

## RULES AND REGULATIONS

### PHOEBE PARK ASSOCIATION, INC.

These Rules and Regulations are a synopsis and supplement for easy reference. They do not negate the Declaration of Covenants, Conditions, Restrictions of Phoebe Park, Articles of Incorporation and By-Laws of Phoebe Park Association, Phoebe Park Supplemental Guidelines and Standards, the Architectural Control Guidelines, Design Standards and Rules and Regulations, and the corresponding documents which govern FishHawk Ranch. Other specifications, explanations and information can also be found at <http://www.phoebeparkhoa.com>.

Shown below is an alphabetical rules index to assist you in finding information quickly.

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**PHOEBE PARK VILLAS RULES AND REGULATIONS**

1. **Activities** – No noxious or offensive activity shall be conducted upon any lot or in/on any common area nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
2. **Animals and Pets** - No animals except common household pets such as dogs and cats will be allowed and no more than two pets per household as stipulated in the Phoebe Park Covenants will be allowed. Additionally, pit bulls or rottweilers are not permitted as a household pet. In accordance with Animal Ordinance 00-26, all cats, and dogs 4 months of age or older must have a license tag. Any pets causing or creating a nuisance or unreasonable disturbance should be reported to the Management Company or Hillsborough County Animal Services. After 3 confirmed complaints, the BOD can have the pet(s) removed. Pets outside of the villa must always be on a leash and with their owner. Owners are expected to pick up their animal's waste in ALL areas of the Phoebe Park Villas community. Animals are not allowed in the pool or in the pool deck area.
3. **Antennas** – In accordance with applicable laws, satellite dishes are permitted but are to be installed preferable under the eaves of the villa insomuch as adequate reception permits. No satellite dish is permitted on the roof peak of the villas as the roof peak is shared property. Satellite dishes should be installed as far to the rear of the villas as possible, away from street view. Before installing such antennas, placement of such shall be discussed with, and approved by the PPARC.
4. **Awnings** – No exterior canvas or metal awning will be allowed on any of the exposed walls on the front, back or side of the villa.
5. **Basketball Hoops and Athletic/Recreational Equipment** – Basketball hoops are not permitted. Other types of athletic/recreational equipment are not to be used in the street or placed in the front of any villa property when not in use.
6. **Board Member Qualifications** - Elected board members are held to the highest exemplary standards and must comply with all established rules and regulations.
7. **Boats** – Boats of any kind or size and boat trailers may not be parked or stored on any lot, driveway, or street in Phoebe Park, the pool area parking, and to include the cul-de-sacs.
8. **Clotheslines** – No clotheslines are permitted on any lot.
9. **Commercial Vehicles** – Commercial vehicles shall be parked on a temporary, short-term basis only – otherwise are prohibited within Phoebe Park. A 'commercial vehicle' shall mean a truck, motor home, bus or van of greater than a three-quarter(3/4) ton capacity

and any vehicle, including a passenger automobile, with a sign displayed on any part thereof advertising any kind of business or within which any commercial materials and/or tools are visible.

10. **Conservation Areas** – In compliance with established FishHawk Ranch requirements, all conservation area property is to remain in its natural state.

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11. **Cooking Grills** – Grills, if stored on the exterior of a villa, must be stored in the rear of the villa screened from the public view when not in use, either in the enclosed lanai or on the concrete rear slab.

12. **Community Pool** – Rules for the use of the community pool are as follows:

- a. No diving.
- b. Bathing load for the pool is 20 persons.
- c. Shower before entering the pool.
- d. There are no lifeguards on duty. You, your children, and guests are using the pool at your own risk. Children under the age of 14 must be accompanied by an adult when using the pool. Homeowners are responsible for the behavior of their guests.
- e. The pool is exclusively for use of Phoebe Park residents and their guests.
- f. Diving, running, and other horseplay is not permitted in the pool or on the pool deck. Smoking is not permitted in the pool or the pool deck. Food is not permitted in the pool or pool deck area unless it is a community sponsored activity. Beverages are permitted only in non-glass containers. Glass bottles or containers are not permitted due to the risk of broken glass. When lounging, towels should be placed on chairs and lounges to minimize the damage that oils and lotions cause to the vinyl chair surfaces.
- g. No person or child is permitted in the pool's fountain areas.
- h. Loud music is not permitted if it becomes an annoyance to other pool users or residents who live near the pool.
- i. If chairs or lounges are moved, return them to their original positions when leaving the pool area.
- j. Babies, children, and other incontinent individuals are not permitted in the pool unless toilet trained or wearing "swim diapers" approved for said purpose. Diapers should not be disposed of in the trash receptacle at the pool as it is not frequently emptied, and the odor of soiled diapers creates an unpleasant odor if left in the hot sun.
- k. Pool hours are dawn to dusk. The pool is always closed after dark.
- l. Parking spaces directly in front of the pool are intended for pool users only.

13. **Driveways** – Each owner is responsible for maintenance and cleaning of the driveway. Color changes are not permitted.
14. **Fences** – Fences of any kind are not permitted within the property. Walls and hedges may be constructed or installed only by the BOD.

