

Savanna Club
Homeowners' Association

Rules
&
Regulations

Savanna Club Homeowners' Association

Rules and Regulations

As recorded in OR Book 3124 page 1165-1202

TABLE OF CONTENTS

Section A	Architectural Control
Section B	R.V. Compound
Section C	Golf Course
Section D	Identification
Section E	Vehicles & Registration
Section F	Use of Facilities
Section G	Establishment of Clubs
Section H	Recreational Facilities
Section I	Miscellaneous
Section J	Contractors
Section K	Pets & Wildlife
Section L	Inspection & Copying Association Records
Section M	Recording of Meetings

Savanna Club Homeowners' Association

Architectural Control
Section "A"

Rules and Regulations

Architectural Control Committee (ACC)

1. DEFINITIONS

- 1.1 "Architectural Control Committee or "ACC" shall mean the committee appointed by the Board of Directors.
- 1.2 Architectural Application or "application form" is the form used by a homeowner to submit a request for alterations to the home or lot.
- 1.3 ACC Project Form or "project form" is the yellow card a homeowner received upon ACC approval. Said form is placed in the homeowner's window during alterations to home or lot.
- 1.4 A "Setback" is the distance measured from the property (lot) line inward, within which a building or structure is prohibited."
- 1.5 "Fence" shall mean a white vinyl picket style fence and used to enclose a patio, AC unit or irrigation pump. Fences should have at least 50% air space except for AC units where they may be solid.
- 1.6 "Lattice" shall mean white PVC strips in a crisscrossed pattern, or other vinyl, decorative panel designs.
- 1.7 "A Site Plan" shall mean a property survey, or, if not available, the homeowner must provide, along with the Application Form, an accurately drawn site plan showing all perimeter measurements for lot boundaries, improvements, including house, driveway, carport, patios, sidewalks, easements if pertinent to the application (see 3.3).
- 1.8 "Structure" is any vertical element, building part or support permitted on the property.
- 1.9 "Door" a usually swinging or sliding barrier by which an entry is closed or opened.
- 1.10 "Trim" the material (such as wood or vinyl) in the finish of a building especially around openings, i.e., door trim, fascia's, window trim, soffit's, downspouts, and gutters must be white unless originally installed brown by developer.
- 1.11 A "Concrete Surface" is a poured concrete surface which is not part of the driveway.
- 1.12 A "Shed" is a building designed as a storage for yard equipment, electric golf cart, household effects or as a hobby or non-commercial workshop.

- 1.13 A "Garage" is a building for storage as in a shed in addition to housing a motor vehicle or vehicles such as cars, trucks, motorcycles, or golf carts.
- 1.14 A "Carport" is an aluminum covered structure used to offer limited protection to vehicles from the elements. Carports shall be open on at least one side.
- 1.15 A "Driveway" is a private road connecting a house, garage, or other building with the street.

2. INTRODUCTION

2.1 Savanna Club is a "Deed Restricted Community." The goal of the restrictions is to maintain the integrity of our community and the property value of the homes we live in. The strength of the deed restricted community lies not only in its rules and regulations but also in the community's commitment to live by and enforce its rules.

2.2 The Architectural Control Committee (ACC) of the Savanna Club Homeowner's Association (the "SCHOA") was established by the Declaration of Covenants and Restrictions for Savanna Club, Article VIII. The ACC is charged with regulating the external appearance, use and maintenance of the lots and any improvements thereon. The ACC is empowered to create reasonable enforcement guidelines for the community.

This document contains the Architectural Control Rules and Regulations, which may be amended from time to time, as developed by the ACC and procedures required to make alterations to homeowner's property. All changes to ACC Rules and Regulations are subject to Board of Director Approval.

2.3 SCHOA reserves the right to evaluate specific homes and instances to determine the best course of action needed for the upkeep and preservation of the aesthetics of the community. This set of rules and standards in no way limits the authority granted to the ACC in the governing documents.

3. ACC APPLICATIONS/APPROVAL

3.1 Residents are required to submit plans for exterior alterations including but not limited to windows, doors, roofs, AC units, etc. to the ACC by submitting "Architectural Application" form which is available at the SCHOA office or on the Savanna Club website. Applications must include plans and specifications showing the nature, kind, shape, height, materials, colors, and location of the proposed alteration.

