



The Plantation

ASSOCIATION RULES AND REGULATIONS *PLANTATION HOMEOWNERS, INC.*

Ed 06.14.22

TABLE OF CONTENTS

SECTION	PAGE
A. Authority	1
B. Rules Enforcement	1
C. Municipal Ordinances, State Laws, Agency Orders- Enforcement	1
D. Single Family Homes	2
E. Repair and Maintenance – Appearance of Lots and Improvements	2
F. Fences	2
G. Pools	3
H. Sheds	3
I. Lawns, Trees, Plantings, & General Landscaping	3
J. Exterior Sculptures, Statuary, and Yard Ornaments	3
K. Window Air Conditioners	3
L. Clotheslines	4
M. Mailboxes	4
N. Home Addresses	4
O. Hurricane Shutters	4
P. Window Treatments	4
Q. Basketball Hoops	4
R. Holiday Decorations	5
S. Signs	5
T. Flags - General	5
U. Outside Lighting	6
V. Vehicles – General	6

W. Prohibited Vehicles	6
X. Commercial Vehicles	6
Y. Recreational Vehicles	7
Z. Trailers	7
AA. Vehicle Repair	7
BB. Trash, Rubbish, Junk	7
CC. Pets and Animals	8
DD. Wildlife	8
EE. Use and Protection of Lakes, Ponds, and Waterways	8
FF. Use of Common Areas – General	9
GG. Personal Conduct in Common Areas - Nuisance Behavior	10
HH. Playgrounds	10
II. Courts and Fields	10
JJ. Solicitation	11
KK. Motorized Vehicles in Common Areas	11
LL. Discharge of Weapons or Fireworks	11
MM. Prohibition of Damage, Certain Activities, and Nuisances	11
NN. Limited Association Liability	12
OO. Leasing of Homes	12
PP. Sale of Homes	13
QQ. General	13
RR. Bellefield Parking Lots	14

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 1 of 14 Pages

A. AUTHORITY

Pursuant to Article II PROPERTY RIGHTS, Section 13. Rules and Regulations, of the Amended and Restated Declaration of Easements, Covenants, Conditions, and Restrictions, all owners, residents, guests, users, and all others, are required to comply with the Rules and Regulations for the use of the Lots and Common area, as the same are from time to time adopted by the Association.

B. RULES ENFORCEMENT

The Association shall have the right to enforce, by any proceeding at law or in equity, all restrictions including rules and regulations, conditions, covenants, reservations, liens and charges now or hereafter imposed by, or pursuant to, the provisions of the Amended and Restated Declaration or Easements, Covenants, Conditions, and Restrictions regarding the Plantation and in enforcing the same shall have the right to recover all costs and expenses incurred including reasonable attorney's fees. Such costs and expenses may be assessed against Owner's Lot as a special assessment.

As remedies to enforce restrictions conditions, covenants, rules and regulations, the Association may:

Refer noncompliance issues to the Association Attorney for possible initiation of legal action including offer of pre-suit mediation in accordance with the State Statute, or in the event of continued non-compliance, seek injunction issued by the courts through the filing of a law suit. All costs of such remedy, including reasonable attorney's fees, shall be assessed the violating Unit Owner as a Special Assessment.

Impose fines pursuant to governing documents and Florida Statute 720.305. Upon proper imposition of fines, the Association or its duly authorized agent shall have the power to enter upon a Unit or any portion of the Common Area to abate or remove, using force as may be reasonably necessary, any structure, thing or condition which violates legal governing documents of the Association. All costs of such self-help, including reasonable attorney's fees shall be assessed the violating Unit Owner as a Special Assessment.

Through self-help, enter the Lot without notice or trespass to correct any violation and recover monetary damages. In any such action, the Owner responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorney fees incurred by the Association.

The Association shall have the right to suspend the use of recreational facilities for any infraction of published rules and regulations.

