

# Rules and Regulations

April, 2024

The following are rules and regulations ("**Rules**") are hereby adopted by the Board of Directors of Great Cypress Village Homeowners Association, Inc. ("**Association**") pursuant to its authority as set forth in the amended and restated Declaration of Covenants, Conditions, and (Deed) Restrictions of Great Cypress Village, as amended from time to time ("**Declaration**"). The Rules apply to all Great Cypress Village property Owners, residents and guests. The Rules are adopted by the Board of Directors to help clarify the terms of the Declaration and other policies.

## Pets

1. Pets, as used herein, shall mean and include; domestic dogs and cats; commonly caged birds; other species usually caged as inside pets. No other outside animals are allowed in the community. All dogs and cats must be pre-approved by the Board of Directors.
2. All dogs at all times outside the residence must be on a leash and under control of the handler.
3. All Owners, residents and guests must notify the Board of Directors of the presence of a pet in the community and supply all required immunization records. (Current residents have 30 days from the date of acceptance of these rules. Those residents away from the community have 30 days from the time of return. New residents after approval by the Board have 30 days after occupancy.) This requirement is to be done on a yearly basis around the time of the annual meeting. Visitors, invitees, guests and new residents must notify the Board of Directors prior to bringing a dog or cat into the community.
4. In the event any pet shall become an annoyance or nuisance to the Owner's neighbors or other persons in the Community, as determined by the Board in its sole discretion, the Owner shall remove the pet from the community. (Please see violation procedure included in these rules)
5. No dogs over 40 lbs and 25 inches in length are permitted within the community. (Licensed and confirmed service dogs are exempt.)
6. In addition to the Declaration and these Rules, the Owner and any tenants, occupants, and guests are required to comply with applicable laws regarding animals and pets including but not limited to Pasco County Code of Ordinances Chapter 34; Sections 1476,1496,1497,1437,1498,14104, and other sections as they may be applicable.
7. Each Homeowner, by virtue of taking title to a lot, shall indemnify the Association and hold it harmless from and against any loss or liability of any kind or character whatsoever arising from such Homeowner having any pet upon any portion of any property subject to this declaration.
8. Dogs already housed in the Community may stay for the duration of life and must be replaced only by dogs that meet the requirements

## Parking/Vehicles

1. No parking on streets within the Community between 12 am and 6 am.
2. No parking to block sidewalk or upon the sidewalk or any grassed area with the exception of short-term parking for commercial contractors servicing members of the Community. Any damage done to the common area by contractor parking is the responsibility of the owner.
3. Parking in the clubhouse parking lot for more than 24 hours requires a permit from one of the Board of Directors to be displayed in the windshield. The Board may request that vehicles parked in the clubhouse lot be removed to another location during events at the clubhouse. Residents may use the far west row for parking after notifying the board.
4. Speed limits within the Community is **20 mph** on all roads.
5. All vehicles within the Community must have a current registration. Any vehicle parked in the street, clubhouse parking lot, or other common areas which does not have current registration will be towed at the owner's expense without notice.
6. Pedestrians, golf carts and bicycles have the right of way on all roadways and vehicles must yield to their passage.
7. Commercial vehicles are prohibited from parking overnight in any area of the Community except in the clubhouse parking lot with a Board issued permit clearly viewable. For purposes of these Rules, a commercial vehicle includes any vehicle used for the purpose of hauling or transporting tools, materials or personnel while supporting a business or engaged in a business or commercial activity or any vehicle that has advertising attached to it in any way. Vendors will utilize the Olivaud Street extension when it is necessary to leave vehicles overnight in the community.

## Noise

1. No Owner, tenant, occupant or guest shall, between the hours of 10 pm and 7 am, engage in any activity that unreasonably disturbs or annoys other occupants within the Community. This includes, but not limited to, creating loud noises through playing electronic devices or musical instruments; or operating loud equipment, vehicles, or machinery; loud arguments or slamming doors; harassing or otherwise disturbing other occupants through personal or telephone contact; allowing pets to create excessive noise or otherwise failing to control pets; or any other activity which interferes with the peaceful enjoyment of the property by other residents

## Pool/Clubhouse

1. No glass containers in the pool area.
2. The shower is for showering prior to and after using the pool. No soap is allowed to be used while using the shower.
3. Obnoxious, rude or loud behavior is prohibited while in the pool and clubhouse. Obnoxious, rude or loud behavior will be determined by the Board in its sole discretion and privileges to utilize the pool and/or clubhouse may be revoked after notice as a result

of such behavior.

4. The clubhouse can be reserved by Association members (Owners) to host guests or family gatherings with the prior written approval of the Board of Directors with coordination of the Social Committee. Owners must submit a request and receive a written permit from the Board prior to reserve the clubhouse. The clubhouse must be left in the condition in which it was found prior to the reservation. The Owner reserving the clubhouse is solely responsible for and shall pay or reimburse the Association for any expense or costs incurred by the Association to clean, maintain, or repair the clubhouse or any part thereof following the reservation. Only the clubhouse may be reserved. The pool will remain available to the Association members at all times in accordance with the published hours for the pool.

