

DCCOA RULES AND REGULATIONS

To: The property owners in Deercreek Country Club:

- *You made a major investment,*
- *You bought in a well-planned community.*
- *You expected your investment to maintain its value, even to increase in value, and*
- *You agreed to accept and abide by all covenants and restrictions, by-laws, and rules and regulations that pertain to Deercreek residency and home ownership.*

The Rules and Regulations set forth in the following paragraphs apply within all areas of the Deercreek Country Club community coming under the jurisdiction of the Deercreek Country Club Owners Association. Wherever the term “Association” is used in these Rules and Regulations, it means the Deercreek Country Club Owners Association, Inc., a Florida nonprofit corporation (informally referred to as the “Association”). The acronym “ARB” stands for the Architectural Review Board of the Association. The word “rules” is used herein to mean these rules and Regulations.

These Rules and Regulations are intended to replace all previous versions of the same and have been adopted by the Board of Directors of the Deercreek Country Club Owners Association, Inc. These Rules and Regulations are derived from existing covenants, accepted by each property owner, and evidenced by signed and recorded documents in the public records of Duval County. To the extent that any of these Rules and Regulations contradict any provisions of the applicable recorded covenants, the provisions of the covenants shall prevail.

The Association intends to enforce these Rules and Regulations by whatever means available, including legal actions. The covenants of record provide for the levying of fines, which can become a lien on the noncomplying homeowner’s property, as well as a provision requiring the noncomplying homeowner to pay the Association’s attorney fees. Renters are guests of the property owner and are subject to these rules and regulations, the property owner being ultimately liable for advising the renter of the Rules and Regulations and for any violations thereof by the renter.

- 1. Air Conditioning Units:** Window or wall air conditioning units are not permitted without prior approval of the ARB. Compressors and other exterior air conditioning components must be screened from public view and insulated to minimize noise, by appropriate shrubbery, fences, or other means approved by the ARB.
- 2. Animals:** All pets must be kept under the direct control of their owners so as not to be a nuisance to other persons. Animals may be kept solely as pets and not for purposes of breeding or other commercial or business purposes. When a pet is taken beyond the owner's property, it must be secured by a leash. Owners are responsible for cleaning up the pet droppings. If, in the opinion of the Association, any pet shall be deemed a nuisance to other residents, destructive of property or dangerous to persons or animals, such pet may be barred from the Deercreek Country Club community.
- 3. Basketball:** Playing basketball within 50 feet of a neighbor's house after 9 PM on weeknights and after 10 PM on weekends is prohibited. (2/00)
- 4. Boats and Trailers:** Boats and trailers may not be stored on driveways or lawns within the Deercreek Country Club community. Travel on the roads of the community is permitted solely from a garage. Security officers will cite the owner of any boat or trailer left in a driveway overnight for two or more consecutive nights. The citation will be \$50.00 a night, not counting the first night (4/04).
- 5. Construction Debris:** During construction, the property owner and his general contractor shall be responsible for ensuring that the construction site is maintained in a neat and orderly condition at all times. Roads, paths, and waterways shall not be blocked without prior approval of the Deercreek Security Force on duty at the time. Trash, paper, wrappings and other materials that may be blown away shall be kept in containers approved by the ARB.
- 6. Covenants Violations:** The first notice of a covenants violation will be sent by conventional mail with a warning that a second notice will include a \$7.50 administrative fee to cover the cost of the second notice being sent both by conventional mail and certified mail. (2/05) All covenants violations must be corrected within 30 days, except for landscaping violations, which must be corrected within 7 days. (2/04)

