

2016 SERIES RULES & REGULATIONS

PACE ISLAND OWNERS ASSOCIATION

APPROVED: BOD MARCH 28,2016

1. Residents are strictly and solely responsible for their own—and their guests and employees'/invitees'—full compliance with each and every rule, restriction, condition, covenant, easement and limitation of and for Pace Island.
2. No sign, placard, banner or flag—except those required for legal proceedings, standardized Pace Island “For Sale” or “For Rent” signs, college or professional sports team flags of a reasonable size, holiday flags/banners, regulation American and State of Florida flags, and any exceptions noted in Fla. Stat. § 720.304(2)—shall be permitted within or on any parcel.
3. No motorcycles, mopeds, bipeds, go-carts, motorized, electric or gas-powered scooters (other than those designed for and operated by persons with disabilities), motorized, electric or gas-powered bicycles, golf carts or all-terrain vehicles, or any vehicle or conveyance not legally permissible on the roads and streets of Clay County, Florida, shall be allowed on the common roads, sidewalks, pathways, trails or anywhere within the property except as explicitly approved by the Board of Directors.
4. No obstruction to visibility at street intersections, directional traffic signs or the common roads of the property—except those explicitly approved by the Board of Directors—shall be permitted.
5. All garbage and trash/refuse containers shall be placed and maintained only in those places designed for their storage and that are screened or blocked from all viewing angles. All trash/refuse placed for pick-up shall be in a container, receptacle or otherwise properly bagged. Subsequent to pick-up, all trash/refuse containers shall be removed and properly stored no later than the evening of the day of pick-up. All garbage, trash/refuse and yard/lawn debris shall only be placed for pick-up the day of, or one day in advance of, the day of pick-up and shall be placed for pick-up only on the resident's property (i.e., not in/on the street or gutter).
6. Central heating/air conditioning equipment, pool/spa heating and filtration equipment, and any generator or similar equipment shall be screened or blocked from all viewing angles. No window or wall-mounted air conditioning/heating units shall be installed anywhere within any parcel.
7. Except for tents or other temporary structures for use during a singular social function, no temporary or permanent structures or outbuildings shall be permitted on or within any parcel unless approved by the Architectural Design Board.
8. No visible fuel or gas tanks may be affixed, stored or located on any parcel; however, the Architectural Design Board may approve small (20lbs. or less) gas/fuel tanks explicitly and solely for use with barbecue grills or fireplaces. Such approved gas/fuel tanks shall be screened from view from all viewing angles in the same manner as heating/air conditioning equipment, generators and other similar equipment.

9. Non-operational vehicles, or vehicles lacking current motor vehicle registration, in a state of disrepair or not used daily shall not be parked or stored on the street, driveway or anywhere visible from another parcel or common area/road; such vehicles may only be parked/stored within a garage.
10. No soliciting shall be permitted at any time within the property without the express, prior written approval of the Board of Directors.
11. The portions of a house, residence or structure visible from another parcel or common road/area shall at all times be maintained in an orderly, kempt condition and appearance.
12. No tree greater than three inches (3") in diameter at the breast height shall be cut or removed without the prior, written approval of the Architectural Design Board, and shrubs or bushes shall only be removed as set forth in the Architectural Design Board guidelines.
13. All mailboxes shall conform to the approved standards as set forth in the Architectural Design Board guidelines.
14. No Resident shall store or park a watercraft or watercraft trailer within his parcel except completely within a fully enclosed garage.
15. Fishing from the common areas shall be permitted, except that fishing from common areas between parcels/lots and an adjoining body of water is restricted to use by the Resident of the parcel/lot. Any guest, employee or invitee—other than overnight guests—shall be accompanied by a Resident when fishing. Residents and their guests, employees and invitees shall obey all local and state laws/rules when fishing.
16. The repair and restoration of any vehicle within a parcel or common area—except those made completely within an enclosed garage—shall not be permitted. Emergency repairs to a vehicle shall be permitted to the extent necessary to enable movement of the disabled vehicle to a garage or proper repair facility.
17. No fence or wall shall be erected or installed on or within any parcel without the prior written approval of the Architectural Design Board.
18. No Resident, guest or employee/invitee of a Resident shall deposit trash, refuse, debris, or chemical or other polluting substance, into any body of water, upon any other parcel or common area within the property.
19. No dock may be utilized for boat fueling or for any repairs or remodeling (other than minor repairs).
20. The discharge of firearms of any kind, or projectile devices of any kind—including but not limited to rifles, pistols, shotguns, BB guns, pellet guns, air soft pellet guns, blow guns, paintball guns, bows and arrows, crossbows or slingshots—shall not be permitted within any parcel or common area, or within the entirety of the property.

21. A Resident or his dependent shall accompany his guests, employees or invitees—except for overnight houseguests—when utilizing any of the property amenities or common areas.
22. The parking of any vehicle shall not be permitted on Pace Island Trace, or anywhere within the property except in a designated parking space, driveway, garage, or as set forth in #24.
23. Each Resident shall ensure his parcel meets the minimum landscape requirements for the area in which it is located pursuant to the Architectural Design Board guidelines.
24. Resident vehicles shall not be parked on the street when there is space available in the driveway, other than on a temporary basis (i.e., for the purpose of moving vehicles or allowing commercial vehicles access). Every effort shall be made to park guest, employee and invitee vehicles in the Resident's driveway. No vehicle shall be parked on the street overnight, except temporarily when a Resident has more overnight guests than spaces in the driveway.
25. No commercial or commercially-marked vehicle of any kind shall be permitted in a driveway or on the street overnight.
26. Residents and their guests, and employees/invitees, shall comply with all State, County and local traffic laws/ordinances while operating vehicles within the property.
27. Except for emergencies and scheduled deliveries, no commercial activity of any kind—including but not limited to construction, repair, remodeling, installation and maintenance (including lawn maintenance)—shall be permitted on or within any parcel on Sundays or on the following federally recognized holidays: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day. This rule does not prohibit such activities solely by a Resident. Any commercial activity shall commence no earlier and conclude no later than as stated in the Architectural Design Board guidelines, currently 7:00 am to 6:00 pm.
28. No Resident shall allow any pet to be a nuisance or otherwise harass, intimidate, annoy or disturb Residents. Pet owners are strictly and solely responsible for ensuring compliance with this rule.
29. Pets must be kept leashed at all times when off or outside a Resident's parcel. Residents shall immediately collect and properly dispose of pet waste and litter.
30. No pet shall be allowed in a Resident's front yard other than when accompanied by the owner exercising direct control over the pet. The presence of an *Invisible Fence* or similar system/device shall not constitute an owner exercising direct control over the pet.

Pursuant to Florida law—specifically but not limited to Florida Statutes section 720.305—and the Pace Island governing documents, any violation of these rules shall result in a maximum fine of \$100.00 per violation. A fine may be levied on the basis of each day of a continuing violation, not to exceed a total, aggregate fine of \$1,000.00. Violation of any rule may also result in the suspension of a Resident's (and Resident's dependents, guests and invitees) right to use Pace

Island's common areas, amenities and facilities (other than direct ingress to and egress from the Resident's parcel). Violation of any rule may be referred to the Pace Island Enforcement Committee, which may conduct a hearing at which the Resident shall have the opportunity to present evidence and be heard.

The intent of these rules is to provide for the safe, peaceful habitation and enjoyment of Pace Island by and for its Residents, pursuant to and in compliance with the Pace Island governing documents and the representations made therein, upon which Residents have relied and continue to rely.