

NORTH FORK PROPERTY OWNER'S ASSOCIATION, INC.
RULES AND REGULATIONS
(Effective September 19, 2007)

1. No building, structure or object, shall be erected, placed or maintained on any lot without first obtaining written approval from the Architectural Review Board ("A.R.B.").
2. No signs are permitted unless approved by the A.R.B. No signs shall be placed in the window of any dwelling or on any common property.
3. No exterior antenna, aerial, dish, disk or other method of transmitting or receiving video signals, which exceeds one meter in diameter, shall be permitted. A homeowner installing a permitted device shall screen it by the use of A.R.B. approved landscape material so that it is not visible to neighboring and/or common property.
4. No trucks, vehicles with open or convertible beds between the front and rear bumpers such as open-bed Sport Utility Vehicles, trailers, boats, RV's, buses, mobile homes, off-road vehicles, vehicles in considerable disrepair, commercial vehicles, or unsightly vehicles shall be permitted unless they are kept in the garage. Mini-vans, Sport Utility Vehicles which are fully enclosed and similar non-commercial vehicles which are designed for passenger transport are not prohibited under this rule.
5. No gas operated engines or motors are permitted on the lakes. Boats not exceeding fourteen (14) feet in length will be permitted.
6. Pets shall be permitted. A pet shall be defined as a domestic or household dog, cat, bird, rabbit, hamster, turtle, or fish. Other small animals will be allowed upon approval of the Board. Animals known to be dangerous in the wild (such as alligators, certain other reptiles, or large mammals) and farm animals (such as pigs, goats, horses, cows, etc.,) will not be permitted.
7. The exterior of a dwelling shall not be painted, decorated (except for special holidays) or modified by any owner in any manner without the prior approval of the A.R.B. unless the work constitutes repair of an existing feature. Additions to existing features, such as rock beds, statues, lighting, etc., will require A.R.B. approval. Plants of types not consistent with the general landscaping of the community at large will need approval of the A.R.B.
8. No wells or water pumps of any kind will be allowed without the prior written consent of the A.R.B. Any wells constructed must meet town and county codes and requirements and be of sufficient depth to ensure that iron or minerals are of such a low concentration as to ensure that no staining shall occur on building walls.

9. No bicycles, tricycles, scooters, baby carriages or other such vehicles or toys shall be allowed to remain overnight on the common property. No motor vehicles may be parked in the street overnight on a regular basis or at any time of day for extended periods of time. The sidewalks, walkways, and streets shall not be obstructed or used for any other purpose than for ingress and egress from these areas. **All vehicles shall be parked in driveways or on streets, as permitted in these rules. Residents are not permitted to park their vehicles on grass, either on their own property or common property, other than to facilitate water drainage while washing a vehicle. Overnight parking of vehicles on grass is strictly prohibited.** (7/17/01)
10. Any damage to the common property or equipment of the Association caused by any lot owner, his family member, guest, invitee, or lessee shall be repaired or replaced by the Association at the expense of such lot owner.
11. All lots shall be kept in a clean and sanitary manner, and no rubbish, refuses or garbage allowed to accumulate or any fire hazard allowed to exist. Grass growth shall be kept to a maximum height of four (4) inches above the ground and all trees and shrubs shall be appropriately trimmed. Lawns and plantings shall be weeded and maintained appropriately. **All trees that overhang streets and sidewalks within the community must be trimmed in accordance with accepted arborial standards including, but not limited to, the removal of all dead and damaged limbs. Lower canopies must be elevated to a height which permits all motor vehicle and pedestrian traffic to pass unrestricted. Trees growing on the interior portions of building lots must be trimmed in accordance with accepted arborial standards so as to minimize any threat of damage to adjacent properties, including, but not limited to, the removal of all dead or damaged limbs.** (9/18/01)
12. If homeowner has not begun construction within six (6) months from closing, owner agrees to grass and seed the lot and maintain it thereafter until construction commences.
13. No nuisance shall be allowed upon any lot or any use or practice that is a source of annoyance to other lot owners or interferes with the peaceful possession and proper use of the lots by the residents thereof. The Board of Directors will have the final say in all matters related to inter-owner disputes concerning this matter. ;
14. No immoral, improper, offensive or unlawful use shall be made of any lot, dwelling house or other improvement, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be strictly observed.
15. Whenever the Association is permitted or required by the Declaration of Covenants and Restrictions or By-laws to enter any lot for the purpose of correction, repair, cleaning, clearing, moving, or any other required or permitted activity, such entrance shall not be deemed a trespass. This does not include entrance into the dwelling proper. (i.e. house.)
16. Complaints shall be made to the Board and/or A.R.B. and shall be signed by the complaining owner.
17. All trash shall be placed in front of the house for collection no earlier than twelve (12) hours prior to pick up. Refuse containers should be retrieved within twelve (12) hours following