C. MUNICIPAL ORDINANCES, STATE LAWS, AGENCY ORDERS - ENFORCEMENT

Adherence by resident and homeowners to various applicable ordinances, laws, and orders of State and local governments and agencies is required within the Property for both Lots and Common areas. Non-compliance to such restrictions, such as county codes and the like, may result in referral by the Association of such non-compliance to the appropriate government agency. In some cases, the Association may publish more restrictive guidelines, rules and regulations than such governmental agencies and such Association restrictions require compliance by residents and homeowners under the governing documents of the Association.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 2 of 14 Pages

D. SINGLE FAMILY HOMES

Each Lot shall be used for single-family residential purposes only. Single family and "family" shall be defined as a maximum of two (2) unrelated persons living together as a single housekeeping unit, sharing kitchen and bedroom facilities; or one individual living alone; or more than one individual, at least two of whom must be related to each other by blood, marriage or legal adoption. No more than six (6) persons will be considered a single family, unless at least four of them are related to each other by blood, marriage, or adoption. Nothing shall be done or kept in any lot or any part thereof, which would be in violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body.

Commercial business operations except those as permitted by County ordinance in single family homes as legally zoned within the Plantation development are prohibited. Any business activity that creates a nuisance to the neighborhood is prohibited. See Section _ regarding rental restrictions.

E. REPAIR AND MAINTENANCE – APPEARANCE OF LOTS AND IMPROVEMENTS

All Lots, together with the exterior of all improvements, if any, located thereon shall be maintained in a neat and attractive condition by the respective owners. There shall be no appearance of deterioration of the property. Said maintenance shall include, but not be limited to, painting, repairing, and replacing of building surfaces, fences, lawns, walls, and other exterior improvements. Deterioration shall mean a lowering in quality in the condition or appearance of a building, or parts thereof, characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting, fading, or other evidence of physical decay or neglect or excessive use or lack of maintenance.

F. FENCES

All fences must be maintained in a neat, clean and attractive appearance. Only minor repairs to existing fences are permitted as opposed to major repairs which will require replacement of the fence. Minor repairs include the replacement or refastening of less than 25% or ten (10) slats, whichever is less, of the wooden slats on the entire fence or repainting an existing fence in a color to match the standard cocoa brown shade (See ACC Guidelines). All repairs to existing fences shall be made using materials that are of like grade, quality, material, color, finish and workmanship that is consistent with industry standard products for fences placed in residential subdivisions in Hillsborough County, Florida, as determined to be appropriate by the ACC. The appearance of replacement pickets or fence sections in new wood may be of such contrast to the exiting wood, that the entire fence will require pressure washing or painting in a cocoa brown shade to match the approved standard color. No major repairs are permitted. Replacement of the more than 25% or ten (10) slats, whichever is less, or replacement of support posts for the fence is considered a major repair and not permitted and is considered in a state of disrepair. If a fence comes into a state of disrepair to the point where major repairs must be conducted or it must be completely replaced, or cannot be repaired unless entire sections of the fence are replaced, the entire fence must be brought into compliance, and the homeowner must then apply to the ACC to obtain permission for installation of a new or replacement fence in compliance with existing fence standards. Existing standards do not include stockade style fencing (See ACC Guidelines) .

Replacement or new wood fences should not be painted. It is recommended that the fence be treated with water sealant and left to weather to a natural color.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 3 of 14 Pages

G. HOMEOWNER POOLS

Pools shall be operated and maintained in accordance with applicable municipal and State ordinances regarding cleanliness, sanitation, and life safety.

H. SHEDS

Any shed that is in need of major repairs must be demolished and/or otherwise removed. If a shed is to be replaced, the replacement shed must be in compliance with the Architectural Guidelines, rules, regulations and restrictive covenants of Plantation Homeowners, Inc. in existence on the date of the replacement of the shed and such shed shall first be approved by the Association. The following shall be considered a major repair to a shed: Replacing a roof, re-shingling the roof, replacing the siding, whether wooden, metal, fiberglass or otherwise, or replacing the doors.

I. LAWNS, TREES, PLANTINGS, GENERAL LANDSCAPING

The yards of each resident shall remain grass or Florida friendly and be in keeping with Architectural Guidelines to include at least 70% of the lawn in vegetation. Yards and easements, including grass, shrubs, ornamentals, trees, planting beds, mulch and rock beds, and the like will be maintained in generally accepted lawn maintenance practices as necessary to promote a live, healthy, weed and insect free environment for optimum lawn and plant growth and appearance. No owner shall allow any grass or weeds on a Lot to attain a height in excess of six (6) inches. Yards and easements shall be regularly mowed, trimmed, edged, pruned, fertilized, and as permitted under watering restrictions, if any, irrigated. Driveways, sidewalks, and curbs along the roadways shall be edged and expansion joints weed and grass free. Street gutters shall be kept clean and weed and debris free. Grass clippings must be blown or swept from pavements and sidewalks. Landscaping beds shall be weeded and properly mulched. No yard waste shall be permitted to accumulate anywhere upon the Lot. No artificial vegetation is permitted on the exterior of any portion of the Properties.

