

## FOX WOOD AT TRINITY COMMUNITY ASSOCIATION RULES AND REGULATIONS

Nuisances. No rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of the Common Areas, nor shall any nuisance or odors be permitted to exist or operate upon or arise from the Common Areas so as to render any portion thereof unsanitary, unsightly, offensive or detrimental to any person using any other portions of the Common Areas. Noxious or offensive activities shall not be carried on or in any part of the Common Areas and each Owner, his or her family, tenants, guests, invitees, and servants shall refrain from any act or use of the Common Areas which could cause disorderly, unsightly, or unkept conditions, or which could cause embarrassment, discomfort, annoyance or nuisance to others, or which could result in a cancellation of any insurance for any portion of the Common Areas, or which would be in violation of any law or governmental code or regulation.

Traffic Regulation. All vehicular traffic on the streets and roads in the Common Areas shall be subject to the provision of the laws of the State of Florida and Pasco County concerning operation of motor vehicles on public streets. Only drivers licensed to operate motor vehicles by the State of Florida or by any other state in the United States, may operate any type of motor vehicle, including, but not limited to mopeds, motorized scooters (either gasoline or electric), and motorcycles. Motorized dirt bikes and motorized scooters are expressly prohibited from operating on all Common Areas. All vehicles of any kind and nature which are operated on the Common Areas shall be operated in a careful, prudent, safe and quiet manner and with due consideration for the rights of all residents of the community. The speed limit on the Common Area Roadway is as posted.

Restriction on use of Conservation Areas. Conservation Areas shall be used and maintained only in accordance with all requirements of any governmental authority. Conservation Areas shall be maintained in their natural state unless additional uses are permitted by appropriate governmental authorities. No construction or buildings shall be placed within the Conservation Areas. No dumping, including soil or other substances such as trash, or vegetation may be conducted within the Conservation Areas. No trees, shrubs or other vegetation shall be removed from the Conservation Areas, except for exotic vegetation. No excavation, dredging, removal of soil or any other activity detrimental to flood control, water conservation, erosion or damage to fish and wildlife habitat shall be conducted within the Conservation Areas.

Boat docks and use of water bodies. No docks, bulkheads, moorings, pilings, boathouses or boat shelters of any kind may be erected on any part of the Common Areas, including without limitation, any lakes and waterways within the Common Areas, without the prior written approval of the Neighborhood Association. All wetlands within the Common Areas shall be left in their natural state and no alteration thereof or construction thereon shall be permitted. All lakes, ponds and streams within the Common Areas shall be aesthetic amenities only, and no other use thereof, including without limitation, fishing, boating, swimming, playing or the use of personal flotation devices shall be permitted. The Neighborhood Association shall not be responsible for any loss, damage or injury to any person or property arising out of the authorized or unauthorized use of the lakes, ponds or streams within the Common Areas.

Parking and off-street motor vehicles. Vehicles shall be parked only in the garages or in the driveways serving the Units. Parking on any street is prohibited, unless special permission is obtained in advance from the Board of Directors. Such special permission may be granted by the Board of Directors when in the sole discretion of the Board the on-street parking will not create an undue risk to the safety and well being of the residents. Parking in such a manner as to block or otherwise restrict the use of sidewalks by pedestrians is prohibited. Parking is permitted in the Common Areas only in the appropriate spaces or designated areas of the Parks. However, no vehicles shall be permitted to remain in any of the Common

Areas Parks, including the Parks, after sunset. Vehicles parked in violation of these rules will be subject to fines pursuant to Article VII of the Covenants, Conditions and Restrictions of Fox Wood at Trinity and/or to towing from the property without prior notice pursuant to Florida Statue 715.07 at the discretion of the Board of Directors or its authorized representative. Such towing will be at the expense of the owner or operator of the vehicle. No motorized vehicles may be operated off the paved roads or streets. Exceptions to this rule are for construction and maintenance by the Association or Neighborhood Association. Vehicles bearing commercial signs, commercial vehicle registration tags or business markings may not be parked in the driveways serving Units unless on site while providing service(s) to the Unit. No vehicles other than passenger cars, sport utility vehicles and pick-up trucks may be parked or stored at any Unit, unless such vehicle is inside a closed garage. Utility trailers, boats, camping trailers and recreational vehicles may not be stored in the driveway or other exposed location of any Unit for more 48 consecutive hours and not more than seven days in any calendar quarter. No motorcycle, golf cart or moped may be parked in front of ant single family dwelling for more than one (1) hour. Except as otherwise provided in this paragraph, all such vehicles must be garaged by the owner. See Trinity Communities Covenants, Conditions and Restrictions, paragraph 10.03.14, adopted August 27, 1998 for additional rules. In the event of a conflict between this paragraph and Trinity Communities CC&R paragraph 10.03.14, the later shall govern.

Pets. No animals, livestock, birds or poultry of any kind shall be raised, bred or kept by any owner upon any portion of the Common Areas. No pets shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing, or confinement of any pet shall be constructed or maintained on any part of the Common Areas. Pets shall be under leash at all times when walked or exercised on the Common Areas. All pet owners are required to immediately remove and properly dispose of any excrement left upon the Common Areas by their pets.

Motor Vehicles, Trailers, Boats, and Similar Equipment. Repairs or restoration of any vehicle of any kind on the Common Areas is strictly prohibited.

Parks. The hours for the Parks are from sunrise to sunset, unless prior written approval is obtained from the Neighborhood Association. Alcoholic beverages, loud music or any activity that affects the quiet enjoyment of the neighboring properties is expressly prohibited. The use of skateboards and rollerblades in the pavilion and on the steps thereof is prohibited. (Adopted 3/24/2005). Overnight parking at either of the parks on Tamarind Boulevard or Green Ridge Drive is prohibited unless special permission is obtained in advance from the Board of Directors or it's authorized agent. Parking in violation of this rule is subject to the provisions of Parking and off street motor vehicles preceding including towing without notice and the imposition of fines. The dumpster provided in the park may not be used for the disposal of personal household trash or garbage. Anyone found to have deposited personal household trash or garbage in, around or on the dumpster will be subject to a clean-up and disposal fee of \$100.

Soliciting. There shall be no soliciting of goods or services or door-to-door distribution of flyers or other materials without prior approval of the Neighborhood Association. This provision does not apply to the distribution of TOWA and Community Watch newsletters or board materials distributed by or on behalf of the Neighborhood Association or the Master Association.

DATED: August 30, 2004  
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