

# RULES AND REGULATIONS

8.1 Alterations and Additions. No material alteration, addition or modification to a Lot or Unit, or material change in the appearance thereof, shall be made without the prior written approval thereof being first had and obtained from the ARC as required by this Declaration.

8.2 Animals. No animals of any kind shall be raised, bred or kept within Walden Lake Fairway Villas for commercial purposes. Otherwise, Owners may keep domestic pets as permitted by Hillsborough County ordinances up to a limit of two (2) such pets per Unit and otherwise in accordance with the Rules and Regulations established by the Board from time to time. Notwithstanding the foregoing, pets may be kept or harbored in a Unit only so long as such pets or animals do not constitute a nuisance. A determination by the Board that an animal or pet kept or harbored in a Unit is a nuisance shall be conclusive and binding on all parties. All pets shall be walked on a leash. No pet shall be permitted outside a Unit unless such pet is kept on a leash. No pet or animal shall be "tied out" on the exterior of the Unit or in the Common Areas, or left unattended in a yard or on a balcony, porch, or patio. No dog urns or enclosures shall be permitted on any Unit. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the giving of the notice. Each Owner shall be responsible for the activities of its pet. Notwithstanding anything to the contrary, Seeing Eye dogs shall not be governed by the restrictions contained in this Section.

### 8.3 Vehicles.

8.3.1 Parking. All vehicles shall be parked in the garage, on the specified parking pad for the unit, or in driveway, if the Unit has a driveway and, provided, a vehicle shall not block the sidewalk. No vehicles of any nature shall be parked around the circle of any cul-de-sac, on the grass, in front of the garage door should a Unit have no driveway, or anywhere in a cul-de-sac unless otherwise specified herein. All cul-de-sac roadways shall be kept clear for emergency vehicles and ease of ingress and egress for those Units located on a cul-de-sac. Trucks over 1/2 ton and any commercial vehicles may only be parked in a garage or on Fairway Drive, except for those vehicles used by contractors, material men or laborers when working on or otherwise providing services to a Unit during normal business hours. No boats, trailers, motorcycles, bicycles, scooters, recreational vehicles, campers or golf carts shall be parked outside of a garage.

8.3.2 Repairs and Maintenance of Vehicles. No vehicle which cannot operate on its own power shall remain on Walden Lake Fairway Villas for more than twelve hours, except in the garage of a Unit. No repair or maintenance, except emergency repair, of vehicles shall be made within Walden Lake Fairway Villas, except in the garage of a Unit. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view.

8.3.3 Garages. When a garage is not in use, the garage door shall be closed. Garages shall be used only for the purpose of parking vehicles, hobbies and storing an Owner's household goods.

8.4 Casualty Destruction to Improvements. In the event that a Unit or other improvement is damaged or destroyed by casualty loss or other loss, then within a reasonable period of time after such incident, the Owner thereof shall either commence to rebuild or repair the damaged Unit or improvement and diligently continue such rebuilding or repairing until completion, or properly clear the damaged Unit or improvement and restore or repair the Unit as set forth in Section 10 13.2.2 herein and as approved by the ARC. As to any such reconstruction of a destroyed Unit or improvements, the same shall only be replaced as approved by the ARC.

8.5 Commercial Activity. Except for normal construction activity, sale, and re-sale of a Unit, no commercial or business activity shall be conducted in any Unit within Walden Lake Fairway Villas. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a Unit business office within a Unit for such Owner's personal use; provided, however, business invitees, customers, and clients shall not be permitted to meet with Owners in Units unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within Walden Lake Fairway Villas. No solicitors of a commercial nature shall be allowed within Walden Lake Fairway Villas, without the prior written consent of Association. No

day care center or facility may be operated out of a Unit. No garage sales are permitted, except as permitted by Association. Prior to the Community Completion Date, Association shall not permit any garage sales without the prior written consent of Association.