Trees greater than 3 inches DBH (Diameter at Breast Height) or palms shall not be cut down or removed without Association preapproval. All stumps shall be cut or ground to ground level. Dead Palm fronds shall be routinely pruned from palms and removed. Tree branches shall be elevated above nine (9) feet from the ground. No branches or fronds from any tree or palm shall be permitted to hang low into any sidewalk, walkway or pathway so as to interfere with the unobstructed passage of pedestrians.

J. EXTERIOR SCULPTURES, STATUARY, AND YARD ORNAMENTS

Exterior sculpture, fountains, cement planters, large yard ornaments, and similar items must be approved by the Association.

K. WINDOW AIR CONDITIONERS

No window air conditioning unit shall be installed in any window which is visible from any street.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 4 of 14 Pages

L. CLOTHESLINES

No clothesline or other facilities or apparatus for the drying of clothes outside a dwelling shall be installed or maintained so as to be visible from the street in front of the residence.

M. MAILBOXES

Only approved mailboxes will be used. The mailbox must be located so the carrier can serve it without leaving the vehicle. The mailbox must be between 42 and 48 inches above the ground. The address number must be printed in numerals not less than one inch high on the side or front of the box or post. The box will be maintained so as to present a good appearance, free of dirt, mildew, rust or dents, and in a waterproof condition.

N. HOME ADDRESSES

In addition to the requirement to post addresses onto the mailbox, the address of the home will likewise, be prominently displayed on the home.

O. HURRICANE SHUTTERS

Hurricane shutters or wood window covers may be installed or activated at the first hurricane warning for the area and may remain on windows up to ten (10) days after the hurricane has passed. If a second hurricane warning is issued, then the removal date will be extended another ten (10) days.

P. WINDOW TREATMENTS

No reflective foil sheets, newspapers, tape, sign or advertisement, or other similar material shall be permitted on any window or glass door. Windows and doors shall not be boarded up except as may be approved by the Association for temporary window, glass, or casualty repairs.

Q. BASKETBALL HOOPS

Portable hoops may be located only upon the Lot of the owner and not placed in common area or County right-of-way nor placed in any location that would obstruct traffic on County roadways or Association walking paths. The portable hoop will be placed in such a way that it will not cause a nuisance to the neighbors or damage to neighbor's property or vegetation. The hoop will not be placed in such manner that it will present an attraction to unattended children that could result in injury or death. All permanent basketball hoops must be pre-approved by the ACC.

All hoops, portable or permanently mounted as preapproved by the ACC, must be properly maintained and present an acceptable appearance.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 5 of 14 Pages

R. HOLIDAY DECORATIONS

Customary Holiday decorations will be permitted to be displayed on the property from thirty (30) days prior to the Holiday, until thirty (30) days after the Holiday.

S. SIGNS

Professionally printed residential signs such as no trespassing, dangerous dogs, etc., may be placed upon a lot not to exceed one sign for each side facing private or public view and such sign may not exceed 12" x 12" in size.

Except for signs by the Association, no sign of any kind shall be placed on the Common Area without the prior written consent of the Association.

For Sale/Rent: One professionally lettered sign per Lot of no more than four (4) square feet (2 feet x 2 feet) in size advertising the property for sale or rent is permitted, provided it is placed upon the Lot and not upon common area.

Security: A maximum of two (2) free standing, professionally lettered security/alarm company signs are permitted per Lot, with not more than one (1) sign in the front yard and one (1) sign in the backyard. The sign face cannot be larger than one hundred (100) square inches (10" x 10"). There may be one small security company decal displayed per window.

Local/National Elections: One (1) professionally lettered political sign per candidate per residential Lot is allowed. The number of candidate signs is not to exceed three (3) per residential Lot. Each sign is not to exceed four (4) square feet (2 feet x 2 feet). Signs cannot be set up more than sixty (60) days prior to the election date and must be taken down within fourteen (14) days after the election date.

