

RULES ENFORCEMENT COMMITTEE

RULES AND REGULATIONS

Southern Woods Property Owners Association, Inc.
P.O. Box 1720
Homosassa Springs, Florida 34447

Adopted by Board of Directors
March 14, 2007

RULES ENFORCEMENT COMMITTEE RULES AND REGULATIONS

The authority for these Rules and Regulations is set forth in The Declaration of Covenants, Restrictions and Easements (the Declaration), dated December 5, 2006, and in the By-Laws of the Association dated December 13, 2005, as amended December 5, 2006, of Southern Woods Property Owners Association, Inc. (The Association).

These Rules and Regulations shall be consistent with the Declaration and By-Laws.

In addition to being subject to the above noted Declaration, By-Laws, and these Rules and Regulations, Owners of Lots 1-34, Block A, and Lots 19-41, Block C, are subject to a Supplemental Declaration, executed on December 4, 1992, establishing The Cottages of Southern Woods Homeowners Association, Inc. This Association has governing instruments that Cottage Lot Owners are also required to comply with.

COMMITTEE

The Rules Enforcement Committee (REC), a Standing Committee of the Board of Directors, is charged with overseeing all lots in Southern Woods to ensure that Southern Woods continues to be an aesthetically pleasing premier community and that Owners shall have peaceful and quiet enjoyment of their Property.

The REC is chaired by the Secretary of the Association and is comprised of three Members, appointed by the Board, all of whom must be residents of Southern Woods. In deciding matters before the REC, the Committee Chairman will preside and the other Committee Members will vote. A majority of those present and voting is necessary to impose any sanction against an Owner (s). The Chairman will vote only in the event of a tie.

MEMBER (OWNER) RESPONSIBILITIES

Every Owner of an improved or unimproved Lot has a duty, at their expense, to maintain their Lot and improvements thereon, if any, in a neat and clean condition, including roof repair and painting of a Dwelling as needed.

If any of the improvements on a Lot are damaged or destroyed, the damaged part shall be repaired or restored as soon as possible. See Section 8.5, etc. of the Association's Covenants.

Owners of unimproved Lots must keep them void of hazardous fire materials. Compliance with the Association's Annual Undeveloped Lot Cleanup Program is mandatory.

Lawns should be neatly cut, edged and watered. Landscaping should be kept trimmed.

Approval by the Architectural Review Committee must be obtained before a Member undertakes Property changes after initial construction. Article IX on page 15 of The Association's Covenants, although not necessarily limited to them, sets forth the following changes which may occur:

Installing a Solar System – Section 9.3

Putting in an Irrigation Well _ Section 9.14a

Major Landscaping Modification – Section 9.15h

The following Sections of Articles VIII and IX of the Association's Declaration of Covenants set forth additional responsibilities of Owners.

Covenants

Section

- 7.6 No disturbances, nuisances, etc.
- 7.7 Parking violations
- 7.8 Vehicle maintenance on Property
- 7.9 Sign on Property Rules
- 7.10 Commercial ventures on Property
- 7.11 Pets – allowable / control of
- 7.12 Garage sales prohibited
- 7.13 Nothing illegal or dangerous on Property
- 9-3a Placement of aerials, antennae or similar devices
- 9-3b Display of flags
- 9-3c No window air conditioners permitted.
- 9-4 Container and equipment visibility; placement of perishable
garbage and non-perishable trash
- 9-7b Criteria for wading pools
- 8-11 Garage Door rules
- 9-15c Lawn maintenance
- 9-15d Landscaping – keep in attractive condition
- 9-16 Modifications to Dwelling – none without approval of
Architectural Review Committee

No mailboxes or paper boxes or other receptacles of any kind for use in the delivery of mail, newspapers or similar material shall be erected or located on any Lot or roadway area.

Rental of a Dwelling is permitted provided the Association approves it. See Section 12.1, etc. of the Association's Covenants.

ENFORCEMENT OF RULES AND REGULATIONS

If the REC determines that a violation of its Rules and Regulations has occurred, a formal letter citing the problem area(s), what rules and regulations are in non-compliance, and the required actions to remedy the situation. The Owner(s) will have 45 days from the date of the letter to implement and complete the required corrective actions. Within that 45 day period the Owner(s) must initiate any appeals to the Board of Directors if said Owner(s) does not agree with the violations or required corrective actions. The Owner(s) will be expected to present their case at the next Board of Director's meeting within that 45-day time period.

It there has not been a formal appeal and/or all corrective actions have not been implemented by the end of the 45-day period, the Owner will be subjected to sanctions, which may include:

- (a) Direction that if a problem is not completely corrected by a certain date, a contractor may be hired by the Board of Directors on behalf of the Owner(s) at the Owners' expense to correct the problem, or
- (b) A fine

REMEDIAL ASSESSMENTS

Remedial Assessments may be levied by the Board of Directors to reimburse the Association for any monies expended on behalf of an Owner and any additional costs reasonably related thereto. If payment is not received within 45 days of the billing date, the payments are considered delinquent. Thereafter, a late fee of \$25.00 will be charged plus monthly interest of 1.5% compounded monthly on the amount owed from the original due date. Failure to pay could result in filing a lien against the Owner's Property by the Association. If still not paid foreclosure proceedings could be commenced.

FINES

Fines imposed for each violation shall not exceed \$100.00 per day and not in excess of a total of \$1,000.00. Failure to pay a fine within 45 days of the date billed could result in a Court Action by the Association against the Owner(s). In any action to recover a fine, the prevailing party is entitled to collect its reasonable attorney's fees and costs from the nonprevailing party as determined by the court. A fine may not be imposed without notice of at least 14 days to the person sought to be fined who shall be given an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine, it may not be imposed. NoteThe preceding assessments and fines are not intended to be punitive. Rather, they are meant to emphasize the Association's intention to maintain the quality of Southern Woods.