7. **Entrance Gate Repairs:** A resident who breaks the gate upon entering or exiting the community is responsible for repairing the gate at the prevailing rate. (4/06)
8. **Equipment Storage:** All lawn, maintenance, construction and home maintenance equipment must be stored out of view from the street, the golf course or neighboring lots. This equipment includes, but is not limited to, lawnmowers, lawn tractors, lawn edgers, fertilizer spreaders, ladders, tree trimmers, shovels rakes ad wheelbarrows. Any of this equipment not properly stored will be considered to be in violation of this policy and will be subject to a fine of \$25 per violation. Residents will be sent a letter indicating they are in violation of this policy and will have seven calendar days to conceal the equipment. (2/05)
9. **Fishing:** Fishing is permitted in the waterways from banks of the waterways. It is to be noted that these waterways may be contaminated or polluted in specific locations from time to time, and the fish may be unfit for human consumption. While the Association uses its best efforts to maintain the waterways in healthy condition, it does not guarantee that healthy conditions exist at all times in all places. Fishing shall not be permitted in areas that interfere with the playing of golf of adjacent land. Trespassing on the property of a resident or crossing limited access areas of the Association in order to reach waterways is prohibited.
10. **Garbage and Refuse:** All garbage, trash and refuse must be kept in clean containers stored in a service court or other enclosure approved by the ARB. Collection of garbage, trash and refuse will be accomplished by authorized agencies in accordance with their schedules and requirements. Blue bins used for recyclables are collected at authorized times. **All garbage, trash and refuse containers should be kept out of view from the road and golf course until 6 PM the day before collection, when it may be placed at the curb.** (4/05) Trash and yard waste must be kept off the roadway. The penalty for violation is \$25.00. (1/05) All yard and trash citation appeals should be referred to the Covenants Enforcement Committee. (3/06) Landscape clippings should be bagged where feasible and be stacked, along with unbagged landscape trimmings, at curb for collection. Where possible, lawn contractors should be asked to remove grass clippings and landscape refuse promptly after their services are performed. Dumping of refuse anywhere within the Deercreek Country Club community, including all lakes and swamps, is strictly prohibited.

11. Garages: All garages must have electrically opened door systems that are in operating condition. Garage doors and golf cart storage doors should be kept closed when not in use.

12. Lake Banks: Owners of property that borders on a waterway are responsible for the maintenance and upkeep of the banks to the normal high-water mark.

13. Outbuildings: No outbuilding, playhouse, doghouse, deck, platform, tennis court, swimming pool, dock or other structure separate from the residence shall be permitted without prior written approval of the ARB.

14. Parking: PODS: A POD unit can be placed outside a resident's home for three days (70 hours). After that time, the unit and resident will be cited according to approved practices.

15. Plaques: No plaques may be inserted in the ground next to or near an honor tree. The plaques already in the ground may stay. (5/08)

16. Residents' Past-Due Financial Accounts:

A. Liens will be placed on fines, if possible. If not possible, the DCCOA will pursue judgments in small claims court and then place liens on the judgments. (8/04)

B. The DCCOA will begin foreclosure procedures on the property of a resident who is more than 90 days in arrears on assessments and fines. (5/05)

C. Beginning on January 1, 2006, fines on covenant violations and past assessments that are 30 days past due will begin accruing interest at the prevailing rate. (8/05)

D. The barcode of a resident who has debts to the DCCOA that total over \$1,000 and is 90 days or more in arrears will be deactivated after a letter notifying the resident of the barcode suspension has been sent to the resident. (11/07)

17. Signs: Signs other than permitted For Sale and yard spray warnings are prohibited in the Deercreek community. Prohibited signs include commercial, organizational, political signs, including sales or home business, events, and meeting announcements of any size or type on either common or personal property. The security patrol will remove all signs on common property and

first warn residents with unapproved signs on personal property. If the unapproved sign is not removed within 24 hours after the warning the resident will be fined \$100 per day up to a total of \$1,000. Deercreek is a family community, and an occasional display of tasteful and temporary (24 hours or less) signs will be permitted for Welcome Home, Happy Birthday, or similar family events. (8/06)

18. Realtor Signs: Realtors may place directional signs to open houses on common property on the day of the open house, and if the realtor does not remove the signs within one hour after the open house event, Access Control officers will remove and discard them. (3/09)

19. Tickets: The speed limit is 30 mph and is enforced by traffic citations issued by the Deercreek guard service, using radar, and the Jacksonville Sheriff's Office. The guard service is also authorized to monitor traffic and issue citations for reckless driving, failure to observe stop signs and overnight parking on Deercreek streets.

20. Vehicles:

A. Unlicensed Vehicles: Unlicensed motorized vehicles are prohibited in Deercreek on streets and common property. The fine for operating such a vehicle will be \$25 for the first offense, \$50 for the second, \$75 for the third and \$100 for each offense thereafter. Golf carts driven by licensed drivers are exempt from this policy. (5/04)

B. Parking: Garages are expected to be used for the housing of vehicles so as to minimize the number of vehicles parked on the driveway. Long-term parking of vehicles on the roads or on driveways is prohibited. Temporary parking is permitted along roads in such a manner as not to block traffic. Parking on a grassed area is prohibited. Overnight parking on the street is prohibited and will result a \$25 parking ticket.

