

SWEETWATER COMMUNITY INCORPORATED

Rules and Regulations

Index

	PAGE
1. Declaration of Restrictions	3
2. Occupancy “55 and Older”	3
A. The Act	3
B. Age Requirements	3
C. Discrimination	4
D. Enforcement	4
E. Renting	5
F. Registering	5
G. Gate Openers	5
H. Caregivers	5
3. Property (Home and Lot)	6
A. Maintenance	6
B. New Homes, Changes or Improvements	6
C. Fences	6
D. Clotheslines	6
E. Lawns	7
F. Noise	7
G. Antennas etc.	7
H. Exterior Floodlights	7
I. Compost	7
J. Storage	7
K. Exterior Lampposts	7 & 8
L. Holiday Decorations & Lights	8
4. Home Rentals	8
A. Rentals	8
B. Duration	8
C. Rules	8
D. Limit of Ownership	8
5. Automobiles, RVs and Golf Carts	8
A. Automobiles – General	8
B. RV’s, Boats and Other	8 & 9
C. Commercial Vehicles	9
D. Golf Carts	9
E. Speed Limit	9
F. Overnight Parking	9
G. Off Road Parking and Driving	9
H. Noisy Vehicles	9
I. Vacant Lots	9
J. Towing	9
K. Towing Charges	9
L. Night driving/riding	9
M. Safety	9
N. Batteries	10

	O. Tire, Battery and Waste Oil Disposal	10
6.	Clubhouse/Recreation Area	10
	A. Age	10
	B. Smoking	10
	C. Scheduling	10
	D. Clubhouse Fees	10
	E. Common Area Rules	10
	F. Loss of Clubhouse Privileges	10
	G. Golf Cart Paths	10
	H. Golf Course Rules	10 & 11
7.	Garbage/Trash	11
	A. Pick Up	10
	B. Yard Trash	11
	C. Excess Trash	11
	D. Trash Prohibition	11
	E. Burning	11
	F. Building Material and Vehicle Parts, etc.	11
8.	Maintenance Fees and Assessments, Fines and Costs	11
	A. Maintenance Fees/Assessments	11
	B. Returned Checks	11
	C. Loss or Damage	11
	D. Fees and Costs	11
9.	Pets	12
10.	Pool and Jacuzzi Rules	12
	A. General Rules	12 & 13
11.	Children	13
	A. General Rules	13
12.	Sales and Business Activities	13
	A. Home Sales and Business Activity Rules	13
13.	Other Prohibited Actions/Activities	13
	A. General Rules	13 & 14
14.	Residential Community	13
15.	Gardens	14
16.	Sewer and Water Lines	14
	A. Sewer	14
	B. Water	14
17.	Emergencies	14
18.	Conveniences	14
19.	General Rules and Regulations	15
	A. Damage	15
	B. Procedure For Handling Rule Violations	15
20.	Enforcement	15

Sweetwater Community Inc.
Rules and Regulations
General

Sweetwater Golf and Tennis Club (Sweetwater) is owned and operated by Sweetwater Community, Inc., a Florida (Not-For-Profit) Corporation. The Corporation shares are owned by residents of Sweetwater who are known as Shareholders. The Board of Directors of the Corporation is elected by the shareholders of the Corporation and is responsible for the operation and management of Sweetwater. These Rules and Regulations (Rules) are incorporated in and are part of the recorded Declaration of Restrictions which governs the rights and responsibilities of all residents of Sweetwater. These Rules and Regulations are for the mutual benefit of all residents and are promulgated and enforced to ensure the safety and well being of the residents and their guests. These Rules govern all residents, family members, guests and renters. Abiding by the Rules will make our community a better place to live.

1. **Declarations of Restrictions** (recorded in Official Records Book 2632, at pages 0594-0600, Public Records of Polk County, Florida). The Declaration of Restrictions (DOR) governs the rights and responsibilities of the residents of Sweetwater. These Rules and Regulations, as amended from time to time are incorporated in and are part of the DOR. The DOR contains eight Sections, listed by title for your convenience.

- Section 1. Definitions
- Section 2. Use of Property
- Section 3. Easements and Rights of Way
- Section 4. Services to be performed by Manager (Corporation)
- Section 5. Sale of Property
- Section 6. Enforcement
- Section 7. Invalidity Clause
- Section 8. Duration/Amendment

2. **Occupancy "55 and Older"**

A. The Act

Sweetwater is intended to be Housing for Older Persons in accordance with the provisions of the Fair Housing Amendments Acts of 1988 [42 USC 3607 (b) (2) (c)] (the Act).

B. Age Requirements

Sweetwater Golf and Tennis Club is a Community whose purpose is to provide housing for persons fifty five (55) years of age or older. One resident in each home must be fifty-five (55) years of age or older. The other resident shall be a minimum age of fifty (50) years of age. Provided, however, if at any time a new resident applies for admission, eighty percent (80%) or more of the community's occupied lots are occupied by at least one person fifty five (55) years of age or older, the community may reduce its minimum age requirement for the new resident to fifty (50) years of age. All new residents shall produce verified evidence of the resident's age. Copies will be made of each new resident's driver's license or other verified evidence of age. It is the intent of this Rule to maintain the community's exemption under the Fair Housing Amendments of 1988 and the Housing for Older Persons Act of 1995. In no event will Sweetwater permit a new resident's admission if occupancy by the new resident will result in less than eighty percent (80%) of the community's units being occupied by one or more persons fifty five (55) years of age or order. Sweetwater maintains the right to make reasonable accommodations for the handicapped and to consider hardship exceptions. Under State and Federal Law, this rule must be followed to continue as a 55 and Older Community. (adopted 2/21/2012)

