

RULES AND REGULATIONS FOR TIMBER RIDGE NEIGHBORHOOD
A HOMEOWNERS' ASSOCIATION

The following rules and regulations have been reviewed and approved by the Board of Directors for Timber Ridge Homeowners Association as of June 5, 2007 and will become effective June 15, 2007. Refer to Association documents for additional items not stated herein. These rules must be followed and adhered to by all residents as well as their guests and relatives. It is the responsibility of each owner to share these rules with anyone using their unit.

1. These rules and regulations may be modified, added to or repealed at any time by the Association. Any consent or approval given under these rules and regulations by the association shall be revocable at any time by the board.
2. The exterior of the homes and all other areas appurtenant to a home shall not be painted, decorated or modified by any Home Owner in any manner without the prior written consent of the association by its Board of Directors or Architectural Review Committee.
3. No personal articles, including, but not limited to, yard art, bird baths, bird feeders, gazing balls, concrete statues, flower pots, etc., shall be allowed to stand on any portion of the Common Elements.
4. Each Home Owner shall keep such Home in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from the doors or windows thereof any dirt or other substance.
5. Storm Shutters. No hurricane or storm shutters shall be permanently installed on any structure or unit unless first approved by the Board of Directors of the association. Hurricane or storm shutters may be installed temporarily, up to five days before a storm, and other storm precautions may be taken to protect structures or units, while the threat of a hurricane or similar storm is imminent; provided, all such shutters and other exterior alterations or additions made as a storm precaution shall promptly be removed once the storm – imminent threat of the storm has passed, or not later than 5 days after a storm.
6. Each Homeowner shall regularly pick up all garbage, trash, refuse or rubbish outside his/her Home, and no Homeowner or resident shall place or dump any garbage, trash, refuse or other materials on any other portions of the property. All garbage, trash, refuse or rubbish must be placed in appropriate trash containers. No Plastic Trash Bags (these get torn open by animals and can pose a health hazard). No trash container shall be put out earlier than 6:00 P.M. on the day before the regular scheduled trash pick up day. Trash containers must be picked up (returned inside the home) no later than 8:00 P.M. on the day of trash pick up. Anyone leaving before the regular trash pick up day should either have a neighbor or your Home Watch Service take the trash out and return the trash container. If trash containers are put out prior to, or left out after the specified times, they will be removed at a cost of \$50 to the owner. No noxious or offensive odors shall be permitted.

7. No vehicle or other possessions belonging to a Home Owner or to a member of the family or guest, invitee or lessee of a Home Owner shall be positioned in such a manner as to impede or prevent ready access to another Home Owner's garage. The Home Owners, their family members, guests, invitees and lessees will obey the parking regulations posted by the Association in the private streets, parking areas and drives, and any other traffic regulations promulgated in the future, for the safety, comfort and convenience of the Home Owners. **Overnight parking on the street is not permitted.**
8. Any damage to the Association property or equipment of the Association caused by a home owner, family member, guest, invitee or lessee shall be repaired or replaced at the expense of such home owner. Each homeowner shall be held responsible for the action of his/her family members, guest, invitees and lessees. All guests must obey all rules and regulations of the Association. It is the home owner's responsibility to ensure these rules are provided/explained to any guest using their home.
9. Any pet must be carried or kept on a leash when outside of a home or fenced-in area. No pet shall be kept unattended on a leash when outside of a home or in any screened porch or patio. **A homeowner shall immediately pick up and remove any solid animal waste deposited by his/her pet.** The homeowner shall indemnify the association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in Timber Ridge. If a dog or any other animal becomes obnoxious to other homeowners by barking or otherwise, the home owner thereof must cause the problem to be corrected; or, if it is not corrected, the home owner, upon written notice by the association, will be required to dispose of the animal.
10. No Motor homes, trailers, recreational vehicles, boats, motorcycles, trucks and vans or trucks used for commercial purpose other than four-wheel passenger automobiles determined acceptable by the Board shall be permitted to be parked, placed or stored in driveways or on any portion of Timber Ridge property. No maintenance or repair shall be done upon or to any such vehicles, except where totally isolated from public view. **The Association shall have the right to authorize the towing away of any vehicles in violation of these provisions and the provisions of the community documents with the costs to be borne by the owner or violator.**
11. A homeowner shall not install any screen doors, roll-ups, storm shutters, awnings, hardware or the like without the prior written approval of the Board and/or the Architectural Review Committee as to design and color and, in any event, approval shall not be granted unless such items substantially conform to the architectural design of the building and the design of any of such items which have been previously installed at the time board approval is requested, and the approval of the Board in accordance with the master association declaration. Approval by the board, however, does not and shall not be construed to constitute approval or conformance with the county or city building codes. It shall be the responsibility of each homeowner to check with all applicable governmental and quasi-governmental agencies and to obtain the appropriate permits prior to installation of any of the foregoing items.

12. Garages may be used only for the parking of motor vehicles and for minimal storage (i.e. chairs, tools, etc.). No garage shall be permanently enclosed so as to make such garage unusable by an automobile, and no portion of a garage originally intended for the parking of an automobile shall be converted into a living space or full storage area. All garage doors shall remain closed when not in use by a vehicle entering or exiting the garage. No obnoxious, unpleasant or offensive activity shall be carried on, nor shall anything be done, which can be reasonably construed to constitute a nuisance, public or private in nature.
13. The homeowners should refer to the occupancy and use restrictions contained in Article 17 of the declaration, which are binding upon all homeowners.
14. Toys, sports or other recreation equipment shall be collected and placed inside the home or out of sight by dusk. Portable basketball hoops are to be placed near the garage or on the side of the home.
15. Fishing is permitted only from common property land – not from behind homes or private property. Boats are not permitted on the lakes.
16. No home may be leased except by means of a written lease agreement, with a copy of the lease provided to the Board. The lease shall not be for less than 1 month, and the property cannot be leased more than 3 times in any 12 month period. A copy of the **Rules and Regulations** shall be given to the tenant upon signing the lease.
17. FOR SALE, FOR RENT or OPEN HOUSE signs. Only signs which have been approved shall be placed on any property in Timber Ridge. Requirements are stated in the association documents, and the approved signs can be obtained at Signs by Tomorrow 12700 Metro Pkwy., Suite 3, Fort Myers, FL 561-7446.
18. No weeds, underbrush, unsightly growth, or refuse shall be permitted to grow or remain upon any lot. All lawns, landscaping and sprinkler systems shall be kept in good, safe, clean, neat and attractive condition. In the event the homeowner shall fail to maintain the lot/home exterior, and does not make necessary changes or repairs within 30 days after receiving written notice, the Association, after 2/3 vote by the Board of Directors, shall have the right through its agents to enter the Lot to repair, maintain, and restore the lot. The cost of same shall become part of the Assessments to which said lot is subject, and said cost shall be a lien upon said lot with the same force and effect as provided in the Declaration, Articles of Incorporation and By-laws of the Association.

Please do your best to follow these rules and regulations for the benefit of all in the Timber Ridge community.

Effective 6/15/2007