

THE FOREST CLUB, INC

RULES & REGULATIONS

As Revised by Board of Directors

September 23, 2025

The following Rules & Regulations have been enacted by the Board of Directors as authorized by current Covenants. They are intended for the mutual security, safety, and enjoyment of all residents of the Forest and are subject to change from time to time as conditions dictate. Only the Forest Board is authorized to grant exceptions to these Rules & Regulations. The Board also has the right to suspend the use of the recreational facilities for a period not to exceed sixty (60) days for any infraction. Further enforcement may be taken through appropriate notice and legal action.

A. RESIDENT SURVEY/HUD COMPLIANCE

The Forest Club is a 55+ or older restricted community. As a requirement for maintaining that restriction, the Forest Club, by and through its Board of Directors, must maintain certain limited information concerning the Community and its owners, tenants, and other occupants (collectively, "Residents") in order to comply with the US Department of Housing and Urban Development (HUD) requirements.

- 1.) Everyone intending to become a resident, and prior to occupancy, must complete a survey form at the Forest office and provide proof of identity and age. A driver's license or any other state or government-issued photo I.D. showing the resident's date of birth may be used. The I.D. will be copied onto a survey form and kept in a locked file in the Forest office. Additionally, HUD requires that we repeat the survey process every two years to assure continued compliance. Residents need only to initial their existing survey form if there are no changes since the previous survey.
- 2.) We request that every resident complete a date sheet with emergency contact information. Residents are requested to submit written notice of anticipated extended absences of 14 days or more.
- 3.) Transmitters, mailbox keys and pool keys are to be turned over to new owners or new tenants upon transfer of occupancy. Replacement items or additional items, if required, may be purchased at the Forest office.

B. SAFETY AND SECURITY

1.) Gates

- a. Lake Mary entrance gate, when closed, may be opened by transmitters, numbered access pad, or by resident's phone.
- b. The Lake Mary exit gate opens automatically when approached by a vehicle. No transmitter is required.
- c. The Rinehart Road gate is closed 24/7 and requires transmitter for entrance and exit opens automatically.
- d. Pedestrian access for both walkway gates requires using a button (near the gate) to exit and the numbered pad, using the security code, to re-enter. Security code is available to residents in the Forest office.
- e. Residents of the Forest Club community are not permitted to distribute the current gate code to guests, vendors and other non-residents. It should be understood by all residents and owners that the gate code is restricted to residents only for obvious safety and security reasons and generally distributing to even known guests could result in avoidable breaches of security. Please do your part in helping to maintain a safe and secure Forest Club community. Reasonable sanctions for violating this rule will be determined and levied by the BOD. Continued violations will be enforced by the Forest Club's legal counsel using any available means.

2.) Pools and Spa Rules

- a. Use pools and spa at your own risk – no lifeguard on duty.
- b. All visitors to the pools and spa area must abide by posted rules and regulations. Residents are responsible for knowing the pool and spa rules as outlined in the Rules and Regulations. Residents are responsible for informing their guests of the pool and spa rules and ensuring their compliance.
- c. No running, jumping, diving, pushing or dunking in pool areas, or spas.
- d. All people using pools or spa must wear proper swimming attire. No jeans or cutoffs are permitted.
- e. Pool hours are 7:30 am – 10:30 pm.
- f. Large Lap pool: capacity is 43 people. Small heated pool: capacity is 20 people.
- g. Spa hours are 7:30 am – 10:30 pm. PHYSICIAN APPROVAL RECOMMENDED FOR USE. (WATER TEMPERATURE IS 103 DEGREES). The Forest Club, Inc. assumes no responsibility related to spa use. People under the age of 18 (eighteen) not permitted in the spa. Spa capacity is 8 people.
- h. Food or drink not allowed IN pools or spa. No glass containers.
- i. Flotation devices and exercise noodles are permitted in the pools; however, residents and guests must consider safety and capacity when using the pool accessories.
- j. Lotions and oils cause discoloration of furniture strapping and can clog pool and spa filters. Please use towels to avoid these issues as much as possible by draping towels over furniture and sitting on towels.
- k. First aid kits are located on spa railing and on hall door just inside the restroom door to the Sunrise Building. An emergency phone is located on the fence near the small pool.

1. No electric vehicles allowed in pool area or entrance way on pavers.

3.) Fire Hazards

- a. Grills and smokers are permitted. Please take extra precautions with open flames.
- b. Discarding smoking, hot, smoldering or burning material on any Forest Street or on the property of any residents is not permitted.
- c. All fireworks are prohibited in the Forest.