collection. Landscape debris that is left for collection must be placed on the grass at the edge of the property. No landscape debris may be left on the sidewalk or in the street as this creates a hazard for pedestrians and motorists trying to pass.

18. Solicitation is not allowed.
19. The 17 m.p.h. speed limit will be enforced.
20. The duration of a written lease will be no less than six (6) months. A copy of the Association documents including these Rules and Regulations shall be made available to the renter (lessee) by the owner. Renters (lessees) will be required to obey all Property Owner's rules and regulations and abide by the governing documents.
21. Grass is to be maintained on waterfront lots to the water's edge.
22. No grass cutting or power equipment shall be run on Sundays.
23. Any member not having paid their assessment will surrender keys to amenities and is not eligible to use the amenities in their own right or as a guest of any member.
24. All residents shall be required to pick up (i.e., "scoop") after their pets in areas other than their own lot.
25. No hurricane shutters shall be installed without first obtaining the written approval of the A.R.B. In accordance with the stated intention of our Declaration of Covenants and Restrictions that North Fork be a community of high quality, beauty and harmonious improvements, no hurricane shutters shall be closed so as to cover entryways and windows before such time as a "Hurricane Watch" is announced for this area of Florida. Further, all hurricane shutters shall be removed/opened no later than seven (7) days after the danger of the hurricane is announced to have past. In no event shall hurricane shutters be placed in a closed position for the entire hurricane season. In order to accommodate those residents who may wish to utilize their hurricane shutters for security purposes while they are absent from the property, approved hurricane shutters may be placed only over doors and windows facing the side and back of the property during the absence of the homeowner, but in no event for a period of more than 30 days.
26. In the event that a hurricane warning is issued for this area of Florida, homeowners must ensure that unsecured objects on their property are properly stored inside the garage or home so as not to become a danger to others. Examples of this would include potted plants, patio furniture, portable basketball hoops, and portable swing sets and other children's toys.
26. Resident's personal gate codes may not be posted in a public place. The posting of codes at the call box itself on the Internet, or in other places where they are available to the general public can compromise the security of the community and so is prohibited.
27. Driveway pavers may be seal coated with a clear acrylic stain only. No color is permitted to be painted on any pavers. Owners are required to obtain Architectural Committee approval prior to any seal coating projects (9/19/07).

28. The following procedures shall be followed in the expenditure of North Fork Property Owner Association funds.

- Association expenditures for items contained in the Association's Annual budget shall not require a formal Board vote at a regularly scheduled monthly Property Owners meeting as long as such expenditures do not exceed the annual amount allocated in the current calendar year budget.
- Association expenditures for emergency repairs which pose a hazard to personnel or property, or unplanned expenses in excess of \$500.00 which if not immediately resolved will result in increased costs to the Association, shall not require a Board vote at a regularly scheduled monthly Property Owners meeting. Expenditures in this category must be ratified at the next scheduled monthly Property Owners meeting.

