

# ARBOR WALK PROPERTY OWNERS ASSOCIATION, INC.

## RULES AND REGULATIONS

Updated as of November 1, 2017

The following rules and regulations were established to govern the Arbor Walk Property Owners Association and its facilities and to define standards for all members of the Association. These Rules and Regulations compliment and find basis in the Association's Restrictive Covenants and Dedication of Servitudes and Easements and all Amendments thereto, By-Laws and Articles of Incorporation and are not intended to violate, supersede or replace them. These Rules and Regulations may be amended from time to time by the presiding Board of Directors for Arbor Walk Property Owners Association.

### Homeowner Responsibilities:

- Each homeowner is responsible for the actions of all their family members, as well as their guests, tenants and guests of tenants. Furthermore, the owner is responsible for informing their tenants of all Rules and Regulations and Restrictive Covenants of the Association.
- Common areas are for use by all members and their guests and should not be used in any manner that will detract from the neat appearance or aesthetics of the area.
- All residents have the right to peaceful enjoyment of their respective property as well as the common areas. Consideration and moderation of excessive noise are in order.

### SPECIFIC RULES AND REGULATIONS

1. **Website:** A website for AWPOA was established to provide its residents with information pertaining to the subdivision. Governing documents for AWPOA such as the Restrictive Covenants and Dedication of Servitudes and Easements, and Amendments to the Restrictive Covenants are located on the site. All owners should be registered on the website to receive email blasts. The website is located at [www.gnoproperty.com](http://www.gnoproperty.com). AWPOA will send an email to all residents pertaining to AWPOA information. If you are an owner and have not registered for emails, please contact Renaissance Property Management at [dwayne@gnoproperty.com](mailto:dwayne@gnoproperty.com) for the password to sign up.
2. **Traffic Safety:** The speed limit in the subdivision is 20 mph posted and residents and their guests are expected to comply with this speed limit.
3. **Golf Carts:** Any and all drivers of a golf cart MUST be a state licensed driver. A golf cart driven by an unlicensed driver not only poses a risk to the underage driver

but also to all other vehicles and pedestrians on the street. Golf carts are prohibited on any green space, common area, sidewalk, pond banks, lawns, etc. and must follow posted traffic signs in the subdivision. Golf carts must be stored in the garage out of public view.

4. **Advertisement Signs:** No signs of any kind are permitted anywhere on any lot or improvement on a lot, at any time, except ONE real estate sign listing a property for sale or for lease. Open house and directional signs can be placed at the front entrance and in front of the home on the day of the open house only and must be removed the same day.
5. **Entrance Gate:** A 4-digit gate code is assigned to all residents (one per household) and should be kept private. Guests, delivery services, landscapers and other contractors or vendors must access the homeowner by using the data access system before the entrance gate and granted access by the homeowner. No tailgating is allowed when entering the gate.
6. **Pets:** Dogs must be on a leash at all times when not confined to a homeowner's yard. It is the pet owner's responsibility to insure their pet is not a nuisance to their neighbors. Excessive barking, cat yowling or other animal noise is considered a nuisance. Pet owners are responsible for picking up and discarding their pet's excrement. Owners should NOT place a bag of excrement in a garbage can at the street belonging to a neighbor.
7. **Trash & Recyclables:** Trash containers and recycle bins should be stored OUT OF SIGHT! Trash and yard debris should be brought to the street no sooner than 24 hours prior to scheduled trash pickup. Use caution when disposing of paint, cooking oil or any liquid chemicals to insure there is no potential of leakage.
8. **Pool & Cabana:** Pool hours are 9:00am to 9:00pm. Anyone entering the pool area during CLOSED hours will be considered trespassing. Guests may only use the pool and cabana with the resident present. Residents are responsible for any damages caused by their guests. The pool is cleaned every Monday and chemical levels are checked on Thursdays and added if needed. Janitorial services are 2 times (usual days Monday and Thursday) during the spring/summer season and once a week during fall and winter. Exclusive use of the pool area for parties is not allowed. If you host a party at the pool, the area must be thoroughly cleaned and all trash removed from the premises. Residents are limited to 10 guests at one time.
9. **Parking Lot:** Parking is limited to pool use only. Regular parking or guest parking in this lot is prohibited. Unauthorized vehicles parked in this lot will be reported for towing.
10. **Common Areas, Green Spaces and Pond:** These areas are for the enjoyment of the Arbor Walk community. Residents and their guests should use caution at all times when using these common areas. Alligators, snakes and other wildlife may be present at any time.

- 11. Motorized Vehicles:** Motorcycles, dirt bikes, 4-wheelers, go karts, ATVs, golf carts, or any such recreational vehicle, are not allowed on any common space, green space, or sidewalk. This does not include a stroller, walker or wheel chair.
- 12. Security Cameras:** Security cameras are installed at the front entrance and pool area. These cameras are in place to deter criminal activity and to prevent vandalism to the front entrance or pool area. **The security cameras do not assure the security to any owner, resident, property or guests. Property owners are solely responsible for the security of their families, pets, property, vehicles, etc.**
- 13. Architectural Exterior Alteration Approval:** Any exterior alteration to a property must be submitted in advance for review by the Architectural Review Committee and written approval must be received by the owner prior to commencement of a project. All requests **MUST** be submitted by an OWNER not a contractor. Architectural exterior alteration forms are available on the AWPOA website.