

## **Rules and Regulations Eagle Trace Community Association, Inc.**

The Rules and Regulations hereinafter enumerated (collectively, the "Rules") shall be deemed in effect until amended by the Board of Governors (the "Board") of Eagle Trace Community Association, Inc. (the "Association"). The definitions contained in the Declaration and General Protective Covenants for Eagle Trace Community (the "Declaration"), as recorded at Official Records Book 11230, Page 152 of the Official Records of Broward County, Florida, and as amended from time to time, shall be incorporated herein by reference, and defined terms contained in these Rules and Regulations shall have the same meaning as set forth in the Declaration.

These Rules shall apply to, and be binding upon, all Owners of Dwelling Units within Eagle Trace, as well as all occupants of Dwelling Units within the Eagle Trace community (individually, an "Occupant"). Owners and Occupants shall, at all times, obey said Rules and Regulations and shall be held responsible for ensuring that they are faithfully observed by their families, guests, agents, invitees, servants, employees, lessees and other persons over whom they exercise control and supervision.

The Association's Rules, unless and until otherwise amended, shall be as follows:

### ***PARKING/DRIVING/ACCESS:***

1. All speed limits shall be obeyed. Unless otherwise posted with a speed limit sign, the speed limit on all streets shall be 25 miles per hour. There shall be no parking in the turn lanes, exception vendors temporarily parked there to perform a job. Violators may be subject to a fine and/or suspension of transponders.

2. Vehicles may not be parked on any street, roadway, or yard within the Eagle Trace community overnight. Trailers, moving vans, or rental vans may not be parked on any street, roadway, driveway, or yard within the Eagle Trace community overnight. Overnight parking is defined as Midnight to 6:00 a.m., 7 days per week. In the event temporary overnight street or yard parking is necessary, the Owner or Occupant must notify the Association's management during regular business hours prior to the date that additional parking is required. The Association's manager may withhold approval, at the manager's discretion, if such parking may be deemed a nuisance. The association may also allow moving vans or rental vans to park in the homeowner's driveway for one night with prior approval from the Association's management. Such approval is limited to up to two times per household per year.

Pods and dumpsters (without wheels) may be parked in the driveway for a limited time with prior approval from the Association's management.

In accordance with the City of Coral Springs code:

- Commercial or recreational vehicles and trailers may not be parked on any lot between the hours of 9:00 pm and 6:00 am, or for any period of time on Sunday.

3. Vehicles parked anywhere within the Eagle Trace community (including on driveways of Dwelling Units) must be in legally drivable condition with current valid license tags and registration and must be appropriately insured. No vehicle repairs may be performed anywhere within the Eagle Trace community (including in driveways).

4. No visitors shall be permitted in the Eagle Trace community unless, upon telephone inquiry from the Gatehouse, specific permission from an Owner or Occupant is provided to authorize the visitors to enter and to proceed DIRECTLY to a Dwelling Unit. Owner or occupants should use the guest access system to add visitors in advance to expedite admission if the guest is expected. Owner or occupants may not permit visitors to use an Owner's or Occupant's name to enter Eagle Trace for the purpose of touring through the community, and visitors are not permitted to "tailgate" into the community by following another vehicle through the gate without authorization.

5. No go-carts, mini-bikes, dirt bikes, all terrain cycles, off-road vehicles, or any other unlicensed motorized vehicles or conveyances shall be operated on the Association's Common Areas. This is in addition to, and is not in limitation of, any other obligations or restrictions contained in these Rules, the Declaration, or any other governing document of the Association.

6. Golf carts shall be used only during daylight hours on roadways within the Association for the purpose of gaining access to, and egress from, the Association's clubhouse, recreation area or the golf course. Only electric-powered golf carts shall be permitted. No golf cart required by applicable law to be registered and/or bear a license plate shall be permitted unless the foregoing requirements have been met, and proof of compliance is furnished to the Association's manager. ANY PERSONS OPERATING A GOLF CART ON THE ASSOCIATION'S COMMON AREAS SHALL DO SO AT THEIR OWN RISK, and use of a golf cart constitutes the user's agreement to hold harmless the Association from and against any and all claims or losses of any nature or kind whatsoever arising from such use.