C.) FACILITIES AND AMENITIES

- 1.) The Board of Directors (hereinafter BOD) is authorized to regulate the usage of all Forest facilities and amenities. The Association business offices are located in the Sunrise Building. Office hours are posted on the building. Sunrise Building hours are 6 am to 10:30 pm. Starlight Building is to be locked at all times when not in use for functions or meetings. Hours subject to change by BOD.
- 2.) The Receptionist is an employee of the Forest Club, Inc. and as such answers to the Officers of the Board BOD exclusively. This employee is authorized by the BOD to distribute necessary forms, answer residents' questions, and sell transmitters, extra pool keys, copies and faxes. Office will supply information on availability of amenities and any equipment required.
- 3.) Communication between the BOD and the residents includes scheduled BOD meetings and Director workshops, CHIPS (the monthly newsletter), the Forest Club website, and the bulletin boards on the outside walls of the Sunrise Building that contain current Forest Club financial data, BOD and committee meetings, community events, etc.
- 4.) Residents may apply for the use of the Starlight Room or Sunrise Room for private social purposes. Conditions and costs for such use are available in the office.
 - a. Alcoholic beverages are not permitted on Forest Club common areas unless approved for a specific function by the BOD. Serving of alcoholic beverages to any individual under the age of 21 is prohibited.
 - b. Wagering, gambling, lotteries, raffles or bingo may be authorized by the BOD when allowed by existing laws and ordinances.
 - c. Should a resident or guest display disorderly conduct, i.e. loud or abusive language, profanity, intoxication, willful damage to Forest property or being a nuisance or danger to others, he or she may be asked to leave the common areas of the Forest. If refused, the Lake Mary Police Department is to be called to assist and handle the situation.
 - d. Smoking is not permitted in either the Sunrise or Starlight Buildings.

D. PROPERTY MAINTENANCE AND APPEARANCE

- 1.) This section is intended to protect our property values and to reflect the uniqueness of our Forest community.
- 2.) As an alternative to grass as ground cover, residents may use pine needles, leaves, wood chips, mulch, low growing plants such as ivy or any combination of these which gives the appearance of orderly maintenance.
- 3.) Weeds and seedlings require frequent cutting or spraying to be kept under control, particularly during the rainy summer months.
- 4.) Shrubs and bushes are to be kept trimmed.
- 5.) The requirement for orderly maintenance extends to the entire lot including front, side and back yards.
- 6.) In addition to landscaping, residents must maintain all exterior elements of the property including, but not limited to, roof, exterior walls, gutters, windows and doors, driveways, carport storage and laundry rooms. This requirement includes any discoloration, i.e. cracking, peeling, or fading paint, mold, mildew, dirt or other debris buildup which may require remedies such as repainting, pressure cleaning, repairing, replacing or removal.
- 7.) Trash containers are to be placed at the street no earlier than the evening prior to scheduled pickup and are to be returned to storage no later than the day after pickup. Yard debris, i.e., leaves and pine needles are to be placed into containers or trash bags and branches are to be bound in neat bundles and placed at the street. Residents are requested to clear their street frontage of leaves and pine needles. Heavy rains can float this debris to storm drains, clogging them and causing yard flooding.
- 8.) Any improvements or changes to residence, i.e. exterior paint color, require Architectural Review Committee (ARC) approval. Applications are available in the Forest Office.
- 9.) Carports are in close proximity to neighboring lots and should remain uncluttered. Carports are not storage areas. Appliances, unwanted furniture, tires or other such items are prohibited per Seminole County and Lake Mary codes.
- 10.) Extreme caution is required when digging on any lot. Underground TV cables, phone lines, water/sewer pipes etc. can be damaged and could result in liability. Seminole County requires that owners dial 811 before digging in any utility easement area.
- 11.) Holiday decorations are permitted and are to be removed within thirty (30) days of the holiday.
- 12.) Power tools, chain saws, leaf blowers, or any equipment that operates at a noise level that is audible to adjacent homes may be operated only between 7 am and 7 pm daily.

E. PETS AND ANIMAL CONTROL

- 1.) Forest residences are limited to two (2) dogs or two (2) cats per household. Dogs weighing over 40 pounds are prohibited. Any weight for a dog is permissible if the animal is shown conclusively to be a service or therapy animal.

NOTE: Existing animals, at present numbers, are “grandfathered” and the owner has a right to retain them even after these rules are implemented unless the animals demonstrate a dangerous/aggressive nature or has otherwise become a nuisance. New animals must comply with Rules and Regulations weight, no more than 40 pounds. All pets must have up to date, rabies and shot records and are required to register at the office.