All other unplanned Association expenses, for items other than emergencies, not included in the Association's Annual Budget, which exceed \$500.00 shall require:

- Approval by a majority vote of Board Members, at a regular or special meeting conforming to Association bylaws and where a quorum of Board members is present.
- Unanimous approval by all Board members confirmed in writing by each Board member prior to the expenditure. Either written or email confirmation by each Board member is acceptable. Such approvals shall be ratified at the next regularly scheduled Association Board meeting and entered into the minutes.
- All other unplanned Association expenses, for items other than emergencies, not included in the Association's Annual Budget, which are less than or equal to \$500.00 shall require:
 - Approval by a majority vote of Board members via email. Such approvals shall be ratified at the next regularly scheduled Association Board meeting and entered into the minutes.

The Association will continue to require three bids on all vendor contracts.

29. The operation of unlicensed and or unregistered motorized vehicles such as but not limited to scooters, dirt bikes, all terrain vehicles, go carts, mopeds or bicycles within the Community of North Fork is strictly prohibited. Property owners who own such vehicles must store them in their garage except while transporting them outside the Community for use.
30. The North Fork Association's Directory containing the address, telephone number and email address of Association members is considered private and confidential information. As such, the directory and all information contained, including the password used to access the Directory, may not be shared or distributed to anyone who is not a property owner in North Fork and may not, under any circumstances, be used for commercial purposes.
31. **North Fork West Side Amenities Advisory Committee** - The Association's Board of Directors shall appoint a standing West Side Amenities Advisory Committee of three North Fork West Side Property Owners. Any West Side property owner in good standing may serve on the committee. A notification requesting volunteers to serve on the committee shall be included in the "Notice of Annual Meeting" mailing.

Property owners serving on West Side Amenities Committee shall be appointed for a two year term. The North Fork Board of Directors shall assign a Board Member act as the committee's liaison to the Board and its property management company. The committee shall inspect, evaluate and make timely recommendations to the Association regarding the condition and maintenance requirements of the West Side Amenities. The Committee will provide recommendations to the Association Treasurer regarding the Annual West Side Amenities budget.

Decisions regarding expenditures that are included in the approved Annual West Side Amenities budget shall not require further approval by the Board. The Association's standard 3 bid process will be followed for the selection of independent contractors required to provide service or products for the Amenities.

In the event a special assessment is required to address a significant, unanticipated or emergency situation a vote of the property owners of lot's 1 through 37 will be required. Approval of such assessment will require a majority vote with a minimum of 60 % of the lot owners casting their vote. In the event that the required number of votes are not cast the proposed assessment will not be approved. In the event the assessment involves a safety or emergency situation the North Fork Board of Directors may take steps they deem necessary to eliminate the existing risk.

32. A repetitive non-compliance violation occurs when the same Association member violates the same rule within 12 months of the first recorded non-compliance violation. Repetitive non-compliance violations will be treated as a continuance of the initial violation in the following manner:

A first letter will be sent to the owner stating the initial non-compliance violations along with a copy of the "Non-Compliance Resolution Procedures.

If the same non-compliance violation occurs again within 12 months of the initial non-compliance violation the owner will be sent a certified letter, citing that this is a repetitive non-compliance violation. All administrative and mailing expenses associated with this letter will be billed to the owner.

If the same non-compliance violation occurs a third time within 12 months of the initial non-compliance violation the Association's Counsel will send a certified letter to the owner. All legal fees and mailing charges associated with this letter will be billed to the owner.

In the event the owner violates the non-compliance matter a fourth time it will be referred to Association Counsel to begin mandatory mediation procedures. All legal fees and mailing charges associated with this action will be billed to the owner.

In the event that the owner does not acknowledge or respond to the mandatory mediation notice within 10 days, of the date of the mailing, the Association will, without further notice, seek resolution through litigation.

Note:

Administrative fees and certified mailing costs are approximately \$25.00.

Legal preparation fees and mailing costs are approximately \$110.00

Mandatory mediation costs including Mediator expenses, attorney fees and facility costs range between \$750.00 and \$2,000.00