C. Discrimination

Under the Act, such housing for older persons exempts Sweetwater from the prohibition against discrimination on the basis of familial status and thus permits the following restriction. "No unit may be occupied by any person under fifty (50) years of age, except that persons under fifty (50) years of age, including shareholders, may be permitted to visit for reasonable periods not to exceed two (2) consecutive weeks on any one occasion or thirty (30) days in a twelve (12) month period. Anyone who visits a resident of Sweetwater, whether they stay with the resident or visit through the day and use Sweetwater amenities, then return to a local accommodation in the evenings, shall be considered a guest and be subject to all rules concerning guests. If a guest is fifty (50) or over the age of fifty (50), and visits for more than the thirty (30) days allowed in these rules and regulations, they must register with the business office as a Registered Resident. **(Adopted 2/21/2023)** Any resident who provides housing to individual(s) under the age of fifty (50) years beyond the allowable thirty (30) day annual visit to Sweetwater as provided in this paragraph commits a violation of this Rule 2C and is subject to a fine pursuant to the provisions of Rule 20 of these Rules and Regulations. **(Adopted 2/21/2017)** "A visitor shall be defined as a guest who stays in a Sweetwater residence." **(Adopted 2/15/2022)**

D. Enforcement (Adopted 2/16/2021)

In order to assure that Sweetwater meets the age requirement for occupants as set forth in the Act, the Corporation shall be responsible for carrying out and enforcing and carrying out the following:

- a. No person shall be permitted to occupy a home in Sweetwater unless such person is an "Approved Occupant". If it is determined that an occupant has not obtained "Approved Occupant" status, the Corporation may pursue any remedies available to it under the Corporation's Bylaws, including imposition of fines against the violator.
- b. An "Approved Occupant" shall be defined as: any person or persons who meet the age requirement set forth in the Sweetwater Rules and Regulations, section 2. Occupancy "55" and Older, part C. Discrimination. The term "Approved Occupant": shall refer to anyone who is applying to: 1) purchase a home in Sweetwater; 2) rent a home in Sweetwater; 3) become a Registered Resident in Sweetwater. Any person who does not meet the defined requirement for occupancy, shall not be permitted to occupy any home in Sweetwater.
- c. Visitors shall be permitted to visit for such reasonable periods of time and upon such reasonable conditions as determined by the Corporation, subject to the specific limitations regarding visits by persons under fifty (50) years of age as herein set forth in the Sweetwater Rules and Regulations section 2.C. Discrimination. **(Adopted 2/15/2022)**
- d. Persons may become "Approved Occupants" based on the following terms and conditions.

1. To Purchase a Home in Sweetwater: The application form "Notice of Intent to Purchase and Application for Occupancy" must be filled out, along with a request for the issuance of a "Pub ID card" Within twenty (20) days of receipt of such a form, the Corporation shall determine whether such occupancy is consistent with the intent of the Act to operate Sweetwater as housing for older persons, and if such occupancy were permitted, whether or not Sweetwater would continue to meet the requirements of the exemption under Section 807 (b) 20 (c) of The Act, and all pertinent sections and regulations relating thereto. In other words determine that the purchaser(s) meet all age requirements. If such requirements are met, the occupancy shall be approved. If not, the occupancy shall be denied.

Also within the said twenty (20) day period, the Corporation shall issue written notification to the Applicant and to the owner, who has jurisdiction over the home proposed to be purchased by the Applicant, as to the outcome of the Corporation's findings regarding whether age requirements have been met. Within ninety (90) days of the age validation/approval by the Corporation for an application to purchase a home, the Approved Occupant show written proof of their legal right to occupy the home, either by virtue of a recorded deed conveying fee simple title, or other document indicative of said Applicant's right of occupancy, which may be due to gift, devise, inheritance other transfer document recognized under the laws of the State of Florida for transferring occupancy rights.

Upon such timely request by the Approved Occupant, and the receipt of appropriate documentation, the Corporation shall issue a Pub ID Card which will be kept on file in the Pub.

2. To Rent a Home in Sweetwater: Any homeowner or other representative (such as a realtor) who intends to rent a home to individuals whether related or not, must make this intent known to the Business Office before the renter(s) commence their stay in Sweetwater.

The homeowner/representative must provide information showing the renter(s) name, address, age and date of arrival and departure.

The renter must fill out the "Notice of Intent to Rent/Lease and Application for Occupancy" form, before the commencement of his/her stay in Sweetwater. This form will remain on file in the Sweetwater Business Office.

No homeowner/representative can rent out a property in Sweetwater without a signed copy of an executed "Notice of Intent to Rent/Lease" form on file. It is the homeowner's/representative's responsibility to notify the renter(s) of this requirement to complete the form.

The renter(s) will receive all necessary information/rules regarding Sweetwater. The office will place a renter "Pub ID" card on file in the pub and will notify the pro-shop of the name(s) and Sweetwater address of the renter(s).

When renting, the homeowner transfers all community privileges, except for any fees required (golf, etc.) to the party renting the home in Sweetwater. The homeowner is responsible for supplying a gate opener to their renter(s). For security reasons, gate openers will not be sold to renter(s).

Further rules on rentals are covered in the Sweetwater Rules and Regulations on page 8 under 4. Home Rentals, sections A, B, C, D.

3. To Become a Registered Resident in Sweetwater: A Registered Resident shall be defined as any person who becomes a resident in a Shareholder home. The person applying to become a Registered Resident must be at least fifty (50) years of age.

No one will be allowed to become a Registered Resident in Sweetwater without meeting these requirements.