- 2.) Pets are not permitted to enter, walk, urinate or defecate on the property of others. Should such occur, animal waste must be immediately picked up and bagged for disposition. Such disposal must not include common areas per City of Lake Mary code.
- 3.) Pets must not be allowed to run at large or otherwise be a nuisance. All pets are to be kept indoors, in an enclosure, or on a leash approximately six (6) feet in length. Animals not leashed are subject to removal by Animal Control. Leashed pets may be walked on Forest streets subject to waste removal requirements in #2 above.
- 4.) The Forest Dog Walk may also be used subject to the previous provisions for disposal of animal waste. The Forest Club, Inc. will not be responsible for any injuries resulting from use of the Dog Walk. Gas engine powered vehicles are not permitted to operate on the Dog Walk except for service vehicles and vehicles with specific approval by the Board.
- 5.) Pets are to be inoculated and tagged per city and county ordinances.
- 6.) Except for trained service animals, pets are not permitted in Forest Club buildings, facilities or common areas.
- 7.) Placing pet food and water outside the residence is not permitted. Outside feeding attracts unwelcome animals and can be a health issue for both residents and pets and can cause property damage. Residents found to be feeding animals outside the residence, with the exception of bird feeders, will be reported to Seminole County Code Enforcement as well as the Florida Fish and Wildlife Commission for civil and criminal sanctions.
- 8.) Breeding, fighting, husbandry, farming or other commercial activity involving animals is not permitted.

F. GUESTS, CAREGIVERS

- 1.) “House Guests” are defined as one or more persons of any age who may be family or non-family members visiting and remaining overnight. Such guests may visit for thirty (30) days in any calendar year without prior approval of the BOD.
- 2.) “Day Guests” are defined as one or more persons of any age who may be family or non-family members visiting for social purposes or for providing care giver services but not staying overnight. Day guests are not restricted as to the number of times per month.
- 3.) No more than six (6) house guests or day guests per household are permitted to use the recreational amenities at one time unless prior permission has been given by the BOD.
- 4.) “Caregivers” are defined as persons qualified to provide healthcare to residents of the community at the resident’s home. Caregivers are required to comply with the Forest Club Caregiver Policy (SEE ATTACHED).

G. RENTALS

- 1.) Renting of a single room (boarding) in a Forest single family residence is prohibited.

H. VEHICLES AND PARKING (See also Article VII, CC & R’s)

- 1.) All vehicles including golf carts and bicycles must abide by accepted “Rules of the Road” and Forest posted speed limits. Streets are the property of the Forest Club, Inc. Because there are no sidewalks, our streets must be shared by pedestrians, cyclists, pets, all manner of service vehicles, plus our own vehicles. Please, drive with exceptional care!
- 2.) Forest streets are designated for vehicular and pedestrian traffic only. Ball playing, skate boards, rollers skates, roller blades, similar wheeled devices, or any other playground activity carried out on the streets is not permitted.
- 3.) Street parking is permitted 6 AM to 11 PM only. Parking on front or in side yard is not permitted. For residents’ safety, emergency vehicle access and other large pickup/delivery trucks, please avoid parking on the street if space in your own driveway is available. Second driveway or parking space requires approval by ARC.

- 4.) Only currently licensed and operating passenger vehicles, i.e., automobiles, SUVs and light duty pickup trucks may be parked at The Forest residences. Bicycles, adult tricycles, and electric golf carts are also permitted. Motorcycles and motor scooters currently licensed and street legal, may be operated to and from the gates. Vehicles not permitted to operate in the Forest include go-carts, ATVs, mopeds, mini bikes, and any others that are gas engine powered. Gas engine powered vehicles are not permitted to operate on the Dog Walk except for service vehicles and vehicles with specific approval from the BOD.
- 5.) Bicycle parking slots are located at each end of the clubhouse complex. Bikes are not permitted on walkways of either building or pool decking. Golf cart parking is available at the center of the driveway approach to the main building.
- 6.) Currently registered recreational vehicles (RVs), trailers, boats, and residents' commercial vehicles may be parked in The Forest storage compound on a space available basis. Permits for parking at The Forest Club storage compound may be obtained at the Forest Office. RVs may be parked at a resident's property for loading or unloading for up to a maximum of 48 hours.
- 7.) Guests of residents may use the main lot for temporary parking. Permits are available in the office. Resident guests needing a temporary parking spot in the compound or off-street parking, must give office 24-hour notice to obtain an assigned site. A green temporary permit must be displayed on the parked vehicle. No visitors may sleep or live in their vehicle during their visit. A house guest as, per section F, paragraph 1, can stay no longer than 30 days. The Compound falls under this rule.
- 8.) Residents are asked to display a Forest decal in the lower left corner of the rear window. Decals are available in the office at no cost.
- 9.) Residents' commercial vehicles are not permitted to be parked at the resident's property and must be parked in the storage compound. Commercial vehicles include, but not limited to, automobiles, trucks, trailers, or other vehicles bearing signage identifying them as a service vehicle or are carrying repair or maintenance material such as ladders, workboxes, tools, etc. Also not permitted to be parked at the resident's property without BOD approval are vehicles for-hire vans, buses or taxis.

