

REMINDER

Just reminding everyone that this is a 55 and up community.

Any Purchaser, Resident, or Tenant must be age 55 or higher.

Any Spouse or Significant Other CANNOT be under 50. This rule is clearly stated in the CCR

DOCUMENTS, book 04940, page 1731, section 8.

Age of Residents.

Failure to comply will result in a Lawsuit against the non-compliant at their cost. This statement is supported by the RECORDED GOVERNING

DOCUMENTS and HUD requirements of the HOA.

THE FOREST CLUB, INC.

RULES & REGULATIONS

As Revised By Board of Directors

February 28th 2023

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 data 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. Gazebo at the entrance features a land line for calling residents for permission to enter.
- 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 pools and spa area must abide by posted rules and regulations.
- c. No running, jumping, diving, pushing, or dunking allowed in pool areas, pools, or spa.
- d. All persons using pools or spa must wear proper swimming attire. No jeans or cutoffs are permitted. No person may wear diapers while bathing.
- e. Adults Only Pool:
Pool hours are 7:30am to 10:30. Persons under age eighteen (18) are not permitted. Pool capacity is 43 persons.
- f. Small Heated Pool:
Pool hours are 7:30am to 10:30. Children under age three (3) not permitted. Anyone under age sixteen (16) must be accompanied by an adult. Pool capacity is 20 persons.

- g. Spa: spa hours are 7:30am to 10:30pm. PHYSICIAN APPROVAL RECONMENDED FOR USE (WATER TEMPERATURE IS 101 DEGREES). The Forest Club, Inc. assumes no responsibility related to Spa use. Persons under age of 18 (eighteen) not permitted in spa. Spa capacity is 8 persons:
- h. Animals not allowed in pools or spa. Food or drink not allowed IN pools or spa. Food is not allowed anywhere on the decking. Drinks permitted but must be in plastic containers. Foam "noodles" allowed in pools but no other toys or flotation devices are permitted. Shower before entering pools or spa.
- i. Lotions and oils cause discoloration of furniture strapping and can clog pool or spa filters. Please use towels to avoid these issues as much as possible by draping towels over furniture and sitting on towels
- j. First Aid Kits are located on spa railing and on hall door just inside the restroom door to the Sunrise Building. Emergency phones are located on outside wall of Starlight Building (facing pool area) and on outside wall of Sunrise Building next to the mailbox.
- k. Residents need to be familiar with pools/spa rules and are responsible for communicating these rules to their visitors and guests and enforcing same.

L. 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

I .) 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 6am to 10:30pm. 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 not permitted in either 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 season.
- 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 street drains, clogging them and causing yard flooding.
- 8.) Any improvements or changes to the 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 7am and 7pm daily.

E. PETS AND ANIMAL CONTROL .) Forest residences are limited to two (2) dogs or two (2) cats per household (refer to Forest Club Declarations for those lots included in the "no-pet" zones). 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 lbs. 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 become 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 those persons qualified to provide health or therapeutic care to residents of the community at the resident's home. Caregivers who live in are required to register with The Forest office within three (3) days of moving into the residence. Caregivers residing with their patient are permitted to enjoy the use of the Forest amenities as long as the resident requires their health care services. One caregiver per household is permitted unless otherwise approved by the BOD. Caregivers supplied by agencies need only to supply the office with agency contact information.

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, roller 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 A.M. to 11 P.M. 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 the 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 by the Board.
- 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 in 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 residents' property and must be parked in the storage compound. Commercial vehicles include, but are 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 residents' property without BOD approval are vehicles for-hire as vans, buses, or taxis.

1. 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 residents' 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 agent's 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 the work.