

Adopted by:
Board of Directors
April 20, 2023

The Villas of Chestnut Creek Rules and Regulations

Welcome to the Villas of Chestnut Creek and to membership in **The Villas of Chestnut Creek Owners Association Inc.** The Association exists for the benefit of the property owners of the Villas in the preservation of values and for the maintenance of the open spaces and the common areas. All property in Chestnut Creek and in the Villas is covered by specific land use restrictions and covenants. It is your responsibility to be familiar with them from the information delivered to you when you purchase your residence. The following information summarizes many of the above matters for your guidance and observation. Cooperation by all will make the Villas a great place to live, will enhance our quality of life and will help to preserve property values.

The Association is governed by a Board of Directors which is elected annually at the annual meeting. Board members may be liaisons to other standing or ad hoc committees as needed to carry out their duties. Your participation in the work of the Association is earnestly solicited and will be greatly appreciated.

The Villas of Chestnut Creek is a residential homeowners community. The documents and these rules have been amended to qualify as an age 55 and over community and to conform with the Housing for Older Persons Act (HOPA) of 1995. The rules are intended to protect the best interests of all residents and to provide the greatest individual freedom to owners and their guests.

The failure of any owner and/or his guest to abide by these rules and the other recorded use restrictions shall entitle the Association to enforce the Rules and Regulations through whatever legal means necessary.

HOMEOWNERS INSURANCE

1. Each homeowner must maintain and provide a current Declaration of Insurance annually at their yearly renewal. A copy can be sent or given to the Owner Insurance committee or any Board member. Failure to do so will result in fines to the homeowner.

COMMON AREAS

2. Use of and access to the common areas is permitted to lot owners and/or their guests for purposes permitted by these rules and which do not interfere with the peaceful enjoyment by other lot owners and their guests. Use of the common areas by the general public is prohibited. All use for planned activities must be approved by a Board member or its designated committee member.

3. No boats may be stored on any lawns or at lakeside.

GENERAL STATEMENTS

4. The Master Association is responsible for all ponds or lakes and the following apply:

a. Use of the ponds is permitted by owners and/or their guests for purposes permitted by these rules.

b. No use by the general public is permitted.

c. No use of power driven craft is permitted.

5. No guns shall be permitted to be discharged on any property in the Villas except as may be required in an emergency pursuant to the laws of the State of Florida. Guns shall be defined to include, but not limited to rifles, shotguns, pistols, dart guns and sling shots.

6. No open fires are allowed. Grills or such cooking devices shall be used only in an open area. Wood or charcoal fire pits, chiminea's or anything that generates embers are prohibited. Propane fire pits are allowed.

7. No discharge of any material shall be made into any lake, pond or drainage area.

8. No trees, shrubbery or landscaping materials shall be cut or trimmed in the common area except by permission of the Board.

9. No motorized vehicles of any kind shall be permitted in the preservation areas except in emergency cases.

ANIMALS

10. All domestic animals shall be kept on a leash when outside the unit property.

11. All animal droppings must be picked up by the owners of the animal and must be disposed of at your own residence.

12. No animals shall be allowed to create constant noise audible to any adjoining property to such an extent as to be offensive.

REFUSE DISPOSAL

13. Yard trash, garbage, recycle bins and all other waste shall be kept in accordance with Sarasota county laws and regulations. These shall not be placed on the street earlier than 4pm the evening prior to pick up day. No stored containers shall be visible from the front of the street. No burning of trash shall be permitted.

OUTDOOR CLOTHES DRYING

14. No outdoor clothes drying apparatus is permitted other than a residential-type umbrella clothesline. It must be located in the rear yard of the dwelling unit and taken down by dusk.

VISIBLE PARKING AND STORAGE

15. No vehicles of any kind may be stored on any lot except within the enclosed garage or on paved driveway. Street parking is permitted only for the occasional use of a temporary guest with a maximum of seven (7) consecutive days.

16. No visible long term parking of commercial vehicles, RV's, trailers or boats for more than 2 consecutive days.

17. No major repairs or oil changes for any vehicle is permitted on the streets or driveways.

STREET LIGHTING

18. Each lot owner shall ensure the nightly dusk-to-dawn photocell operating of their front yard post lamp. Each lot owner shall be responsible for the maintenance and operational cost of this fixture.

UNIT USE

19. All units and lots shall be used for family residential purposes. No commercial activity, trade, business, profession or any other activity which will unreasonably disturb the harmony and peaceful existence of neighboring unit owners shall be conducted on premises.

20. Residents who have guests staying in their residence while they are away must fill out a 'Guest Use of a Unit' form and submit to a Board member or to Sunstate Management Co. This form is available on our website www.myvocc.com.

21. Garage sales by individual owners shall be permitted only once a year.

22. No temporary buildings, out buildings or portable buildings shall be permitted upon any property or in the common area. Temporary tents may be permitted with prior approval of the Board.

23. Hurricane shutters, both permanent and temporary may be in use only when a hurricane warning and/or watch are in effect. It is the residents' responsibility to secure their own property. Permanent hurricane shutters should be the roll down style. The boxes which are attached to the building must match the building color as closely as possible.

24. Owners who are not present are responsible to maintain their property in a satisfactory manner. This includes debris cleanup on your lot after weather conditions or storms. The Board shall have the right to clean such unattended property and any costs incurred will be the responsibility of the unit owner.

ARCHITECTURAL REVIEW BOARD (ARB)

25. All Villa Lot Owners must submit an ARB form and obtain prior written approval from the Architectural Review Board for ANY exterior work or alteration of home. This includes any exterior painting, roofing, window replacement, screened enclosures etc. An approval form can be found on The Villas of Chestnut Creek website (www.myvocc.com) under HOA Forms and submitted prior to the next Board of

Directors meeting for approval. Refer to our 2nd Amended and Restated Declaration of Covenants and Restrictions, Article 8 Architectural Control for further guidance.

26. Roof Replacement – Our Declaration of Covenants and Restrictions state in Article 10.9 describe roof maintenance, repair and replacement. It is a Villa Lot owners obligation. It is mandatory that at the time one side of the Dwelling Structure’s roof requires replacement, that the entire roof over the entire Dwelling Structure (both Dwelling Units) shall be replaced. Please continue to read further in these Covenants if you have questions regarding this.

SIGNS

27. No sign of any kind shall be displayed in the public view on any lot except:
- a. One (1) sign of not more than one (1) square foot to designate the name of the resident.
 - b. Only one (1) temporary real estate sign, no more than a max of 2ft x 2ft in size will be accepted.

RECREATION AREAS

28. The pool and all recreational areas are open from Dawn to Dusk daily.
- a. Showers are encouraged before entering the pool.
 - b. All guests shall be accompanied by homeowner.
 - c. Persons under the age of twelve (12) MUST be accompanied by an adult resident when using the swimming pool.

If there is a question with regard to any of these rules, contact a Board member for enforcement or explanation.