A Registered Resident will not be considered a homeowner, but rather a resident in a shareholder owned home. Therefore, they may attend as an observer, but will not be allowed to participate in any designated Board meeting/function, or any Sweetwater business that requires voting. **(Adopted 2/21/2023)**

Any personal property of a Registered Resident (car, motorcycle, bicycle, etc.) should be stored/maintained on the property of the shareholder home in which they are residing.

All Registered Residents, both current and new, will be required to fill out a "Registered Resident Application for Occupancy" form which will be kept on file in the Sweetwater Business Office.

If an applicant for any of the above three (3) Sweetwater occupancy designations fails to fill out any of the required forms and submit appropriate documentation in a timely manner for Occupancy in Sweetwater, then said Applicant(s) will not be permitted occupancy in any home in Sweetwater.

No extension will be granted under any circumstances.

The Corporation shall retain all documents and records relating to its consideration of an application for any of the "Approved Occupancies" listed above.

E. Registering Visitors and Guests

Resident must pre-register anyone staying a week or more by stopping at the Business Office. Renters must also pre-register their guests. A Sweetwater resident, registered renter or adult guest must accompany any children under the age of 16 while using any Sweetwater facility or recreational area. Residents of Sweetwater must accompany their guests while using the pub for the purpose of purchasing alcoholic beverages. **(Approved 2/18/2020)** This will include, but not be limited to any part of the golf course, the shuffleboard court, the bocce ball court, the tennis court, the swimming pool and surrounding pool area, the entire clubhouse, the marina area, the exercise facility. All rules posted in these areas must be followed. **(Approved 2/16/2021)**

F. Gate Openers

Homeowners are responsible for supplying gate openers to their renters. For security reasons, gate openers are not sold to a renter.

G. Caregivers

If a resident requires home care from a caregiver, there must be medical documentation on file at the Sweetwater Business Office.

Caregivers will have no Shareholder privileges or use of community amenities.

Guests of caregivers will not be allowed. **(Approved 2/16/2021)**

3. **Property (Home and Lot)**

A. Maintenance

Residents are responsible for maintaining their property in good condition and shall adhere to and comply with all health and safety codes, ordinances, and laws of the Local and State Government. Homes should be periodically washed to remove mildew and shall be kept clean and in good repair, to include (but not limited to) faded and chipped paint and siding. **(Adopted 2/21/2023)** The resident is responsible for the home, structural appurtenances and all items located on the lot, as well as mowing, weeding, edging, trimming and general care of the lawn, including fertilization and treatment for insect infestation. Residents leaving for a period of more than fourteen (14) days must notify the Corporation of their leaving and what arrangements they have made to care for their home and lot during their absence. Lots and homes which are not maintained to the standards of the community will be maintained by the Corporation at the prevailing commercial rate per occurrence that will be charged to the owner. **(approved 2-18-2020)** The Corporation shall have the right, but not the obligation, to enter upon a lot for the purpose of maintaining the same. Residents are responsible for the maintenance of the landscaping. (Hedges shall not be allowed to grow in excess of four (4) feet in height. Trees and shrubbery must be cut back from the street line so as not to obstruct visibility for oncoming traffic. The owner should leave extra light bulbs for the acorn globes with a neighbor. The owner must leave a key for access to the storage shed so the sprinkling system can be adjusted in an emergency or during water regulations. **(approved 2-16-2016)**

B. New Homes, Changes or Improvements

No new homes may be placed in Sweetwater and no change, except for identical changes, additions or improvements may be made to the exterior of a home including any exterior color changes using Sweetwater approved colors to roofs, shutters, siding or driveways without prior approval of the Sweetwater Architectural Committee. Applications for approval of such changes must be made on a form to be obtained from the Corporation Business Office or online at sweetwatercommunity.net, and must be submitted to the Architectural Committee at least seven (7) days prior to commencement of work. **(Adopted 2/21/2023)** The Architectural Committee of the Corporation shall have the responsibility of reviewing and investigating the said application within the seven (7) days after receipt of application and making written recommendations of approval or denial to the Corporation Board of Directors. **(approved 2-16-2016)** Residents are responsible for obtaining appropriate County permits. No project may be started until the Architectural Committee approves the application. If the application is denied, no changes may be made to the property. If work is started without prior approval, a fine of \$50.00 will be assessed. If work is completed without approval, an additional fine of \$100.00 will be assessed. If work has commenced on a project without approval, or has been denied approval from the Architectural Committee and/or County, the property must be restored to its original condition. **(Adopted 2/21/2023)** Loss of home, or damage to the existing home/property must be cleaned up by the homeowner to maintain a neat appearance and must be completed in a timely fashion, not to exceed two (2) months. Damaged homes, or those needing total replacement, must be approved by the Architectural Committee. Any changes in Florida State Building Codes must be addressed by the homeowner. All work/installation must be completed in a timely manner. Not to exceed six (6) months. If a problem arises, such as the timeline of repair or installation cannot be met, the homeowner must notify the Board of Directors. Skirting for all homes should be concrete blocks, neutral in color, and approved by the Architectural Committee. **(Approved 2/20/2024)**

C. Fences

Fences and all such types of restrictions are prohibited, other than perimeter fences, if any, which may be erected by the Corporation for the convenience and safety of all the residents.

D. Clotheslines

No outside clotheslines may be installed with the exception of removable "umbrella" types and then only with Corporation approval. Clotheslines must be removed by 6:00 PM. No clotheslines are permitted on Sundays and Holidays.