#### Fences

1. No individual fences of any kind are allowed within the boundaries of the community.
2. The fences enclosing the common areas may be maintained and replaced.

#### Sheds

1. One unattached shed will be permitted with the prior written approval of the Association. Color must be the same as the dwelling color. Sheds have a maximum size limit of 10 x 12.
2. Sheds must be of frame construction and solidly built. No plastic, fiberglass or similar construction is allowed.
3. Sheds that are existing may be maintained but any replacement must comply with current standards

#### Flags

1. The following flags may be displayed on your property; American, Canadian, Military including Air Force, Army, Navy, Marine Corps, Space Force, Coast Guard, POW, MIA, and Veterans. Also, sports, decorative flags such as holiday, seasonal and garden types are permitted. National flags of other countries are also permitted. (All flags must be maintained with no rips, tears or frayed edges or faded areas.

#### Signs

1. In addition to "For Sale" signs as permitted in the Declaration (Article VII, Section R-8) the following signs are permitted: Small Security Signs; Lawn Maintenance signs for a maximum of 7 days following the date of completion of the maintenance service; Contractor job site signs during for up to 7 days following the date of completion of construction and other signs expressly permitted by Florida or other applicable laws.

#### Pond

1. Fishing at the pond is limited to residents and their guests. Please get a wrist identification bracelet at the clubhouse.
2. Catch and release only.

3. No gasoline engines allowed.
4. Feeding of ducks and other birds at the pond is not allowed.

#### RV Area

1. Parking within the RV area is restricted to residents only and is managed by the RV Park Committee. The RV Park has a set of RV Park Regulations which must be observed in order to utilize the RV Park. See Article VII, Sect. R-9, of the Declaration for more information regarding these restrictions.

#### Holiday Decorations

1. Holiday decorations are permitted but must be removed within 30 days after the celebrated holiday.

#### Business Use

1. Business use is not permitted except for purposes of a home office only. (A home office is a space designated in a person's residence for official purposes and is generally set up by people who work from home.) No home office or business use of any kind is permitted which would require or involve any use of the clubhouse, would produce street parking or clubhouse area parking, or would increase traffic within the community.

#### Family Residence

1. Units and lots within Great Cypress Village may be used only as a residence. Any family members or guests who are domiciled for more than 30 days will be considered permanent residents for all purposes, including occupancy limits. (Occupancy is limited to two (2) people per bedroom as determined by Pasco County Assessors Records.)

#### Age Restricted Community

1. Great Cypress Village operates under the Federal Housing for Older Persons Act of 1995(as amended), also referred to as HOPA. As such it is intended to be reserved for occupancy by persons fifty-five (55) years and older. As allowed by statute, Great Cypress Village does not allow persons under the age 18 to reside in the community for more than 28 days in any calendar year.

#### Rental Properties

1. Subleasing of units or individual rooms is prohibited.
2. Minimum suggested rental term is 1 year. A shorter term may be approved upon application and approval by the Board of Directors in its sole discretion.
3. The mandatory Lease Addendum Agreement must be completed and submitted on a yearly basis for all new leases and renewals of existing leases.
4. All Owners and tenants must comply with requirements of Article VIII of the Declaration with respect to leasing, as well as all other provisions of the Declaration.
5. Violation notices applicable to rental properties and/or tenants shall be sent to the Owner as well as the tenant. It is the Owner's responsibility to insure that all tenants are aware of and comply with the Declaration, these Rules, and all restrictions, policies, and laws

applicable to the Property.

6. Owners must have current contact information on file with the Board of Directors at all times.
7. If an Owner has designated a local agent or property manager, Owner shall provide such designation authority and/or current Power of Attorney or similar documents to the Board of Directors indicating the limits of responsibility of the agent or manager. The Owner is solely responsible for the actions of their Tenant, agent, property manager, guests, and invitees.

#### Property Transfer

1. When property within Great Cypress Village Community is placed on the market for sale the owner shall do the following:
  - Supply a current copy of Great Cypress Village Association's governing documents and rules and regulations to the listing real estate broker who in turn must supply a copy to any prospective buyer or if no broker involved to the person buying the property.
  - At the closing obtain a signed certification from the purchaser that they have read the documents and rules and regulations and agree to comply with them.
  - Transfer common area keys with the exception of the RV Park keys which must be turned into a Director or turned in at the clubhouse.

#### Compliance Committee

1. The Compliance Committee reviews alleged violations of the Declaration and Rules that apply to Great Cypress Village and fines or suspensions imposed by the Board. This Committee serves as an independent entity (it is not composed of any Board Members), to approve or reject fines or suspensions imposed by the Board. Persons who are fined or suspended may request a hearing before the Committee to review and discuss a fine or suspension imposed by the Board.