8.6 Completion and Sale of Units. No person or entity shall interfere with the completion and sale of Units within Walden Lake Fairway Villas. WITHOUT LIMITING THE FOREGOING, EACH OWNER, BY ACCEPTANCE OF A DEED, AGREES THAT ACTIONS OF OWNERS MAY AFFECT THE VALUE OF UNITS; THEREFORE, EACH OWNER IS BENEFITED BY THE FOLLOWING RESTRICTION: PICKETING AND POSTING OF NEGATIVE SIGNS IS STRICTLY PROHIBITED IN ORDER TO PRESERVE THE VALUE OF THE UNITS IN Walden Lake Fairway Villas AND THE RESIDENTIAL ATMOSPHERE THEREOF.

8.7 Control of Contractors. Except for direct services which may be offered to Owners (and then only according to the Rules and Regulations relating thereto as adopted from time to time), no person other than an Association officer shall direct, supervise, or in any manner attempt to assert any control over any contractor of Association.

8.8 Disputes as to Use. If there is any dispute as to whether the use of any portion of Walden Lake Fairway Villas complies with this Declaration, such dispute shall be decided by Association. A determination rendered by such party with respect to such dispute shall be final and binding on all persons concerned.

8.9 Extended Vacation and Absences. In the event a Unit will be unoccupied for an extended period, the Unit must be prepared prior to departure by: (i) notifying Association; (ii) removing all removable furniture, plants and other objects from outside the Unit; and (iii) designating a responsible firm or individual to care for the Unit, should the Unit suffer damage or require attention, and providing a key to that firm or individual. The name of the designee shall be furnished to Association. Association shall have no responsibility of any nature relating to any unoccupied Unit.

8.10 Fuel Storage. No fuel storage shall be permitted within Walden Lake Fairway Villas, except as may be necessary or reasonably used for spas, barbecues, fireplaces or similar devices.

8.11 Garbage. All garbage that is put out for pickup shall be in boxes or bags only; no garbage cans, supplies or other garbage receptacles are allowed. All yard debris shall be bagged. All garbage shall be placed in the designated garbage area in each cul-de-sac no sooner than the morning of the scheduled garbage collection day. No garbage shall be placed on Fairway Drive or any other location than the designated garbage area in each cul-de-sac. No outside burned trash or garbage is permitted.

8.12 General Use Restrictions. Each Unit, the Common Areas and any portion of Walden Lake Fairway Villas shall not be used in any manner contrary to the Association Documents.

8.13 Laundry. Subject to the provisions of Section 163.04 of the Florida Statutes, to the extent applicable, no rugs, mops, or laundry of any kind, or any other similar type article, shall be hung or exposed so as to be visible outside the Unit or Lot.

8.14 Lawful Use. No immoral, improper, offensive, unlawful or obnoxious use shall be made in any portion of Walden Lake Fairway Villas. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental entities for maintenance, modification or repair of a portion of Walden Lake Fairway Villas shall be the same as the responsibility for maintenance and repair of the property concerned.

8.15 Improvements. No Jacuzzis, fountains, playground equipment, pools, screened rooms, swings, patios, hammocks, or other permitted improvements shall be constructed within the yard of a Lot without the prior written approval of the ARC.

All water, tanks, pumps, condensers and similar structures in installation shall be suitably screened so as not to be visible from the street or any adjacent or nearby lots.

All electrical and utility service entrance installations, or that portion thereof served by said underground electrical distribution system, shall be installed underground and maintained in accordance with the specifications of Tampa Electric Company for such installations. Exterior walls of units may be used to support utility lines to connected units.