E. Lawns

Each lot must be seeded or sodded. In addition neatly trimmed and maintained Florida Friendly plantings are acceptable when approved by the Architectural Board and Corporation Board of Directors. The owner/resident (whether part or full time) shall be responsible to keep the home and lot neat and clean and the grass cut and edged at all times. **(approved 2-16-2016)** *Additional Florida Friendly recommendations can be found on the Sweetwater Website and in a Landscape Manual in the Sweetwater Business Office.* Polk County Florida Watering Guidelines for lawns are to followed: Odd numbered lots water on Wednesday and Saturday. Even numbered lots water on Thursday and Sunday. These timelines apply only to your irrigation system and must be done between 10 PM and 8 AM. However, hand watering or micro-irrigation (other than actual lawn areas) is allowed at any time. **(Approved 2/20/2024)**

F. Noise

Each owner shall use and shall require renters and guests to use the property in such a manner as to allow neighbors to enjoy the use of their property. Noise from televisions, radios, vehicles, pets and other sounds must be kept from annoying the neighbors. All residents, renters and guests shall observe a quiet time between the hours of 11:00 PM and 8:00 AM. Owners/renters must not allow lawnmowers, weed whackers, edgers, and/or other power equipment to be used or operated from sunset to 8:00 AM. This does not pertain to Sweetwater's maintenance personnel, whose hours commence at 6:00 AM.

G. Antennas Etc

No aeriels, antennas or satellite dishes larger than 39 inches (1 meter), are allowed on any property except as may be allowed under and pursuant to the rules adopted by the Federal Communications Commission (FCC) or other applicable law. Submission of plans or drawings with regard to placement of satellite dishes must be made to the Corporation Business Office. The Architectural Committee of the Board of Directors and/or the Manager reserves the right to approve the placement of the satellite dish and the intended plantings around it.

H. Exterior Floodlights

Exterior floodlights must be attached to the home and shaded so as not to create a nuisance to others. Driveway lights, lights in flowerbeds and other decorative lights, using low voltage, are permitted. **(Adopted 2/21/2023)**

I. Compost

No compost or other natural fertilizer subject to decomposition odors is permitted to be maintained on a lot.

J. Storage

Storage outside of a home, including carports, is not permitted. All lot storage must be within the home or within enclosed approved storage structures, except for automobiles, motorcycles, mopeds, bicycles, golf carts and grills. Not permitted outside the home are gardening equipment, tools, ladders, chemicals, fertilizer or anything that detracts from the aesthetics of the community. **(approved 2-18-2020)** All outside structures for storage or utility purposes must be attached to the home, garage or carport. No free standing storage buildings shall be permitted on the property.

K. Exterior Lampposts

Exterior lamppost lights shall be erected by the Corporation in the front yard of the property with a black nameplate attached. The nameplate must have the surname (last name) of the owner clearly visible and legible, painted on both sides. The surname should be painted in white letters on the black background and should be a minimum of 1 1/2 inches in size. Electric nameplates or nameplates other than basic black with white lettering will not be permitted. No other decorations may be painted on or attached to the lamppost nameplate if it detracts from reading the surname. All lampposts shall be uniform and have "acorn" globes with 40 watt (or equivalent) white bulb lights. During the Holiday Season only (from the day after Thanksgiving - January 6) the white bulbs may be replaced with colored bulbs. Lampposts shall be equipped with light sensors which shall operate year round. All acorn globes must have house numbers to assist emergency vehicles. These numbers must be black 3" high cutout or translucent backing (No solid background) placed facing the street. The owner is responsible for maintaining the lamppost, globe and name plate. New globes and name plates may be purchased though the Sweetwater Office. **(Approved 2/16/2021)** The Community will pay for initial re-painting and re-lettering of signs for

homes purchased after April 1, 2023. Lettering will be approved by the Board of Directors. Subsequent re-painting/re-lettering of the sign will be the responsibility of the owner. **(Adopted 2/21/2023)**

L. Holiday Decorations and Lights

All outdoor decorations and lights, other than Christmas, may be displayed 1st of the month of the Holiday. **(Approved 2/20/2024)** Christmas and Hanukkah outdoor decorations and lights may be displayed from Thanksgiving Day – January 6. **(Adopted 2/21/2023)**

4. Home Rentals:

A. Rentals

All rentals of homes within Sweetwater must be executed by the homeowner or by a licensed Real Estate Broker. The name of the person renting, the dates of rental agreement and verified evidence of the renter's age must be submitted to the Corporation Business Office. The owner of the property to be rented shall be responsible for ensuring that the tenants are in full compliance with all restrictions and rules governing the Sweetwater Community, and should impose the obligation to follow these rules and restrictions upon the tenant in the rental agreement.

B. Duration

No rental shall be for less than one month, or for a term of more than six months. Rental agreements may not be renewed or extended to permit any tenant to reside in a home for more than six month consecutive months. Upon completion of a rental agreement, the renter, and any occupant, must wait six (6) months to be eligible to rent any Sweetwater property. Provided, however, as a grandfathering accommodation for the initial period following adoption of revisions to the Section 4(b) in 201 that any rental agreement which, on the effective date of such 2013 revisions, is in violation of these duration restrictions shall be grandfathered. **(Approved 2/16/2021)**

C. Rules

All renters must be given a copy of the Rules and Regulations when registering at the Business Office. All residential occupancy must be in accordance with Section, 2 D above.