C. Special Vehicles: Motor homes, recreational vehicles, trucks, buses, travel trailers and the like are restricted to travel within the Deercreek Country Club community for purposes of loading and unloading only. While in the community, the vehicle should be parked on a driveway completely of the road. Long-term parking of these vehicles on a driveway is prohibited.

D. Motorcycles, Mopeds, Scooters, Motorized Skateboards, Etc.: Vehicles of this kind that are licensed to travel on public highways are permitted on the roads within the Deercreek Country Club community. When not in use

such vehicles owned by a resident or guest must be housed in a garage. Safety precautions prescribed by the laws of Florida are applicable while the vehicle is within the Deercreek community. Any use or operation of such vehicle, which is considered to be a nuisance or an endangerment to the driver or to the public, may result in revocation of the right to use the vehicle within the Deercreek community. Motorized skateboards are permitted on Deercreek streets only for licensed drivers and only if the vehicle is fully equipped with the safety features required of motorcycles on Jacksonville streets. Motorized scooters are prohibited on Deercreek common property and streets. The first offense will result in a warning; the second offense, a fine of \$25.00, doubling thereafter to a maximum of \$100 for each offense. (12/03)

E. Off-Road Vehicles: Trail bikes, three- or four-wheel off-road vehicles and any other vehicles not licensed to travel on public highways, except for golf carts, are prohibited within the Deercreek Country Club community.

F. Golf Carts: Golf carts may be used on all roads, cart paths and other areas designated for golf cart travel. Travel on Country Club property is subject to Country Club regulations. Travel on all other property is subject to Association regulations. Golf carts are to be operated only by a person sixteen (16) years of age or older who has a driver's license. Night driving is permitted only if the cart is equipped with proper lights.

G. Water Vehicles: Lakes, wetlands and other waterways are for use solely by residents and their guests. Use by any other person or organization must be authorized by the Association. Boats on these waterways must be propelled by hand or by an electric motor. Other types of boats may be employed from time to time for repair or maintenance activities, but only upon authorization of the Association.

22. Vehicle Repair: Mechanical repairs to an automobile, truck, boat, golf cart or other vehicle shall be permitted only within a garage.

23. Vendor-free Holidays: Except in cases of emergencies, Memorial Day, July 4, Labor Day, Thanksgiving Day, Christmas Day and New Year's Day are designated vendor-free, and no commercial vehicles may access Deercreek. (11/08)

PROCEDURES FOR REPORTING AND HANDLING VIOLATIONS

All violations shall be reported to and kept on file by May Management for the use of the appropriate committee of the Board of Directors of the Deercreek Country Club Owners Association, Inc.

Reports may be made in writing to:

Rules and Compliance Committee

May Management

10036 Sawgrass Drive West, Suite 1

Ponte Vedra Beach, Florida 32082

1. A written violation report will be prepared for the files.
2. The site of the violation will promptly be visited by a May Management employee to verify the allegations of the reported violation.
3. The violator will be notified in person or by telephone of the violation and politely be asked to abide by the rules.
4. A letter will be written to the violator calling attention to the violation and to the rule being violated and requesting immediate cessation of the violation.
5. If the violation has continued for an unreasonable length of time without relief, the history of the violation will be turned over to the chairman of the Hearing Committee for further action.
6. If the Hearing Committee can find no other way to solve the problem, it shall bring the matter to the Board of Directors with a recommendation for further action, which may include litigation to enforce the Rules and Regulations and/or the covenants.

COMMUNITY ACCESS

These community access guidelines are provided to Deercreek residents to provide a better understanding of community regulations relating to privacy and safety. Community restrictions should be considered community protection! The cooperation, comments and suggestions of all residents are earnestly requested.

A Controlled Access Community

Deercreek is a controlled access community. Access is restricted in order to preserve the private nature of the community, limit traffic and provide maximum safety. The Deercreek Country Club Owners Association employs a gatehouse staff and roving patrol/surveillance personnel to enforce the Homeowners Association regulations, but cannot be considered police or sworn enforcement officers. In addition, members of the Jacksonville Sheriff's Office periodically patrol the community. In case of an emergency requiring outside help, dial 911; otherwise call the front gate at 363-2147.