7. Commercial vehicles and vendors may only use the gates located on Lakeview Drive (East and West gates) and will be permitted access to the Eagle Trace community, only between the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday ("Permitted Work Hours"). No construction, maintenance or repair work, deliveries, pick-ups, or moving shall be permitted outside the Permitted Work Hours, specifically including on Sundays, New Year's Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving, or Christmas Day, except in the event of emergency. This restriction does not apply to food delivery, ride share providers, Amazon, Postal delivery service providers or utility providers.

## ***MAINTENANCE OF PROPERTY AND COMMON AREAS:***

8. No sign, advertisement, notice, or other lettering for commercial purposes (including "for sale" or "for rent" signs, open house signs, posters, or circulars directed to Owners or Occupants of Eagle Trace) shall be exhibited, displayed, inscribed, painted, posted, or otherwise affixed in or upon any part of a Dwelling Unit or Single Family Lot, or on the Association's Common Areas. Notwithstanding the foregoing, a security alarm sign not to exceed 1' X 1' may be displayed. Political signs or flags may not be installed prior to fifteen (15) days before the election and must be removed within two (2) days after the election. A maximum of 2 signs not to exceed 18 " high by 18 " wide and/or one flag not to exceed 3 feet by 5 feet may be displayed. Temporary celebratory signs and decorations for celebrations such as birthdays, births, graduations, or retirements may be displayed no earlier than one week before the event and must be removed within one week after the event. Temporary decorations must be promptly removed after the specified period.

9. Owners shall only be allowed to display flags that are protected under Florida Statute 720.304(2), sports team flags, or holiday flags. Flags may not be political in nature, except as noted in section 8. Flags shall not contain imagery or wording that may be considered offensive as determined in the sole and absolute discretion of the Association's Board of Governors. A maximum of two flags may be placed on the house or on an approved flagpole but may not be placed on trees.

- Flags must be in good condition, not faded, frayed, or torn.
- Two of the following banners, no larger than 12" X 18" may be displayed in the garden beds only: Welcome banner, Seasonal banner, Holiday banner, or Sports banner.

10. The Association's Common Areas shall not be obstructed, abused, defaced, damaged, destroyed or littered in any manner whatsoever by an Owner an Occupant, or their respective families, guests, agents, invitees, servants, employees, lessees and other persons, and shall not otherwise be used by any of the foregoing for any purpose. All guests must be accompanied by an owner or occupants when using the amenities.

11. The Association Common Areas shall not be used for any type of business or commercial purposes, except as may be permitted in the sole and absolute discretion of the Association's Board of Governors.

12. Household trash pickup is every Tuesday and Friday, or such other days as may be determined by the waste management company servicing the Eagle Trace community. Vegetative and bulk waste is currently picked up on Tuesday, or such other day as may be determined by the waste management company servicing the Eagle Trace community. Bulk, or vegetative waste may not be placed by the curb earlier than 5:00 p.m. the day prior to scheduled pickup; otherwise, the Association may arrange to remove the items at a cost to be assessed to the Owner. All trash and containers must be removed from street view on the day of scheduled pickup, regardless of whether the waste

management company fails to pick up the items on the scheduled day. In accordance with City of Coral Springs code:

- Garbage/trash receptacles must be kept tightly closed and stored so as to be substantially hidden from view at eye level from adjacent properties and street rights-of-way and maintained in a sanitary condition. Storage areas shall be screened with shrubbery, walls or fencing material.
- Trash receptacles may not be placed at curbside earlier than 7:00 p.m. of the day preceding pickup or later than 7:00 p.m. the day of collection.