D. Limit of Ownership

No commercial or private entity may own or rent more than three homes at the same time in Sweetwater. Provided, however, that this shall not affect the rights of any holder of a lien or mortgage interest to foreclosure that interest and hold ownership following foreclosure for a commercially reasonable time period until the property can be sold to a new owner for residence in Sweetwater.**(adopted 2/19/2013)**

5. Automobiles, Recreational Vehicles (RV), and Golf Carts:

A. Automobiles - General

Only two (2) motor vehicles (Motorcycles, mopeds etc. are excluded) are permitted on each lot. All vehicles must be registered and operable, and parked under the carport, in the driveway or in the garage of the home. Major repairs to automobiles are not to be permitted in Sweetwater. Unserviceable vehicles or vehicles under repair must be kept in a garage or removed from Sweetwater. No vehicle is to exceed a 7500 pound weight limit. **(Approved 2/16/2021)** It will be mandatory for all residents to place Sweetwater ID decals on their vehicles. The decals are to be placed on the driver's side on both the front and back windows, not impairing the driver's view. These decals may be picked up at the Sweetwater Office. Decals are not permanent and will not deface your vehicle. **(Adopted 2/15/2022)**

B. RV's, Boats and Other

Residents must notify the Corporation Business Office when bringing RV's, travel trailers, boat trailers, trailers, boats and buses into Sweetwater to receive parking instructions. No RV's, travel trailers, trailers, boats, boat trailers, buses or any other similar type of vehicle or equipment shall be permitted to be parked on the street or owner's lot in Sweetwater overnight. Except with approved boat parking permit not to exceed 48 hours and must be parked at owner's house. (approved 10/19/2018) Overnight occupancy of RV's etc. shall not be permitted at any time. "No motorhome/RV/camper or vehicle will be allowed to park in the Clubhouse parking lot or residents

driveway to be used for the purpose of camping, using a generator, slide-outs, etc. Any motorhome/RV/camper or vehicle temporarily parked overnight in the Clubhouse parking lot, must have a permit from the Sweetwater Office. The permit must be visible and placed in the front dashboard." **(Adopted 2/15/2022)** All such vehicles or equipment shall be parked in an area, if any, designated by the Corporation Business Office for storage and shall be subject to a reasonable fee for such storage as may be established by the Corporation. Major repairs to or rebuilding of RVs, boats, trailers etc. shall not be permitted on the lot.

C. Commercial Vehicles

No commercial vehicles, commercial trailers, etc. are permitted parking space in the Corporation's controlled parking areas. (Parking Lot, Maintenance Yard, etc.)

D. Golf Carts

Golf Carts are not permitted to be driven by anyone age fifteen (15) and under anywhere in the Sweetwater Community. Florida Ch. Law 99-163 SB996 states that any person operating a low speed vehicle (golf carts are defined under Florida law a low speed vehicle) must have a valid driver's license. All golf carts must have visible house numbers 3" in size on both sides of the golf cart. All resident's owned or leased golf carts shall be battery-operated. (Any other than battery operated golf cart owned or leased before 2/12/2012 are grandfathered **Adopted 3/10/2012**) **(Approved 2/16/2021)** However, once the non-battery operated golf cart is sold, or the lease has expired, those owners must purchase/lease a battery operated golf cart. The grandfathered language is no longer applicable once a new purchase/lease, or trade-in has occurred. Also, no grandfathered, gas powered golf cart can be sold/traded/given to any Sweetwater resident. **(Adopted 2/15/2022)**

E. Speed Limit

All vehicles, including bicycles, tricycles and ebikes must observe Sweetwater's speed limit of fifteen (15) miles per hour and operate in a safe and considerate manner, including obeying stop signs and having appropriate lights at night. **(Adopted 2/21/2023)**

F. Overnight Parking

Overnight parking is limited to the owner's driveway and areas designated by the Board of Directors, with the exception of 5B above. Overnight parking on any street shall not be permitted. Overnight parking will be permitted in the clubhouse parking lot with the approval of the Corporation Business Office. A permit is required for clubhouse overnight parking. Applications are available at the Corporation Business Office. Vehicles left overnight in the clubhouse parking lot without a permit will be towed after 24 hours and after a reasonable attempt to notify the owner. The Corporation is not responsible for any damage to any vehicle within Sweetwater.

G. Off Road Parking and Driving

Driving or parking of any vehicle on the grass, sidewalks, pool decks or parking on the golf course is strictly prohibited.

H. Noisy Vehicles

Noisy Vehicles including, without limitation, those without mufflers etc. will not be permitted in Sweetwater.

I. Vacant Lots

Vehicles may be parked on vacant lots with the approval of the Corporation Business Office. A permit is required and application for lot parking is available at the Corporation Business Office. Vehicles violating the parking rules will be towed after 24 hours and, after a reasonable attempt to notify the owner.

J. Towing

Vehicles in violation may be towed after 24 hours without notification to the owner, where necessary for safety and security, or for continued violations.

K. Towing Charges

In the event a vehicle is towed as a result of a violation of the Rules, the towing and any storage charges shall be paid by the vehicle owner/violator.

L. Night Driving/Riding

All bicycles and golf carts used at night must have lights and reflectors for their safety and the safety of others.

M. Safety

For safety reasons, standing or riding on the back of a golf cart is prohibited.

N. Batteries

Flushing corrosion from batteries shall not be permitted anywhere in Sweetwater since acid will destroy seal coating on our streets.

O. Tire, Battery and Waste Oil Disposal

Tire, Battery and Waste Oil disposal is not permitted anywhere in Sweetwater. Battery and Waste Oil disposal in the lakes and canals is very dangerous to the environment. Residents shall dispose of tires and batteries pursuant to State and Local Law.

6. Clubhouse/Recreation Areas

A. Age No child under the age of sixteen (16) shall be permitted into the clubhouse, pro-shop, tennis courts, pool, or other recreational areas unless accompanied by a resident or registered renter who shall assume complete responsibility and liability for the actions and safety of such child. **(approved 2-18-2020)**

B. Smoking

The entire Clubhouse is designated as a smoke free building except for the designated smoking area outside the Pub door and the designated pool area. **(approved 2-18-2020)**

C. Scheduling

All activities in the clubhouse or recreation areas must be scheduled with and approved by the Corporation. Requests for scheduling and special use should be made at the Corporation Business Office.