8.16 Rentals/Leases. Each Owner who rents their Unit shall provide the lessee with a copy of the Walden Lake Fairway Villas Deed Restrictions, and shall obtain a signed receipt from the lessee acknowledging the same. An Owner of a Unit must hold the fee simple title to a Unit for a period of not less than two (2) years before the Unit may be leased. Prior to the lease of a Unit, the signed receipt and the proposed lease agreement must be submitted to the Board for approval of the lease by the Association together with an administrative fee of \$50.00 and a security deposit of \$250.00. If the owner uses a realtor or property management agency, he shall be responsible for informing the agency of this requirement, and assure that the agency secured the above-described receipt and provided a copy of the same to the Board of Directors as specified above. All rental agreements shall be for a period of not less than one (1) year in length. No lease agreement shall allow a tenant or owner to sublease the residence during the lease period.

8.17 Standard of Maintenance and Repair. Any property, structures, improvements and appurtenances shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of Walden Lake Fairway Villas by the Owner of each Unit. Structural deficiencies or damage to the units and dwellings contained therein whether from age or casualty, the maintenance and responsibility of which lies solely upon the respective unit owner shall be solely responsible for all the necessary reconstruction, repair, and repainting to its respective unit and the dwelling contained therein,

which reconstruction and repair shall be effected promptly and must be in accordance with the plans and specifications for the original improvements and the then applicable building codes and in accordance with the plans and specifications approved by the Board of Directors and the approval of the ARC. Each unit owner shall have absolute responsibility to apply insurance proceeds arising as a result of flood, fire, or other casualty damage to the unit. This includes the entire exterior of a villa including the roof. All repairs and costs are the sole responsibility of the unit owner.

8.18 Weeds and Refuse. No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any Unit. No refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any Unit.

8.19 Minor's Use of Facilities. Parents shall be responsible for all actions of their minor children at all times in and about Walden Lake Fairway Villas. Association shall not be responsible for any use of the facilities by anyone, including minors.

8.20 Nuisances. No nuisance or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of Walden Lake Fairway Villas is permitted. No fireworks or firearms shall be discharged within Walden Lake Fairway Villas. Nothing shall be done or kept within the Common Areas, or any other portion of Walden Lake Fairway Villas, including a Unit or Parcel which will increase the rate of insurance to be paid by Association.

8.21 Personal Property. All personal property of Owners or other occupants of Units shall be stored within the Units. No personal property may be stored on any lanai, screened-in areas, parking pads, grassy area, front entrance areas or any exterior area of a Unit or Lot, or any use made of the Common Areas of Walden Lake Fairway Villas.

8.22 Roofs. The Association shall not be responsible to arrange for or repair roof leaks and/or for the replacement of roofs at the end of their useful lives; such responsibility and expense shall be born by the Unit Owner. Each Owner is solely responsible for the maintenance and repair of the roof of their respective Unit. The Association may require the Owner to perform, at the sole expense of the Owner, such maintenance, repairs or upkeep so as to insure the aesthetic harmony of the community. However, to insure that the appearance of any repaired and/or replaced roof is harmonious with the other dwellings throughout the subdivision, all plans for repair and/or replacement must be approved by the ARC.

8.23 Satellite Dishes and Antennae. The installation of any satellite dish or antenna is subject to the approval of the ARC. In no event shall a satellite dish exceed twenty-four (24) inches in diameter.

8.24 Signs and Flags. No sign (including brokerage or for sale/lease signs), flag, banner, sculpture, fountain, outdoor play equipment, solar equipment, artificial vegetation, sports equipment, advertisement, notice or other lettering shall be exhibited, displayed, inscribed,

painted or affixed in, or upon any part of Walden Lake Fairway Villas that is visible from the outside without the prior written approval thereof being first had and obtained from the ARC as required by this Declaration. No sign may be placed in the window of a Unit. No in-ground flag poles shall be permitted within Walden Lake Fairway Villas, unless written approval of the ARC is obtained. Notwithstanding the foregoing, flags which are no larger than 24" x 36", attached to a Unit and displayed for the purpose of a holiday, and United States of America Flags shall be permitted without ARC approval.