13. It is the responsibility of the homeowner to properly remove the leaves from their yard. Leaves may not be blown into the street, a neighbor's yard, or the storm drains. Not only is this a code violation (City Ordinance Sec. 250835), it also causes the storm drains to back up which becomes a flood hazard. Please notify all contractors of this as well.

14. Birdbaths and statuary (including figurines) on Single Family Lots or other portions of a Dwelling Unit are not permitted if visible from the street unless approved by the Board. The association will allow up to four (4) statues or figurines not to exceed 36" in height to be placed at the front entrance or in a landscape bed directly adjacent to the front entrance or in a driveway island even if they may be viewed from the street. Statues or figurines may not be offensive in nature as may be determined in the sole and absolute discretion of the Association's Board of Governors. All statues or figurines must be securely anchored or placed to prevent tipping or damage, particularly during thunderstorms with heavy rain. They must also be kept in good condition, free of cracks, chips, fading, or other signs of disrepair. All statues or figurines must be constructed from durable, weather-resistant materials to ensure longevity and maintain aesthetic quality. Acceptable materials include:

- Concrete: Solid, heavy, and durable, concrete statues are ideal for outdoor use, providing resistance to weathering and minimal maintenance.
- Metal: Statues or figurines may be made from metals such as bronze, iron, stainless steel, or aluminum. These materials should be treated or coated to resist rust and corrosion.
- Resin: High-quality resin is a versatile material that can mimic the appearance of stone, metal, or wood. Resin statues should be UV-resistant and weatherproof to prevent fading, cracking, or deterioration over time. White or muted earth tones only.

Plastic, paper, or vinyl figures are not permitted, except for limited use during major holidays or specific celebrations. Any lighting used to illuminate statues must be positioned and maintained to ensure it does not cause glare or disturbance to neighbors.

15. Fountains must be properly maintained, cleaned regularly, and must



operate from 8:00 a.m. to 6:00 p.m. each day. Unmaintained or inoperable fountains must be promptly removed from the property.

### *LEASING:*

16. Each Owner who leases a Dwelling Unit shall, within fifteen (15) days after entering into a lease or renewing a lease, deliver to the Secretary of the Association a copy of such lease or, in writing, the names of the lessor, the lessee, the address, and the beginning and ending dates of the lease. Such lease or written information shall be used by the Association solely for the purpose of prohibiting access of unauthorized persons and shall be provided to the Secretary of the Association.

17. No lease agreement shall be for a term of less than four (4) months, and no Dwelling Unit may be leased more than twice in any twelve (12) month period, regardless of the term of the lease term.

### *ACCESS:*

18. Transponders, or other security access mechanisms, shall be issued only to vehicles registered to members of the Association or Occupants of Dwelling Units within the Association, with such vehicles registered to addresses within Eagle Trace unless otherwise authorized by the Board. Such transponders or other security access mechanisms must be properly and permanently affixed to said vehicles.

19. Owners may purchase transponders at a cost of \$20.00 for a windshield transponder and \$40.00 for a headlight transponder (or such other amount as may be determined from time to time by the Board of Directors) for vehicles owned or operated by persons residing in a Dwelling Unit, plus two (2) additional guest transponders at a cost of \$50.00 each (or such other amount as may be determined by the Board of Governors). Transponders purchased by Owners for use of persons residing in a Dwelling Unit shall be effective until such time as the Owner no longer owns a Dwelling Unit within the Eagle Trace community. The vehicle registration for a resident transponder must have the address of a lot within Eagle Trace Community Association listed on it, unless the owner owns an additional home where the vehicle is registered, or the vehicle is issued by an employer. Guest transponders will expire after twelve (12) months and may be renewed at a cost of \$50.00 per year (or such other amount as may be determined by the Board of Directors). No refunds will be given for any unused portion of the twelve (12) month period. Replacement transponders (either from a broken windshield or a damaged transponder) will cost \$20.00 for a windshield transponder and \$40.00 for a headlight transponder (or such other amount as may be determined from time to time by the Board of Directors).