Garage Sale Signs: Garage Sale signs must be professionally printed as opposed to handwritten, neat in their appearance and cannot be larger than four (4) square feet (2 feet x 2 feet). Signs cannot be attached to any permanently existing street sign or other signs within the Plantation, or upon any trees, poles, walls, or anything else on the common property. All garage sale signs must be freestanding. The signs can only be displayed on the day prior to the Garage Sale and must be removed by dusk on the same date of the sale. The Plantation Homeowners, Inc. office must be notified before the Garage Sale date of the date an owner or tenant will be posting the Garage Sale signs. If an owner or tenant fails to notify the Plantation Homeowners, Inc. office of the pending Garage Sale, an authorized employee of the Plantation Homeowners, Inc. will remove any such unauthorized Garage Sale signs that are located on the common areas or County right of ways.

T. FLAGS – GENERAL

Homeowners may display one portable, removable United States flag or official flag of the State of Florida, not more than 4 1/2 feet by 6 feet, in a respectful manner, and one portable official flag, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or POW-MIA flag. All flag poles must be approved by the ACC prior to being placed on a Lot. On approved flagpoles, Owners may display in a respectful manner, an American flag not larger than 4 ½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or POW-MIA, provided such additional flag must be equal in size or smaller than the United States flag.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 6 of 14 Pages

U. OUTSIDE LIGHTING

No spotlights, flood lights, or similar high intensity lighting shall be placed or utilized upon any Lot which in any way allow light to be reflected on any other Lot or upon Common Area or any part thereof, without written authorization by the Association. Excessive or nuisance lighting is not permitted.

V. VEHICLES – GENERAL

Parking on the grass by more than two (2) wheels is not permitted. When parked along any curb or like location, the two wheels may not be more than twelve (12) inches into the grass or Lot. When displayed on the driveway, all wheels must be on the driveway surface. Vehicles may not block pedestrian use of the sidewalk.

Any and all vehicles displayed upon any Lot or street must at all times remain clean, in neat condition, and fully operable. Operable means the vehicle must start and run under its own power, be free of missing parts, have all tires mounted and inflated, wheels remaining on the driveway/pavement, weather proof with no missing windows or doors, and no unsightly damage that renders the vehicle undrivable on the roadways. All vehicles must also display a current registration and tag. Street parking shall be in compliance with County Ordinances. Additionally, street parking must not block US Postal service access to legal mail boxes or restrict the collection by the County of trash, yard debris or recyclables. Street parking may not obstruct the free access in and out of driveways by neighbors.

W. PROHIBITED VEHICLES

Stored vehicles and vehicles which are either inoperable or do not have current operating licenses shall not be permitted on the Properties except within enclosed garages. A vehicle shall be considered "stored" if it is put up on blocks or covered with a tarpaulin and remains on blocks or so covered for fourteen (14) consecutive days without the prior approval of the Board.

X. COMMERCIAL VEHICLES

One operable, properly tagged, commercial vehicle, personally owned by the home occupant for a legal, active business, or a commercial vehicle used daily in the performance of employed work, may be displayed upon the Lot driveway or assigned parking space. The vehicle carrying load may not exceed one ton. The vehicle may not be parked on the street and when on the driveway, must not protrude into the sidewalk and impede pedestrian traffic. The vehicle must be in presentable condition and free from visible safety concerns such as equipment, supplies, and or an attractive hazard for children.

Commercial vehicles present for active work or on-going repair and business on a Lot are permitted.

County ordinance and zoning restrictions apply in limiting the size and type of commercial vehicles permitted in the subdivision.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 7 of 14 Pages

Y. RECREATIONAL VEHICLES

Recreational vehicles (RV) may be displayed upon the Lot driveway or Bellefield assigned parking space provided the vehicle does not protrude into the sidewalk and impede pedestrian traffic. The vehicle must be in presentable condition and free from visible safety concerns such as equipment, supplies, or an attractive hazard for children. Recreational vehicles are defined as one primarily designed and uniquely manufactured for use as temporary living accommodations and properly licensed as a recreational vehicle. While on the Lot, the RV may not be used temporarily or otherwise, as a living accommodation. County ordinance and zoning restrictions apply as well as Florida State Statutes.

Z. TRAILERS

No trailer of any type is permitted to remain or be stored upon any lot, property, or street within the subdivisions.