D. Clubhouse Fees

There shall be a reasonable fee charged to groups or individuals for Clubhouse events not sponsored by the Corporation, which fee shall be for the purpose of covering the costs of "clean up", utilities, etc.

E. Common Area Rules

There are specific rules posted in the applicable areas for conduct and use of the clubhouse, ballroom billiard room, pub and porch area, and pool and pool area. In addition, these rules will apply to all common areas in Sweetwater. **(Adopted 2/21/2023)**

F. Loss of Clubhouse/Recreational/Common Areas Privileges

Violation of any posted rules and regulations or written rules and regulations are cause for immediate loss of privileges and any other remedy available by law.

G. Golf Cart Paths

No walking, riding bicycles or golf carts for sight seeing is allowed on the golf cart paths during golfing hours. Shareholders and guests accompanied by shareholders may walk or use golf carts on cart paths during non-golfing hours, Golfing hours are defined as 8:00 AM until dusk, (1) one hour before sunset. **(Approved 2/20/2024)** No pets, bicycles, skateboards or roller skates will be allowed on golf cart paths. **(Approved 2/20/2024)** Violators are subject to golf course fines. (adopted 2/19/2013)

H. Golf Course Rules

All golf course Rules and Regulations are currently available at the Pro Shop and on the Sweetwater website.

Among those rules, but not limited to, are the following:

- a. Proper golf attire is required on the golf course at all times. Refer to the golf rules as to what is acceptable.
- b. Ball hawking (searching the canals for golf balls) is strictly prohibited. Only those authorized by Sweetwater can retrieve multiple quantities of golf balls from the canals. Refer to golf rules as to what is acceptable.
- c. Golfers are responsible for any damage done to a home or personal property and must notify the home-owner and the Pro Shop.
- d. Designated golf tickets must be purchased at the Pro Shop or Sweetwater Office. At this time, there are three (3) different types of tickets and fees, with the following designations: Owner, Renter, Guest.
- e. All golfers must turn in the appropriate ticket to the Pro Shop or the designated ticket box attached to the outdoor Pro Shop bulletin board. If the Pro Shop is closed, you must sign up on the Pro Shop

bulletin board sheet and place the appropriate ticket, with house number, in the designated ticket box.
(Adopted 2/21/2023)

7. Garbage/Trash

A. Pick Up

All household garbage shall be contained in plastic bags and placed curbside no earlier than 7 p.m. on the day preceding the scheduled day of pick up.

B. Yard Trash

Regular trash days will be as designated by current contract. All yard trash (grass, tree limbs, etc). must be separated from household garbage and placed at the curbside no earlier than 7 p.m. on the day preceding the scheduled day of pick up. Mixing household garbage and yard trash is not permitted. Area must be cleaned up after trash has been removed. (approved 2-18-2020)

C. Excess Trash

Arrangement for picking up of excess and/or bulky trash may be made with the Sweetwater office. The owner will be charged for any costs incurred for this removal. (approved 2-18-2020)

D. Trash Prohibition

Trash originating outside of Sweetwater may not be brought into Sweetwater for disposal.

E. Burning

Burning of trash, leaves or other material is not permitted except by the Maintenance personnel in designate area.

F. Building Material and Vehicle Parts, etc.

Building material or vehicle parts including tires shall not to be discarded anywhere in Sweetwater.

8. Maintenance Fees and Assessments, Fines and Costs

A. Maintenance Fees/Assessments

a. Maintenance fees and assessments shall be due and payable, monthly, on the first day of every month and become delinquent of the 10th business day of the month. Payments postmarked on or before the 5th day of the month will not be delinquent. A late fee of \$25.00 will be charged for each late payment. In addition, interest shall accrue on the unpaid maintenance fee/assessment at 18% per annum from the date of the delinquency until paid in full. A Notice of Lien for Nonpayment of all delinquent maintenance fees/assessments will be recorded in the Public Records of Polk County, Florida, against the lot concerned with the said delinquent account, if the amounts owed are not paid in full within 30 days following written Notice of Nonpayment to the owner.

b. Reasonable additional maintenance fees, as determined by the Board, shall be assessed for each occupant exceeding two (2) residents per home. All residents registered with the office prior to January 1, 2009 are exempted.(adopted 2/24/2009)

B. Returned Checks

There shall be a minimum fee of \$25.00 for any checks returned for any reason.

C. Loss or Damage

Owners/Renters are liable and responsible for any costs incurred as a result of loss or damage to any property and/or recreation facilities owned by The Corporation caused by themselves, their family members, guests or other such persons over whom they exercise control and/or supervision.

D. Fees and Costs

The Corporation shall have the right to recover all legal fees and court costs associated with collection of past due accounts.

9. Pets

The Corporation which must approve all pets before they are permitted to reside in Sweetwater, will require all pet owners to sign a copy of the Sweetwater Pet Policy, one copy of which will be kept on file at the Business Office and the other copy given to the pet owner. No pet is permitted in Sweetwater, whose weight exceeds 20 pounds. This applies to the pets of residents and renters. No more than two pets may occupy any Sweetwater home/property. While outside all pets must be kept under leash at all times, except in the fenced in dog area by #11, and exercised in the designated areas within Sweetwater. Pet owners are responsible for the removal of their pet's litter from their lots and all other areas of Sweetwater. No pets are allowed to run along side of golf carts or bicycles. Pet owners are not allowed to walk their pets on the golf course or any resident's property (other than their own), at any time. Pet owners must comply with all applicable Federal/State/Local ordinances as well as the Sweetwater Pet Policy regarding their pets. Copies of licensing, inoculations, vaccinations, etc. must be current, must be kept on file at the Sweetwater Business Office, and must be updated yearly. Pets will not be permitted in any of the recreation areas of Sweetwater or any community buildings (Clubhouse, Pro Shop, exercise room etc. with the sole exception of Service Animals.