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15. **Firearms** – The use of firearms or other weapons are not permitted on the grounds of Phoebe Park Villas. This includes BB guns, pellet guns, archery equipment, and other explosive devices, etc.
16. **Garage Conversions** – No garages may be enclosed or converted to other use.
17. **Holiday Decorations** – Holiday decorations are allowed and encouraged. December holiday decorations may be put up at Thanksgiving and remain up until 15 days after the December holiday. Other holidays' decorations may be put up 15 days in advance of the holiday and removed 15 days after the holiday.
18. **Hurricane Storm Shutters** – Are permitted subject to approval of the PPARC prior to installation. All exterior hardware must match the existing color of the villa. Storm shutters may be put up no more than 5 days in advance of a forecast storm event and must be removed no more than 3 days after the passing of a forecast storm event.
19. **Lot Limits and Boundaries** - No lot shall be expanded, or divided, or its boundary lines changed.
20. **Mailboxes** – Mailboxes are required as part of the FishHawk Ranch Design Guidelines and homeowners are responsible for maintaining their own mailboxes.
21. **Motorized Vehicles** – All motorized vehicles operated within Phoebe Park (including motorized scooters, bicycles, etc.) must be properly licensed by the Department of Motor Vehicles and may not be ridden on sidewalks. Electric wheelchair devices may be ridden on sidewalks at the risk and discretion of the operator.
22. **Noise Levels** – Residents are expected to respect their neighbors' right of quiet enjoyment by keeping noise levels to a reasonable level.
23. **Parking** –Parking anywhere on the streets of Phoebe Park, including the cul-de-sac areas, is prohibited.
  - a. Phoebe Park streets are very narrow, and cars parked in the street potentially interfere with the ability of emergency vehicles, service trucks, and trash pick-up trucks to reach their destination.
  - b. Temporary parking of delivery or service vehicles is permitted while the services are being performed.
  - c. Vehicles are to be parked within the villa garage or driveway, not to encroach over the sidewalk, on the grass, or on the street.

- d. To discourage vandalism and vehicle theft, it is highly recommended that vehicles parked in driveways should be locked.
- e. Parking spaces directly in front of the pool are intended for Phoebe Park residents when using the pool.

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- f. Overnight and/or temporary parking at the pool will be allowed on a non-recurring basis for temporary guests and/or non-residents for no more than 96-hour/4-day period and off-street parking will be allowed for non-resident vehicles for a short period of time.
  - g. A sign is placed at the entrance to Phoebe Park Villas stating “unauthorized parking is prohibited. Those vehicles will be towed at the owner’s expense.”
24. **Play equipment** – Play equipment such as swing sets, playhouses, trampolines, slides, and elevated platforms or tree houses are not permitted.
25. **Portable Air Conditioners** - No wall or window type air conditioner unit or fans visible from the outside of the villa are permitted.
26. **Portable Storage Units** – Portable storage units such as PODS may be used for loading or unloading on a temporary basis not to exceed 5 days.
27. **Rental Homes** – Homeowners, who lease their villas, must file a copy of the lease agreement with the management company. Forms may be requested from the master association’s (FishHawk) management company. Owners are responsible for the property’s compliance with all rules, regulations, covenants, and tenant’s actions. A copy of the “Welcome to Phoebe Park Villas Resident Welcome Package,” will be made available to owners and renters upon request from the management company.
28. **Sale of Your Villa** – The villa owner is responsible for notifying the Phoebe Park Homeowners Association management company when property is about to be sold or transferred. Florida Law requires the seller of a unit in a Homeowners Association to furnish all Association Document to the purchaser. Copies of said documents are available from the management company. Reasonable photocopy and mailing charges may apply.
29. **Screen Enclosures** – All screen enclosures or sunroom type enclosures must meet the guidelines as established by the Phoebe Park Architectural Review Committee and must receive written approval prior to installation. The color of the aluminum must be white. Screen color must be charcoal. Screen enclosures may not extend further than any applicable building code allows.
30. **Sidewalks** – Each owner is responsible for maintenance and cleaning of any sidewalk in front or side of their villa and shall not cause or permit any blocking or obstruction of said sidewalks. Modifications of any sidewalk or driveway, including shape, texture and/or color changes are not allowed.

31. **Signs and Posters** – External signs or interior signs visible from windows are not permitted, with the exception of one professionally lettered “For Sale” sign not to exceed the dimensions specified in the Phoebe Park Covenants document, or in the case of rental villas one professionally lettered “Available” sign not to exceed the dimensions specified in the Phoebe Park Covenants document. “For Rent” signs are not permitted.
32. **Speed Limits** – The speed limit on all roads in Phoebe Park is 15 mph and for the safety of our residents and visitors will be strictly enforced.

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33. **Swimming Pools and Spas** – No above ground pool will be allowed. The installation of an in-ground pool or in-ground spa must have prior approval by the PPARC and must comply with all county and state building code requirements. ARC forms are available from the management company.
34. **Temporary Structures** – No structure of a temporary character, trailer, garage, shed, etc. is permitted either temporarily or permanently.
35. **Trash Receptacles** – All trash receptacles, recyclable receptacles, and trash must be kept in appropriate containers and stored out of sight. Trash in appropriate containers may be left curbside the evening prior to a scheduled pick-up day. Emptied containers should be removed from curbside as quickly as possible after pick-up.
36. **Vehicles Prohibited** – No trucks, trailers, campers, boats, recreational vehicles, or commercial vehicles may be parked in any driveway except on a temporary basis not to exceed 24 hours. Parking permitted during this 24-hour period is for the purpose of loading, unloading, or preparing for a trip. Non-motorized vehicles, maintenance equipment, trailers, and vehicles with commercial signage shall not be parked on any lot and must be housed within the villa’s garage. Police and Sheriff’s vehicles are exempt.
37. **Water Supply** – No individual water supply system (well) will be permitted, including individual irrigation systems connected to any well, pond or lake.
38. **Wetlands Encroachment** – No lot may be increased in size by filling in any water body it may abut.

### Notice:

The above rules were reviewed, revised as needed, and adopted by the Board of Directors at a meeting held on the 7<sup>th</sup> day of May, 2020. Notice that Rules and Regulations were an agenda item for this meeting was properly posted online and at the Phoebe Park Vilas entrance sign for more than 48 hours in advance of the meeting.