AA. VEHICLE REPAIR

Only minor repairs and maintenance for a period no longer than six (6) hours may be performed which are defined as the changing and replenishment of fluid levels, the replacement of spark plugs, ignition points, and batteries, the rotation of tires and the replacement of drive belts and hydraulic lines. Any other repairs on the motor vehicles or automobile shall be restricted to totally enclosed spaces and only accomplished on privately registered vehicles having a current State of Florida license plate, or motor vehicles designated by the State of Florida as qualifying for an antique or horseless carriage designation. Such vehicle repairs are restricted to vehicles owned by authorized residents of the Lot and no commercial repairs or repair shop activities are permitted.

BB. TRASH, RUBBISH, JUNK

No rubbish, trash, garbage, or other waste material shall be kept or permitted upon any Lot or Common Area except in closed, sanitary and clean containers located on each Lot and concealed from view. Concealment outside a garage may be by approved landscaping or walled-in partition screening. Containers shall not be allowed to overflow.

Only County approved trash and recycling containers may be used. Yard waste may be deposited into appropriate and presentable, alternate containers or properly bundled according to County requirements. Other waste including Hazardous waste must be properly disposed of in accordance with County Ordinance.

Trash, recyclables and yard waste are placed curbside in accordance with Hillsborough County requirements and are collected on days as designated by Hillsborough County. Such containers and items may not be displayed prior to 6:00 PM the evening prior to County scheduled pick up and must be removed and stored out of sight by 8:00 PM the day of scheduled collection.

Discarded bulk items such as mattresses, furniture, appliances and such must not be left on the Lot or curbside unless arrangements have been made with the County for pre-paid special pick-up. Abandoned items left at the curb or upon the Lot are subject to an immediate self-help pick up without notice by the

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 8 of 14 Pages

Association or its agent at the expense of the Lot Owner and such expense shall be a special assessment against the Owner's account.

No Lot or common area shall be used to or maintained as a dumping ground for rubbish, trash, or other waste, junk, appliance, or furniture.

There shall be no burning of trash or other waste material.

CC. PETS AND ANIMALS

No animals, livestock, pigeons, or poultry of any kind shall be raised, bred, or kept on any Lot or the Common Area. Dogs, cats, and other household pets may be kept on Lots subject to rules and regulations adopted by the Association, provided that no more than a total of three (3) such animals may be kept on any Lot and provided that they are not kept, bred, or maintained for any commercial purpose. No pet shall be a nuisance or annoyance to other residents. No person owning, or in custody, possession, charge or control of any dog or cat shall cause, permit, or allow the dog or cat to stray, run or in any manner be at large in or upon any public street or in the private property of others without the expressed or implied consent of the Resident thereof. Pets must be leashed when outside a home or fenced yard or in the Common Areas, including walking paths, except in a designated dog park/exercise area which is posted with appropriate signs. In addition, the owner is responsible to clean up after their animals for any defecation left on Lots, common areas, or County easements throughout the development.

In keeping with County Ordinances, no dog of any breed may be left unattended or tethered (restrained or tied with chains, ropes, leashes, cords, or running lines) to any object, structure, or tree.

DD. WILDLIFE

With the exception of customary residential birdfeeders or squirrel feeders within the rear yards of Lots, the feeding of wildlife including birds, ducks, alligators, feral cats, strays and the like is prohibited.

EE. USE AND PROTECTION OF LAKES, PONDS, AND WATERWAYS

No resident shall have any right to pump or otherwise remove any water from the lakes and waterways for the purpose of irrigation or other use. No resident will be permitted to place trash, garbage, grass clippings, yard waste, sewage, waste water other than surface storm drainage, rubbish, oil, paint, debris, ashes, or other refuse in any of the lakes. In addition, no resident is permitted to discharge any of the above items into the street drainage system since that flows directly into the lakes.

Except for Association servicing boats, no motor operated boats of any kind including those with trolling motors, are permitted on any of the ponds, lakes, or waterways. Remote controlled, battery motorized model boats less than three feet in length are permitted provided such use does not create a nuisance.

When not in use, no boats, canoes, kayaks, paddleboats, paddle boards, or other floatation objects are permitted to be displayed or stored on the shorelines or common areas unless approved by the Association.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 9 of 14 Pages

Recreational fishing by residents and occasional bona-fide-guests only is permitted, provided catch and release is exercised and fish are not harmed or removed. Netting, trapping, spearing, or use of archery is not permitted. The Association as deemed necessary, may establish additional fishing controls including the issuance of resident fishing licenses.

Swimming in lakes, ponds, and waterways is prohibited. Occupants of authorized water vessels must wear suitable life preservers/flotation devices.