Access to the recreation area, including the basketball court, pickleball courts, playground, walking path, and clubhouse, will be given via Mobile App (or such other method as determined from time to time by the Board of Governors). Each home will be

provided with two (2) mobile app licenses (or such other method as determined by the Board of Governors). Additional mobile app licenses may be purchased for occupants of the home at the cost of \$10.00 (or such other amounts as determined by the Board of Governors). Owners and occupants must have an Eagle Trace Community Association address on the ID and be listed as an occupant of the home by the deed holder(s). Occupants under the age of 16 may use a student ID as identification. Occupants must be 14 years or older to obtain a mobile app license.

Up to 2 guest mobile app licenses (or such other method as determined by the Board of Governors) may be issued to persons eighteen years or older with an annual fee of \$50.00. Guest requests must be made in writing by the deedholder(s) and the deedholder(s) assumes all responsibility for the actions of their guest. **Guests must always be accompanied by an occupant of the home.** Guest access will not include access to the Fitness Center.

20. Tenants, as reflected on a lease agreement, may purchase transponders for vehicles owned or operated by persons residing in a Dwelling Unit, and will expire at the end of the lease term. Transponders are not available for persons who are not named on the lease agreement.

21. Transponders are subject to deactivation if any amount owed to the Association remains unpaid for a period of 90 days or more, or for violations which are not remedied in a timely manner pursuant to the Association's violation policy, as may be amended from time to time.

### *NUISANCES:*

22. There shall be no vending, peddling or soliciting orders for sale or distribution of any merchandise, devices, services, periodicals, books, pamphlets, or other matter of any kind whatsoever, anywhere in Eagle Trace without the prior written consent of Association. There shall be no garage or lawn sales, or the like.

23. No Owner or Occupant shall direct, supervise, abuse, berate, or in any manner attempt to assert any control over any of the employees of the Association, employees of Association's contractors or vendors, the Association's manager, or its gatehouse staff.

24. No outdoor game court lighting, except patio and pool lighting, shall be permitted after 10:00 p.m. and shall only be turned on when actively using the game court. Security lighting can be bright and disturbing to neighbors and is permitted only with a motion sensor. When replacing exterior lightbulbs, preference should be given to warm white LED bulbs in order to reflect the hue of the streetlights throughout the Eagle Trace community. Colored lights of any type are permitted only during the holiday season.

25. Pet owners shall curb their pets and are responsible to immediately remove and dispose of their pet's waste. All pets shall be kept on a leash, and under the control

of the pet owner at all times when outside a Dwelling Unit. Should the pet owner violate Broward County Code Section 4-8 by not picking up and removing their pet's waste, such pet owner may be cited pursuant to Broward County Code Section 4-29. Violators may be subject to fines and/or suspension of transponders.

26. Holiday lighting and decorations are permitted to be placed upon the exterior portions of an Owner's property for display up to 30 days prior to the holiday and must be removed no later than 15 days after the holiday. Christmas, Hanukah, and Kwanza decorations may be placed upon the exterior portions of an Owner's property for display from November 1st through January 15th. Halloween decorations may be placed upon the exterior portions of an Owner's property for display mid-September and must be removed no later than 15 days after the holiday. Colored lights of any type are permitted only during the holiday season.

27. As Florida is a state with natural wildlife and vegetation, animals, reptiles, and insects are attracted to trash that is not properly secured. Please properly secure all waste in a sealed receptacle. Further, refrain from feeding wildlife (including ducks), as it is against Florida law to do so.

28. Swimming and boating are prohibited within any of the lakes or water bodies within or adjacent to Eagle Trace. Fishing is only permitted in an owner's own backyard. Fishing is prohibited in all common areas or in another owner's lot.

29. Loud noise that could be a disturbance or nuisance to neighboring homes is not permitted at any time and includes (but is not limited to) outdoor parties, music/television, loud conversations, and barking dogs. Loud music or television must be turned off by 10:00 p.m., and outdoor parties must end by 11:00 p.m. A reasonable amount of noise may be incurred by vendors working during Permitted Work Hours as defined in Section 7.