I. COMMERCIAL ACTIVITY/ADVERTISING

- 1.) Advertising or promotional materials of any kind may not be distributed in The Forest without specific approval by the BOD.
- 2.) Open House, carport sales, estate sales, etc. must have prior approval of the BOD. All such sales are restricted to the first Friday and/or Saturday of each month unless otherwise approved by the BOD. City of Lake Mary permit is required and a copy delivered to the Forest office.

- 3.) The following signs are permitted on resident's property.
- a. A yard sign displaying the house number of a kind and design approved by the BOD must be displayed and be easily visible from the street. An attached name plate is recommended particularly for emergency responders.
 - b. For Sale, For Rent, or For Lease signs are restricted to one per property and can be no larger than 24" x 30" in size. Additionally, one "rider" is permitted, i.e., Open House, Sale Pending, Sold, or agents name and phone number. Signs must be removed no later than one week following closing.
 - c. Political signs are restricted to one per property and can be no larger than 24" x 30". Political signs may be posted 30 days before the election and must be removed 2 days after the election.
 - d. Security services signs are permitted.
 - e. Signs identifying businesses doing repair or maintenance on a Forest property are permitted and are to be removed upon completion of work.

The Forest Club Caregiver Policy

Purpose:

The purpose of this policy is to establish clear guidelines for the use of caregivers consistent with the Association's governing documents, including the occupancy standards to maintain the community as housing for older persons and with the Fair Housing Act. The intent is to balance the needs of the residents who require caregiving assistance with the Association's intent to maintain an age-qualified community.

1. Definitions

- 1.1 **Caregiver:** An individual providing personal care, medical services, or support services to a resident within the HOA community. Caregivers may include licensed healthcare professionals, home health aides, companions or family members.
- 1.2 **Resident:** Any individual residing and occupying a property within the community.
- 1.3 **Age Qualifications:** One person occupying a unit must be at least 55 years of age and the other occupants must be at least 50 years of age.

2: Caregiver Requirements

- 2.1 Residents needing a live-in caregiver must submit a written request to the Association.
- 2.2 Association may request written documentation supporting the need for the caregiver from a licensed healthcare provider who has personal knowledge of the resident's health condition and who can verify the qualifications of the caregiver to provide supportive services.
- 2.3 Caregivers are not considered "residents" for purposes of age qualification requirements, provided they are residing at the property solely to perform caregiving functions.
- 2.4 Caregivers must vacate the property after they cease providing caregiving services, unless the Association has approved their occupancy and they meet the age qualifications.
- 2.5 Caregivers may use the common area facilities only as part of their caregiving services to the resident. Caregivers may not use the common area facilities without the resident being present.
- 2.6 Caregivers are required to comply with the provisions of the Association's governing documents, including any rules and regulations adopted by the Board of Directors.

3: Approval Process

- 3.1 Prior to occupying the property, caregivers must submit a completed application form with all required documentation to the HOA board for review, which may include a criminal background check. The application will be submitted to The Forest Club office, handed to Front Desk, allowing 24/48 business hours for approval.
- 3.2 A change in the caregiver shall require a new completed application.
- 3.3 The HOA board shall review applications within 24/48 business hours of submission. M-F
- 3.4 Approved applicants shall receive written confirmation of the approval from the HOA. Approval shall be valid for as long as the caregiver is providing supportive services to the resident.

4: Implementation

- 4.1 This policy shall be enforced consistent with the Fair Housing Act. No resident shall be denied the right to a caregiver as a reasonable accommodation for a disability.

5: Effective Date

- 5.1 This policy shall become effective on the date of signatory and applies to all caregivers operating within the HOA community currently, and from this date forward.

By signing below, the undersigned hereby approves and adopts the Caregiver Policy.

Approved on this September 23, 2025

Dianna Wesson

Dianna Wesson, HOA President

This document shall be retained in the official records of the HOA and will be made available to community members upon request.

Revised September 23, 2025