8.25 Subdivision and Regulation of Land. No portion of any Unit or Parcel shall be divided or subdivided or its boundaries changed without the prior written approval of Association. No Owner shall inaugurate or implement any variation from, modification to, or amendment of governmental regulations, land use plans, land development regulations, zoning, or any other development orders or development permits applicable to Walden Lake Fairway Villas, without the prior written approval of Association, which may be granted or denied in its sole discretion.

8.26 Substances. No flammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of Walden Lake Fairway Villas or within any Unit or Parcel, except those which are required for normal household use. All propane tanks and bottled gas for household purposes (excluding barbeque grill tanks) must be installed in a manner to be screened from view by landscaping or other materials approved by the ARC.

8.27 Use of Units. Each Unit is restricted to residential use as a residence by the Owner or permitted occupant thereof, its immediate family, guests, tenants and invitees.

8.28 Visibility on Corners. Notwithstanding anything to the contrary in these restrictions, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the ARC and governmental agencies. No vehicles, objects, fences, walls, hedges, shrubs or other planting shall be placed or permitted on a corner Lot where such obstruction would create a traffic problem.

8.29 Wetlands and Mitigation Areas. It is anticipated that the Common Areas may include one or more preserves, wetlands, and/or mitigation areas. No Owner or other person shall take any action or enter onto such areas so as to adversely affect the same. Such areas are to be maintained by Association in their natural state and no vegetation in these areas shall be removed, cut, trimmed or sprayed with herbicide without specific written approval from the SWFWMD. Association shall allocate sufficient funds in its budget for monitoring and maintenance of the wetland mitigation area(s) each year until the SWFWMD determines that such area(s) is successful in accordance with the Permit.

8.30 Mail. An Owner shall not disturb or replace a mailbox without the authorization of the ARC. The Association may replace mailboxes as needed and in the manner that best fits the needs of the Villas.

8.31 Window Air Conditioners. Window air conditioning units are prohibited unless approved by the ARC on lanais only.

8.32 Golf Course. Owners of golf fairway lots shall be obligated to refrain from any actions which would distract from the playing qualities of the golf course.

RULES AND REGULATIONS  
OR BY-LAWS OF  
WALDEN LAKE FAIRMAY VILLAS  
PROPERTY OWNERS ASSOCIATION, INC.

P R E A M B L E

These Rules and Regulations are adopted pursuant to Chapter 617, F.S., and the Articles of Incorporation dated March 22nd, 1979. These may be referred to as By-Laws of the corporation and when that term appears herein, the same shall mean these rules. The purpose of these rules shall be to implement and to enforce the objects and purposes of the corporation as expressed in Article II of the Articles of Incorporation.

ARTICLE I. MEETINGS OF MEMBERS

Section 1. Annual Meeting. The annual meeting of the membership of this corporation shall be held at the Executive Office at 909 East Sandalwood Drive, North, Plant City, Florida and/or any place designated by the President, one of the purposes of which shall be the election of the Board of Directors for the ensuing year, all of whom shall take office immediately following election.

Section 2. Special Meetings. Special meetings may be held at the call of the President or by written request of the Board of Directors.

Section 3. Notice. At least 7 days notice in writing of each meeting, whether annual, regular or special, shall be mailed to each member of the corporation at his usual place of business or residence.

Section 4. Order of Business. Order of business at annual meetings:

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| A. Roll Call                              | F. Report of Secretary                                   |
| B. Reading of Notice of Meeting           | G. Reports of Committees                                 |
| C. Reading of Minutes of Previous Meeting | H. Election of Directors                                 |
| D. Report of President                    | I. Transaction of Other Business Mentioned in the Notice |
| E. Report of Treasurer                    | J. Adjournment   |

Section 5. Quorum. Five (5%) percent of the members shall constitute a quorum for the transaction of business, but if at any meeting there shall be less than a quorum, a majority of those present may adjourn the meeting from time to time and place to place.

Section 5. Quorum. The presence of a majority of all the Directors shall be necessary at any meeting to constitute a quorum to transact business. The act of a majority of Directors present at a meeting when a quorum is present shall be the act of the Board of Directors.

