.
 - b. The Home Owner may speak for no longer than three (3) minutes, unless the Board votes at the Meeting to extend the time allotted to the Home Owner.
 - c. The Home Owner may speak only on matters specifically designated on the agenda.
 - d. The Home Owner may speak only once at a Meeting.

2. **The Right of Home Owners to Tape record or Videotape Meetings:** A Home Owner shall have the right to tape record or videotape a Meeting provided the Association has received a written request at least 48 hours in advance of the scheduled Meeting. The following shall apply:
 - a. The audio and/or video equipment and devices must not produce distracting sound or light emissions, nor may such equipment and devices require the use of electrical outlets.

 - b. The audio and/or video equipment must be assembled and placed in position in advance of the scheduled time for the commencement of the meeting. Equipment may not be placed on the table where the Board is seated; a front row seat will be reserved for the home owner and a tripod may be set up, but only at a height which does not obstruct the line of sight from other seats in the meeting room.

 - c. The Home owner videotaping or recording the Meeting shall not be permitted to move about the meeting room in order to facilitate the recording.

These Rules and Regulations may be modified, added to or repealed at any time by the Board of Directors of Cedar Ridge.

By Resolution of the Board of Directors of Cedar Ridge at Autumn Woods Condominium Association,
Inc.

Date: February 22, 2012