Access to the community is regulated by a bar code entry system issued to property owners and club members. These are issued at the security gate. Private owners, members or guests without bar codes must enter through the left lane. Gate officers must call a Board member should a controversy with a resident or guest arise. (6/03)

Visitors

Guards are not permitted to grant entry to visitors unless prior authorization is given. When visitors (guests, including golf and tennis guests, taxis, vendors, etc.) are expected, the guard gate must be informed in advance; otherwise the guard will call for authorization before permitting access. Residents must identify themselves to the guard by their name and pin number to allow guest access. All residents are encouraged to use the E-Z Gate Connections system available at www.e-zgate.net to sign in visitors and to maintain their access list. A one-day pass is issued to the visitor by the guards only if authorization is received. If guests are to remain over an extended time period, then the homeowner should contact the guard service for an extended pass.

A letter of restrictions that pertains to all vendors and contractors entering into Deercreek will be given to vendors and contractors as they enter the gate. The letter will be published in the newsletter. (7/03)

Contractors have access to Deercreek from 7AM to 7 PM, Monday through Friday and 8 AM to 5 PM on Saturdays. On Sunday only emergency vehicles, vendor calls and flower and pizza deliveries are allowed. (3/01)

If an after-hours or Sunday violation is observed by Allegiance Security's staff, the gate officer will place a phone call to residents reminding them of the rules regarding Sunday or after-hours work. Another visual inspection will be made by the officer approximately one hour after the call is made and these findings will be included in a written report sent to May Management. A letter advising the resident of this incident and reiterating Deercreek's policy will then be sent by May Management. The first violation will result in a written warning only with no fee. However, subsequent violations will result in a fee of \$100 per incident. (10/09)

A homeowner who is expecting five or more cars on any one occasion must submit a written list of names to the guardhouse in advance. (6/00) A form is included on the Deercreek website.

Access Denial List

An access denial list is maintained at the gate. To have a name entered on this list, you are required to register the name in person at the guard house.

Any resident in arrears \$1,000 or more for over 90 days will have his or her barcode deactivated. Entrance will be permitted through the visitor lane.

BARCODE FEES

Residents Barcodes

The DCCOA has instituted the following resident barcode fees (11/05):

Issuance of a new barcode:	\$20
Issuance of a replacement barcode:	\$10
Issuance of a handheld barcode:	\$40 (Use restricted, penalty for misuse)
Replacement of a handheld barcode:	\$20 (Renewable every six months)

Loaned handheld barcodes: Any handheld barcodes that are loaned to unauthorized persons will be canceled for seven days and the original holder will be charged \$100 to reinstate the barcode. (1/04)

Vendor Barcodes

The DCCOA has instituted the following vendor barcode fees for access during normal Deercreek vendor hours (4/06):

Three Month barcodes:

First vehicle: \$25
Each additional vehicle: \$10

Six Month Barcodes:

First vehicle: \$50
Each additional vehicle: \$10

One Year Barcodes:

First vehicle: \$75
Each additional vehicle: \$10

Speed Limit

The speed limit with the club is 30 MPH and Deercreek security and the Jacksonville Sheriff's Office are instructed to enforce the speed limit. All violators will be cited. Your cooperation and participation is the key to ensuring the safety and peace of mind of every family.

The DCCOA Board has approved the following moving vehicle fines in Deercreek, effective March 1, 2009: (1/09)

6-10 mph over posted limit:	\$100
11-15 mph over posted limit:	\$175
16-20 mph over posted limit:	\$200
21 and over posted limit:	\$225
Running a Stop Sign	\$100
Reckless Driving	\$200

Protection of Property

Deercreek security guards are greatly aided in fulfilling their task of crime prevention when houses, cars, bicycles and garages are properly secured. In order to limit/eliminate petty theft, if not professional thievery, please:

1. Secure all doors and windows when leaving your home unattended;
2. Lock all parked cars;
3. Keep garage doors closed and doors into the house locked when no one is in the immediate area.

Suspicious or Undesirable Activity

Please immediately report to Deercreek Security (363-2147) any suspicious or undesirable activity, e.g., a suspicious person/vehicle/boat, vandalism, excessive noise or failure on the part of the Deercreek Security staff, including gate attendants, to perform in a proper manner. Your cooperation in this regard greatly increases the effectiveness of your controlled access system.