Service animals, specifically trained to do work or perform tasks for the assistance of the handicapped and disabled (Seeing Eye dogs, PTSD, etc.) will be permitted in the community and community buildings and must comply with all ordinances, and with all pertinent documentation, such as training certificates and ADA accreditation, which will be kept on file in the Sweetwater Business Office.

Emotional Support Animals must comply with all appropriate ordinances as well as the Sweetwater Pet Policy. Documentation of certified medical need from an accredited physician or medical professional (excluding letters/certificates printed off the Internet), must be kept on file at the Sweetwater Business Office. However, these pets will not be permitted in any recreational areas or the community buildings. **(Approved 2/16/2021)** It is encouraged that the weight of the Emotional Support Animal (ESA) not to exceed 20 pounds for safety reasons. Each ESA must be under the control of their owner at all times when outdoors. This also includes the dog park. Emotional Support Animals will be limited to dogs and cats. If an ESA becomes a problem due to aggressive behavior, when outside, the owner will receive a warning. If a second warning ensues, the ESA must be confined to the owner's home. If the owner of an ESA questions this language, they will be referred to the State of Florida Statutes regarding Emotional Support Animals. **(Approved 2/20/2024)**

10. Pool and Jacuzzi Rules

A. General Rules

- a. The pool hours shall be posted in the pool area.
- b. The pool capacity is 60 persons.
- c. The Jacuzzi capacity is 6 persons.
- d. Swimming is at the swimmer's own risk, as there is no lifeguard on duty.
- e. Persons must shower before entering the pool or Jacuzzi.
- f. No suntan lotion, soap or oil is permitted in the pool or Jacuzzi.
- g. Long hair must be either covered or tied back.
- h. Pool and Jacuzzi is restricted to Sweetwater residents, renters and guests only.
- i. A parent, resident or adult guest must accompany persons under the age of sixteen (16). The only diapers that will be allowed to be worn in the pool are swim diapers. No person under the age of sixteen (16) is permitted in the Jacuzzi. For their own safety, persons with high blood pressure or heart problems should consult their physician before using the Jacuzzi. **(Approved 2/16/2021)**
- j. For safety reasons, "running, horseplay diving or jumping into pool" shall not be permitted in or around the pool area.
- k. Food or drink shall not be permitted in the pool or Jacuzzi areas, except in the area so designated. The designated areas are four (4) feet from the waters edge, at any of the tables, or under the canopy. **(Approved 2/16/2021)**
- l. Glass or other breakable items shall not be permitted in the pool or pool area.

- m. Anyone entering the clubhouse must be towel dry and have on a top or bathing suit cover and shoes.
- n. Pool, Jacuzzi and pool area must be kept clean.
- o. No pets are permitted in the pool, Jacuzzi or pool area.
- p. Showers are for pool and Jacuzzi uses only.
- q. Towels are to be used on pool furniture for hygienic reasons and to prevent staining.
- r. Do not remove furniture from the pool area.
- s. During special events, the pool may be closed to all but participants of the event.
- t. Any impaired/handicapped/special needs resident/guest, must be accompanied by an adult when using the pool or jacuzzi. **(Approved 2/16/2021)**

11. Children

A. General Rules

- a. All play equipment must be stored on a lot so that it is not visible from the road.
- b. Children are not permitted to play in the streets without supervision of a parent or resident.
- c. Construction areas are completely off limits to all children, no matter how minor the construction.
- d. Guests and their hosts are responsible to see that children do not disturb neighbors or abuse property.
- e. Guests and their hosts will be held financially responsible for damage caused by their children to private or Sweetwater property.
- f. In the event that a child is born to a resident after the purchase of a home in Sweetwater, the residency of the resident will be terminated. The subject resident and child will be required to vacate Sweetwater within six (6) months after the date of the birth of the child.
- g. All rules will apply to all visiting children.

12. Sales and Business Activities

A. Home Sales and Business Activity Rules

- a. All residents shall notify the Corporation Business Office of any intended sale of the property. Prospective buyers must complete an Application for Occupancy (Notice of Intent to Purchase or Rent and request for an Application for Occupancy), provide verification of age and be approved by the Corporation.
- b. All "For Sale" signs shall not exceed 15" x 18" in size and are to be placed on or in the home or on the lawns, but not on lampposts. Only one (1) "For Sale" sign shall be allowed for each home, except that two (2) "For Sale" signs may be displayed for homes located on corner lots or facing the golf course.
- c. The Corporation reserves the right to control all peddling, soliciting, selling, delivering, and vehicular traffic within Sweetwater and its common grounds.
- d. Commercial, business and professional activities may not be conducted in or on a property without prior written consent of the Board of Directors.
- e. Current owners must inform all potential buyers of the necessity to register with the Business Office prior to closing. Current owners must inform the Business Office at least two (2) business day's prior to closing.
- f. Soliciting is not permitted.
- g. "Individual homes are permitted one annual yard sale per year, to be held on their property during the second weekend in the month of November." **(adopted 2/19/2013)**