Section 6. Time of Meeting. Annual meetings of the Board of Directors shall be held immediately following the annual meeting of the members each year, at such times thereafter as the Board of Directors may fix, and at other times upon the call of the President or by three of the Directors. Notice of each special meeting shall be given by the Secretary to each Director not less than three days before the meeting, unless each Director shall waive notice thereof before, at, or after the meeting.

Section 7. Vacancies. Vacancies in the Board of Directors shall be filled by election by the remaining directors. Each person so elected to fill a vacancy shall remain a director until his successor has been elected by a vote of the membership present, who may make such election at their next annual meeting, or at any special meeting duly called.

Section 8. Power to Elect Officers. The Board of Directors, at their annual meeting, shall elect a President, one or more Vice Presidents, a Secretary and a Treasurer. The Board of Directors shall have the power to appoint such other officers and employees as the Board may deem necessary for the transaction of the business of the corporation. The Board shall have the power to fill any vacancy in any office, occurring for any reason whatsoever.

Section 9. Removal of Directors, Officers and/or Employees. Any Director, officer and/or employee may be removed by the Board of Directors whenever, in the judgment of the Board, the best interests of the corporation will be served thereby, by a majority vote of the Board of Directors. Failure to attend two consecutive meetings without a valid excuse shall constitute a cause for the removal of a Director.

2. Make all committee appointments other than the Executive Committee and the Nominating Committee;
3. Be a member ex-officio of all committees except the Nominating Committee;
4. Be chairman of the Executive Committee;
5. Perform all other duties usually pertaining to the office of President.

Section 3. First Vice President.

A. The First Vice President shall:

1. Preside at all meetings of the Board of Directors and at all meetings of the Executive Committee in the absence of the President;
2. Be a member of the Executive Committee and the Administration and Finance Committee;
3. Perform all such other duties usually pertaining to the office of the First Vice President.

Section 4. Second Vice President.

A. The Second Vice President shall:

1. Preside at all meetings of the Board of Directors and at all meetings of the Executive Committee in the absence of the President and the First Vice President;
2. Perform all such other duties usually pertaining to the office of President or First Vice President in the absence of both.

Section 5. Treasurer.

A. The Treasurer shall:

1. Be custodian of all funds and securities of the corporation and collect interest thereon;
2. Keep a record of the accounts of the corporation and report thereon at each regular meeting of the Board of Directors;
3. Make report at annual meeting and special reports when requested;
4. Deposit all monies of the corporation in the name of Walden Lake Fairway Villas Property Owners.

## ARTICLE IV. COMMITTEES

Section 1. Nominating Committee. The President shall appoint a chairman of the Nominating Committee at the regular meeting of the Board of Directors held in \_\_\_\_\_ of each year. The Board of Directors shall select three additional members for this Committee, and report a slate of officers for the ensuing year which shall be made available at the annual meeting. Additional nominations for officers may be made from the floor. No officer shall be nominated by the Nominating Committee without first having obtained approval of the nominee prior to submission of the report.

Section 2. Standing Committee. With the exception of the Nominating Committee, the membership of which is provided by these By-Laws, the President, within one month after his election, shall make appointments to all appointive committees and the chairman of each such committee from the membership of the Board of Directors. In addition to the standing committees hereinafter established, the President may appoint special committees, as the need arises. Each committee shall consist of three members. The standing committees shall be as follows:

A. Administrative and Finance Committee.

1. This committee shall recommend to the Board of Directors the qualifications for staff members and their salaries. It shall assist in the selection, employment and duration of service of employed personnel, if any.

2. It shall study and know the needs of the corporation and prepare a budget for approval by the Board.

3. It shall devise ways and means of financing capital improvements and operating funds.

4. It shall pass upon all major expenditures of the corporation, recommending them to the Board of Directors, or apprising them of its disapproval.

B. Public Relations Committee.

1. This committee shall interpret the program of the corporation, point out such media as it may deem most effective.