FF. USE OF COMMON AREAS – GENERAL

Common Areas include all grounds, parks, pathways, amenities, buildings and improvements therein. All Common Areas are the private property of the Association and are not for public use unless approved in writing by the Association. Trespassing is not permitted. Resident events have priority over any public uses. There shall be no obstruction of the Common Area nor shall anything be kept or stored on any part of the Common Area without prior written consent of the Association. Nothing shall be altered, constructed on, or removed from the Common Area except upon prior written consent of the Association. See Addendums for applicable Rules and Regulations for specific amenities and facilities.

Private resident events involving more than 20 persons in attendance within Common Areas require a completed written Park Use Request from the sponsoring resident in form as may be published from time to time by the Association.

Vehicular parking in Common Areas is under strict control of and must be preapproved by the Association.

All facilities and Common Areas are used at the risk of the user. The Association, staff and management are not responsible for injuries or accidents caused while utilizing common areas. Courts and other facility surfaces may be slippery when wet.

Except as modified by the Association from time to time as posted or for specific events, open hours of Common Areas are restricted to between the hours of 6 AM – 11PM.

Glass containers are prohibited in any Common Area with the exception of the clubhouse.

Grills must be attended by an adult and all hot coals properly disposed of.

Trash and debris will be removed upon completion of any activity.

There shall be no playing of golf or hitting of golf balls on Common Areas without Association approval.

Vending, advertising, or posting of bills or signs without Association permission is prohibited.

Owners and residents will be held monetarily accountable for damage caused by them or their guests to any portion of the common areas.

Except for law enforcement, no weapons of any kind are permitted within the common areas.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 10 of 14 Pages

GG. PERSONAL CONDUCT IN COMMON AREAS - NUISANCE BEHAVIOR

Use of Association facilities and Common Areas within the Properties is restricted to bona-fide residents in good standing and their permitted guests.

Upon inquiry by Association employees, including Courtesy Patrol personnel, residents upon the Common Areas are required to identify themselves, with proof of ID if so requested, and provide such HOA personnel requesting this information, the valid Plantation address at which the resident resides. Residents must hold valid pass key at all times when utilizing courts and fields.

Common Areas are drug-free. Smoking or the possession of tobacco products under the age of 18 is prohibited. Smokers must adequately distance themselves from non-smokers and minors so as to avoid disturbing non-smokers. See specific rules for amenities regarding the total restriction of smoking in specified areas. Underage use of alcohol and intoxication by the use of any substance are prohibited. Persons upon the Common Areas and such persons using HOA facilities are required to at all times exhibit acceptable behavior. Offensive and inappropriate, nuisance behavior, foul language, bullying, loud music, destruction of property, underage drinking or smoking, inappropriate sexual conduct, arguing, fighting, drug use, and any other activity that is inconsistent with acceptable behavior in a family environment are grounds for removal from HOA facilities and Common Areas. Residents exhibiting such inappropriate behavior will be requested to leave and if such offenders refuses, a trespass order will be issued. Removal for any such reasons is grounds for consideration by the Association of a restriction from future use of the Common Areas by such offender. Non-residents refusing to leave will be referred to County Law enforcement for forced removal and municipal trespass citation.

Unaccompanied non-residents on Common Areas will be ordered to immediately vacate and are likewise subject to trespass citation.

HH. PLAYGROUNDS

Playgrounds are for the use of children 2-12 years old. Adult supervision is required for children 3 and under.

Equipment must be used as intended and not used when wet.

No running, pushing or shoving is permitted. No bare feet are permitted

II. COURTS AND FIELDS

Adult supervision is required for children 9 and under or as posted on the respective facility.

Courts and fields must be used as intended and no damage to surfaces is permitted. No cleats or spikes may be worn on hard surface courts. Skateboards, skates, rollerblades and the like are not permitted on courts. Tennis shoes or soft shoes only permitted on courts.

No glass containers are permitted. Water or sports beverages only on courts.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 11 of 14 Pages

Tennis, racquetball/handball, and volley ball courts are restricted to one-hour time limit per resident. The softball field is restricted to a one-hour time limit per game. The basketball courts are restricted to a one-hour limit per ten players on the courts.

Eligible residents may bring up to two guests to the basketball and tennis courts and four guests to the softball field. Residents must remain with their guests at all times. League play or practice use by non-Association teams must be preapproved in writing by the Association. Private coaching or training by a non-resident of over two eligible residents simultaneously must obtain written Association approval. Private lessons may not interfere with open resident use of Association facilities.