30. Commercial Activities. No commercial or business activity shall be conducted in any Lot within Eagle Trace. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, employees, customers, and clients shall not be permitted to meet with Owners in Homes unless the Board of Governors provides otherwise in its sole and absolute discretion the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within Eagle Trace. No solicitors of a commercial nature shall be allowed within Eagle Trace, without the prior written consent the Association, which consent may be withheld in its sole and absolute discretion.

### *EXTERIOR ALTERATIONS:*

31. All landscaping in common areas and on private parcels is strictly regulated under the Eagle Trace Community Declaration and landscaping regulations

adopted by the City of Coral Springs, all as amended from time to time. All new landscaping must be submitted with a landscape plan in accordance with the afore-described landscaping regulations. Existing landscaping may be updated or refreshed without submitting a proposed landscape plan to the Board for review and approval by the Board and/or the Association's Landscape Committee.

32. Applications for all architectural changes or proposed architectural changes to a Dwelling Unit (including, but not limited to, renovations, alteration of existing architectural elements such as the roof, driveway, fencing, screening, windows and doors, and installation of recreational equipment) must be submitted to the Board for approval. ARC approval is needed even if painting the same color. Driveways, walls, and architectural appurtenances shall not be changed without first submitting an application to the Board of Governors for approval in its sole and absolute discretion. Such applications may, at the sole and absolute discretion of the Board, be reviewed for recommendations and/or approval by an Architectural Review Committee to be established by the Board. All proposed changes must be submitted to the Board in writing, together with copies of all with appropriate plans, permits, product information, or other information as may be required by the Board and/or the Architectural Review Committee at least (30) days in advance of any planned work, and no work may be performed unless and until approved by the Board and/or the Architectural Review Committee. If approved, work must be completed within 180 days unless written consent for an extension is provided by the association. The Board and/or the Architectural Review Committee may, in their sole discretion, deny applications for exterior changes that, in the opinion of the Board or the Architectural Review Committee, would be inharmonious, discordant, or incongruous for the Neighborhood in which the Dwelling Unit is located. The failure to obtain architectural changes or proposed architectural changes to a Dwelling Unit without prior Association approval will be subject to a fine of \$100 suspension of all household transponders for fourteen (14) days, and the association may require that the Dwelling Unit be returned to its original state at the owner's expense.

33. Accordion shutters may be installed on the exterior of the home if approved by the Board and/or Architectural Review Committee. Accordions may be closed when hurricane or tropical storm conditions are predicted to occur within five days and must reopened five days after the storm has passed. During the period of June 1<sup>st</sup> to November 30<sup>th</sup>, accordion shutters may be closed if the home is vacant, and the owner has registered with the office. Metal shutters or plywood may only be installed when hurricane or tropical storm conditions are predicted to occur within five days and must reopened five days after the storm has passed

#### *FINES AND ASSESSMENTS:*

34. In accordance with Florida Statutes Chapter 720, the Association may levy reasonable fines in the manner prescribed by law. A fine may not exceed \$100 per violation per day (not to exceed \$1,000.00 in the aggregate) and may be levied against any Owner or Occupant or their respective tenants, guests, or invitees for the failure of



the Owner or Occupant or their respective tenants, guests, or invitees to comply with any provision of the Declaration, the Bylaws of the Association, or the Association Rules or other governing documents.

35. Member's assessments shall be paid promptly. Failure to comply may result in additional expenses to the owner.

36. Owners and Occupants shall be responsible for the conduct of their guests and invitees, and shall pay all costs of damage, enforcement, or other costs related to violations committed or incurred by such guests and invitees.

*FUTURE MODIFICATION:*

37. The Board reserves the right to amend, supplement, and/or modify these Rules at any time, and to make such other rules as in the judgment of the Board may, from time to time, be necessary for the aesthetic enhancement and efficient operation of the Eagle Trace community, as well as to protect and preserve its safety, cleanliness, and good order.