#### Complaints

1. Complaints regarding architectural issues are handled by the Architectural Committee and the Board of Directors. Complaints regarding violations of architectural rules and guidelines shall be sent to the Architectural Committee to investigate the complaint and submit a report and recommendation to the Board of Directors. The Board then decides whether to impose a fine or suspension against the Owner in violation, or pursue other enforcement action as permitted in the Declaration. The Board will notify the Owner and other party in violation of the Board's decision regarding enforcement. Within 14 days of receipt of the notice from the Board, the Owner or other party in violation may request a hearing before the Compliance Committee. The role of the Compliance Committee is to uphold or reject the fine or suspension imposed by the Board. If upheld, a Final Notice of Fine or Suspension shall be sent to the Owner. If the Owner does not request a hearing within fourteen days of the date of the notice, the Owner shall forfeit the right to a hearing.
2. Complaint forms are located in the Clubhouse and must be sent to the Board via registered mail.

## Violations

1. When a violation is noted, a Notice of Violation will be sent to the Owner indicating what the violation is and requiring the Owner to correct the violation within 10 days or such other period of time as determined by the Board in its sole discretion.
2. Where the property in violation is occupied by a renter or tenant, the violation notice shall be sent to the Owner. A copy of the violation will also be sent to the tenant. Regardless, the Owner is solely responsible for ensuring that the violation is corrected and that the tenants comply with the applicable governing documents and restrictions.
3. If compliance is not achieved within the time specified in the first Notice of Violation, a Final Notice of Violation shall be sent via certified mail and regular mail. The Final Notice of Violation shall notify the Owner of the violation and require the Owner to correct the violation within 14 days of the date of the letter. The Final Notice of Violation shall notify the Owner that fines or suspensions may be imposed by the Board or other enforcement action taken if the violation is not corrected within the 14 days required pursuant to the notice.
4. If the violation is not corrected as required pursuant to the Final Notice of Violation, the Board of Directors shall review the matter and determine whether to impose a fine or suspension. If a fine or suspension is imposed by the Board, a Notice of Fine or Suspension and Opportunity for Hearing shall be sent to the Owner stating the reason for the fine or suspension, the amount of the fine or length of the suspension, and providing the Owner with 14 days from the date of the letter to request a hearing before the Compliance Committee.

## Awnings

1. Awnings must be made of aluminum and a clamshell design. Colors must match or be compatible with existing trim and house body color.
2. Clamshell awnings protect windows and interior furnishings from the sun's harmful ultra-violet rays. They are collapsible for storm protection but they are not hurricane rated.
3. They must remain open unless you are away from the home for an extended period then they can be closed. When returning home, you have 48 hours to open the awnings.
4. Clamshell awnings may be closed upon issuance of an official Pasco County storm watch and must be returned to the open position by the owner or his/her appointed representative within 72 hours after the storm danger has passed.

## Hedges

1. No fence, walls, gates, shrubs, or other plantings creating a boundary **between** homes/lots shall be constructed or placed on the premises within the confines of GCV.

2. No fence, walls, gates, shrubs, or other plantings creating a boundary between a municipal road and the property line shall be constructed or placed on the premises within the confines of GCV with the exception of those homes running parallel with Houston Avenue.
3. The homes parallel along Houston Avenue may plant Podocarpus bushes within 2 feet inside of the property line running parallel to Houston Avenue. No plantings shall hinder the sight of exiting the community. This Podocarpus barrier is the sole maintenance of the owner to water and trim to a height of 6' but no greater than 8' foot in a consistent manner with all bushes planted along Houston Avenue.

#### Hurricane Window Protection for Windows – Fabric and Shutters

1. Installed hurricane fabric and clip or hurricane shutters allowed at GCV will be Florida Building Code Approved.
2. Hurricane fabric and clips or hurricane shutters may be utilized after the issuance of a hurricane warning and must be removed within 72 hours after being permitted to safely return home or the hurricane advisory warning has been lifted.

#### Lattice – Carports and Enclosures for Trash Receptacles, Air Conditioners, and Water Softeners

1. Carports - Vinyl or plastic white lattice for carport. Lattice can only be installed on one side of the carport – either full length or half way up. Requires an Architectural Request form. Lattice for a carport must have appropriate carport footings according to Pasco County which includes a permit, a minimum footer of 12" deep and 12" wide and 4" of slab concrete.
2. Enclosures - privacy vinyl or plastic panel which can match house color (**not trim**) or white lattice screen to hide Trash Receptacles (even if used for other purposes), Air Conditioners, and Water Softeners viewable from the street and secured so that they will not move during high winds. They cannot be larger than 42 "W x 48 "H.

**Adopted at a Board of Directors meeting on April 10, 2024**