USCTA Code of Conduct is in effect at all times within the tennis court enclosures. Good sportsmanship will be displayed at all times upon fields and courts.

JJ. SOLICITATION

Plantation is a non-solicitation Community. Solicitation is not permitted in Common Areas unless approved in writing by the Association. Door to door solicitation is governed by Hillsborough County Ordinance and individual residents may elect to post non-solicitation notices as outlined in such Ordinances.

KK. MOTORIZED VEHICLES IN COMMON AREAS

Unless specifically approved by the Association, motorized vehicles such as motor or dirt bikes, motor scooters, go-carts, ATVs, and any other means of transport powered by a motor are not allowed to be operated in the common areas of the Association to include the walking paths. Motorized wheel chairs used by disabled members are exempt as are motorized vehicles used by the Association in the servicing of the community. Battery operated children's riding toys are permitted provided adult supervision is present.

LL. DISCHARGE OF WEAPONS OR FIREWORKS

The shooting of firearms, bows and arrows, BB-guns, air guns, fireworks or pyrotechnic devices of any kind or size and any other similar inherently dangerous activities, shall not be pursued or undertaken on any lot or in the Common Area. Spears are prohibited as is spear fishing.

MM. PROHIBITION OF DAMAGE, CERTAIN ACTIVITIES AND NUISANCES

Nothing shall be done or kept in any Lot or in the Common Area or any part thereof to increase the rate of insurance on the Properties or any part thereof over what the Association, but for such activity, would pay, without the prior written consent of the association. Nothing shall be done or kept in any Lot or in the Common Area, or any part thereof, which would be a violation of any Statute, Rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body. No damage to, or waste of, the Common Area or any part thereof shall be committed by any Owner or any Tenant, household member, or invitee of any Owner, and each Owner shall indemnify and hold the Association and the other Owners harmless against all loss resulting from any such damage or waste caused by him or his Tenants, household members, or invitees, to the Association or other Owners.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 12 of 14 Pages

No noxious, destructive, or offensive activity shall be permitted on any Lot or in the Common Area or any part thereof, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other residents or to any other person at any time lawfully residing on the Properties.

NN. LIMITED ASSOCIATION LIABILITY

All recreational facilities and pathways or equipment furnished by the Association or erected within the Properties shall be used at the risk of the user, and the Association shall not be held liable to any Person for any claim, damage, or injury occurring thereon or related to use thereof.

OO. LEASING OF HOMES

No dwelling or building or other improvement situated on any Lot shall be rented or leased separately from the rental or lease of the entire Lot.

No dwelling or any part of any such building or other improvements shall be used for the purpose of any Air BNB of any term, or other similar rental, or renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or any other type of transient accommodation such as a halfway house, rehabilitation center, group home, temporary welfare housing, etc.

No dwelling shall be rented or leased for a period of less than 1 year.

No dwelling will be rented or leased without a contract providing for full lawn and if applicable, pool service paid for by either the owner or the renter.

No home will be rented or leased without the Owner obtaining a fully completed Plantation Homeowners, Inc. Rental Disclosure Form with attached owner and tenant information sheet signed by the prospective occupants wherein they agree to abide by the Covenants, Rules & Restrictions for Plantation Homeowners, Inc. A copy of such documentation is to be provided to the Association and the original is to be kept by the respective Owner and made available to the Association upon request.

Owners shall indemnify and hold the Association harmless in the event of any allegation that a landlord/tenant relationship exist between the Association and lessee or tenant in connection with the leased or rented property.

No person who is a convicted sexual offender, convicted sexual predator, or person who has been convicted of a felony involving violence may occupy or reside within a rented dwelling.

No owner shall enter into a lease, rental agreement, or other similar conveyance or use of a Lot within the first twelve (12) months of ownership of that Lot unless so approved by the Association based upon a bona-fide hardship.

There shall be no subleasing of Lots or assignment of leases, unless approved in writing by the Board of Directors of the Association.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 13 of 14 Pages

Any lease of a Lot shall be in writing and shall be for a term of not less than twelve (12) months. An Owner desiring to enter into a Lease of his Lot shall provide a copy of the tenant profile form and the Lease to the Association, and the Association shall have the right to approve the Lease Form prior to its use, and provide a Lease Addendum that establishes additional terms that must be signed by the owner and all tenants. In order for a Lease to be approved, it shall have at a minimum, the following terms and conditions: (i) the Lease shall be for a term of not less than twelve (12) months; (ii) the Lease shall be only for the entire Lot; (iii) every Lease shall provide that the tenant shall be bound by and subject to all of the obligations of the Owner under the Declaration and the other governing documents of Plantation Homeowners, Inc.