13. Other Prohibited Actions/Activities

A. General Rules

- a. No signs or advertisements are permitted except for standard owner identification on property lamppost.
- b. Window air conditioners are not permitted in living areas, except that small air conditioners (5000-7000 Btu's), not facing the street, shall be allowed in sheds and garages.
- c. Alligators are not to be fed or taunted in any area within Sweetwater. Alligators or snakes that become a nuisance should be reported to the Corporation Business Office for removal. Do not set food out to attract

unwanted wildlife any area in Sweetwater. Anyone known to be feeding wild animals, including birds, will be reported to the wildlife authorities. **(approved 2-18-2020)**

d. Absolutely no outside alcoholic beverages are permitted to be brought into the Clubhouse, the pool, and the pool area at any time. Alcoholic beverages may be available to be purchased from the Pub. **(Approved 2/16/2021)**

e. Anyone walking, riding a bicycle or golf cart in the community, must wear a cover up.

f. All items placed in any driveway with either a "For Sale" sign or a "Free" sign, must be removed after five (5) days. **(Adopted 2/21/2023)**

14. Residential Community

Sweetwater is a residential community. No business or commercial operation is permitted without the written consent of the Corporation. Said written consent, if received, can be rescinded with the thirty-(30) day written notice from the Corporation or immediately if said activity constitutes a threat to the health, safety or general welfare and convenience of other residents of the community.

15. Gardens

Vegetable gardens are not permitted on resident's property. A limited number of vegetable garden plots are available on Lake Road and plots may be obtained on an annual no fee basis by application to the Corporation Business Office. Applications will be granted on a "first come/first served" basis. Assigned plots cannot be transferred. They must be reassigned by the Sweetwater Office. Only one garden plot will be permitted per household. All garden plots must be maintained year-round. A neglected plot is subject to being reassigned. **(approved 2-18-2020)**

16. Sewer and Water Lines

A. Sewer

The Corporation is responsible for sewer lines to the point of connection which is at the street. The resident is responsible for the sewer line from the point of connection into and including the lines located in the home. All clogged sewer lines beyond that point of connection are the responsibility of the resident.

B. Water

The Corporation is responsible for the maintenance of the water wells and underground water system. The resident is responsible for the maintenance and repair of the water lines from the meter to the home and all water lines within the home.

17. Emergencies

Residents shall report health, fire, theft or vandalism emergencies directly to 911. The responsible government agency, concerned with handling these emergencies should respond. The resident should know and have available, the numbers of Fire, Police or Sheriff's Departments, local Ambulance Service and County Animal Control Office.

18. Conveniences

The public conveniences in Sweetwater are maintained as a service to the residents and are regarded as part of their home. Cooperation in keeping restrooms and any other utility building and recreational facility clean and serviceable is required. All equipment, machines or fixtures should be left clean after use.

19. General Rules and Regulations

A. Damage

a. Residents will be held responsible for any damage or inconvenience done to common areas and/or property of others in Sweetwater that was caused by themselves, their pets, their families, their renters or their guests.

b. Residents who leave for the summer must, before they leave, "hurricane proof" around the outside of their homes and store in their shed any items that, as flying debris, could cause damage to another's property. Failure to do so will result in the cost of securing the residency being charged to the homeowner, at the then prevailing rate. **(approved 2-18-2020)**

B. Procedure for Handling Rule Violations

a. A rule violation (r/v) will be brought to the attention of the Board of Directors (BOD) using the following procedure:

(i) Pick up a standard rule violation (r/v) form from the Sweetwater Business Office. Complete the form, sign, date and return to the Sweetwater Office. An unsigned r/v will be considered invalid. THE NAME OF THE COMPLAINTANT WILL REMAIN CONFIDENTIAL.

(ii) Telephone calls regarding a r/v are accepted on an emergency basis only, and the written r/v form will still be required for maintaining accurate records.

(iii) All r/v forms will be assigned a number and entered into a log. This log will include the date the r/v was received. A written acknowledgement will be delivered to the complainant within five (5) days. **(approved 2-18-2020)**

20. Enforcement

a. If the rule violation is not reasonably resolved within the designated timeline, which has been given to the violator by the designated Board representative, the violator (herein known as the "respondent") may be subject to a fine not to exceed \$100.00 a day. However, an increase to the fine could be levied on the basis of each day of a continuing violation, up to the limits of Florida law.

b. No significant fine or loss of privileges will be levied except after giving reasonable notice and opportunity for a hearing to the respondent(s) involved. The respondent(s) must schedule a hearing date within fourteen (14) days of receiving the rule violation letter. The hearing shall be held before the Grievance Committee, made up of a minimum of five (5) of the nine (9) members. This committee has been approved by the Board. No active Board member will serve on this committee. The decision of the Grievance Committee shall be binding on both parties. (Approved 2/16/2021) The Grievance Committee's position is to agree or disagree with the Board of Directors decision that the violation is valid. However, they cannot dispute the Board's decision on the penalty placed on the violator. **(Adopted 2/21/2023)**

c. Persistent/resident violators of the Rules and Regulations are subject to a probation period and will also incur loss of privileges for common areas as well as recreational areas for up to one year. This loss of privileges will be monitored and documented.

d. For any rule violation filed in the Sweetwater Office the Rule Violation Report Action Procedures will be followed. If the rule violation goes to the Grievance Committee for a hearing, the Grievance Committee Procedures will be followed. Copies of these procedures are available at the Sweetwater Office only for the alleged violator (s) to receive. **(Adopted 2/15/2022)**

Jeanette DeLisi
President

Becky Wallace
Secretary

The foregoing instrument was acknowledged before me this 20th day of February, 2024, by Jeanette DeLisi and Becky Wallace who are personally known to me.

Kari Larson
Notary

State of Florida
County of Polk