

**NORTH FORK PROPERTY OWNER'S ASSOCIATION, INC.**  
**RULES AND REGULATIONS**  
**(Effective 9/18/01)**

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 (lessee's) 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.
27. 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.