Any Owner who has leased his or her Lot shall provide the Association (a) the name, address, and telephone number of the tenant and all occupants of the Lot; (b) a copy of the signed Lease; (c) the year, make, model, and license plate number of all vehicles owned by such tenant, not later than the date of occupancy of the tenant; and (d) the pets owned by the tenant that shall occupy the Lot, including the type of animal and breed of animal, as well as its approximate weight and age.

No more than two Leases shall be approved within a twelve (12) month period.

PP. SALE OF HOMES

Buyers are responsible for proper completion and timely submission of the Association's sale information form upon closing.

QQ. GENERAL

Sidewalks and common area walkways must remain free of all obstructions and shall not be blocked by any item, groups, or activity that would preclude safe and unrestricted passage by pedestrians, bicycles, wheelchairs, and similar permitted conveyance. Pedestrian passage is priority and all other conveyance must so yield.

No personal property shall be permitted to accumulate on common areas. Personal property at all times shall be in the presence of and under the control of and the responsibility of the respective owner or responsible person. Abandonment of personal property will result in the confiscation and legal disposal of such items.

No toys, temporary playground articles, kiddie pools, grills, coolers, picnic articles, hammocks, carriages, wagons, bicycles or similar objects shall be kept or displayed at the front or side of a Lot for more than twenty-four (24) hours in view of the street.

No indoor furniture or fixtures of any type, appliances, tools, shopping carts, work containers, or similar objects may be displayed at any time in view of the street or neighbors.

Outdoor furniture designed for exterior use, patio furniture, patio sets, and the like, in reasonable number and in good condition may be displayed at the front porch or approved patio in view of the street.

PLANTATION HOMEOWNERS, INC.

RULES AND REGULATIONS

Edition 06.14.22

Page 14 of 14 Pages

Bicycles, kayaks, canoes, paddle boards, floats, etc., shall only be kept stored within homes or garages or concealed behind rear yard fencing.

No linen, clothes, rugs, mops, or laundry of any kind may be displayed in street view.

Flammable or explosive fluids, combustibles or hazardous chemical shall be properly and safely stored so as to avoid a danger to the subdivision.

No owner or resident shall direct, supervise, or in any manner attempt to assert any control over the employees or vendors of the Association.

Newspapers and other delivered items must be removed from the driveway and Lots on the day of delivery.

To minimize neighborhood disturbances, moving in and out of homes, construction, and contract servicing upon Lots must be restricted to between the hours of 8:00 AM and 7:00 PM only.

No owner or resident shall permit any disturbing noise by himself, family members, visitors, service personnel, or pets, or permit anything by such persons and pets that will interfere with the rights, Comfort, safety, peace and conveniences of other residents. No radio, stereo, television, or other sound amplifier, or musical instrument shall be operated in such manner so as to disturb other residents at any time of the day or night. No behavior which is a source of annoyance to other residents or which use or practice interferes with the peaceful possession or proper use of the homes of others is permitted.

Owners and residents are responsible legally and financially for compliance by family members and guests to Association rules and regulations and for the control of minor children and children's guests.

RR. BELLEFIELD PARKING LOTS

Bellefield parking lots are for the exclusive use of Bellefield Village residents and their temporary, bona fide guests.

All vehicles will be parked within the confines and marked boundaries of an assigned parking space if so assigned, and no vehicle may obstruct the flow of traffic in or out of the parking lot or be parked outside the confines or marked boundaries of any available parking space. No vehicle over twenty (20) feet in length may be parked within any parking lot. Trailers are not permitted. All vehicles requiring a license plate will be properly licensed. Vehicles will be kept in a clean and neat appearance and in usable condition at all times. Vehicles must be utilized on a routine and regular basis and cannot be stored in any parking lot. No vehicle repairs of any kind including the changing of fluids may be conducted within any parking lot. Guests are not permitted to park in any marked, assigned space of others. No vehicle within any parking lot may be lived in or be hooked up to any outside utility service. The Association is not responsible for damage to vehicles parked within any parking lot.

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