This form and applicable supporting documents will be submitted to the SCHOA office. It will then be forwarded to the ACC for review.

3.2 The ACC has the right to disapprove any plan which, in its sole discretion, is not suitable, desirable or conflicts with the design guidelines outlined below or in the Declarations. An application will be denied if it lacks information needed or if the request conflicts with or is not suitable with the SCHOA's guidelines, rules, or Declaration.

3.3 Site Plan – A site plan will be required if the application indicates that proposed changes have the potential to impact existing setbacks (See 5.) to lot boundaries. If a survey is not available, the homeowner shall provide an accurately drawn site plan which indicates the

proposed alterations and locations, including but not limited to dimensions and distances from adjacent properties, houses and setbacks, other structures and easements, dimensions of current house, driveway, carport, patios, sidewalks, concrete slabs. The SCHOA office *may* have a copy of the lot's survey on file but ultimately it is the homeowner's responsibility to provide a survey or drawn site plan.

3.4 Materials and Color – Samples of the materials and colors to be used and an indication of the existing colors and materials should be provided. Approved colors are available at the SCHOA office. Homeowners must provide, on the application, the specific name for the materials and colors being used.

3.5 Drawings and Photographs – A graphic description should be provided. This may be in the form of manufacturer's literature or photographs, as well as freehand drawings. Any sketches or photographs should be accompanied by a written description.

3.6 Changes in grade or other conditions which will affect drainage must be indicated. The application will be denied if adjoining properties are adversely affected by changes in drainage.

3.7 ACC approvals granted to an individual homeowner, under the preceding guidelines, shall remain in effect and unchallenged. However, approvals granted under previous guidelines shall not be construed as implied approval for changes after the date of this document. Applications received after the date of this document must be in accordance with the guidelines contained herein.

3.8 The homeowner must have received the yellow "project form" from the SCHOA office prior to beginning any work. The yellow form will be placed in the homeowner's front window and be visible from the street while project(s) are ongoing. Project form must be returned to the SCHOA office by the homeowner when work is completed.

3.9 ACC members and SCHOA management may make periodic inspections of the job site to ensure that the alterations are in compliance with the approved application.

3.10 If there is any discrepancy between the "as built" modification and the approved application, the homeowner will be asked to remove or modify the "as built" modification to comply with the conditions of the approved application. A new application must be submitted if the modification is different from the prior approved application.

3.11 Failure of a homeowner to seek ACC review and approval may result in but may not be limited to the following remedies: issuance of a "stop work-order" demand, the levy of fines and/or legal relief seeking removal of unapproved or prohibited structures or improvements.

3.12 County Approval - Improvements or alterations may require County review and permits. It is the homeowner's responsibility to obtain all County approvals. The St. Lucie County Planning Department should be contacted prior to beginning any work in order to verify whether a permit is required and what procedures must be followed. County approval does not preclude the need for ACC approval and vice versa.

It is the responsibility of the homeowner to obtain both ACC approval and any required County permits before the commencement of any work.

3.13 Casualty Destruction and Structure Replacement. Reconstruction, repair, and replacement of homes damaged by casualty shall be reconstructed, repaired, or replaced as soon as possible but not to exceed twelve (12) months. Approval by the SCHOA must be obtained prior to replacing a home. An "Architectural Application" form and a plot plan must be submitted to the ACC for all replacement homes. The requestor must abide by all other regulations applicable.

Only manufactured homes shall be used for replacement. Installation must meet County code. Concrete slabs are not permitted to be poured under any manufactured homes.

3.14 Hurricane protection specifications: Must adhere to our existing rules regarding the external appearance of the structure or other improvements on the lot.

4. LOT COVERAGE

4.1 The maximum percentage of impervious area (i.e., building, paving, driveway, etc.) is to be 40% of the total lot area.

For example, a typical lot of 5600 square feet, the maximum total area of hard surfaced "impervious" area to be in compliance is 2240 square feet or less.

4.2 Any new application to request additional paved area (structure, patio, driveway, etc.) will be reviewed by the ACC.

5. SETBACK CRITERIA

5.1 New structures including, but not limited to, garages, sheds, screen rooms, fences and additions or attachments to existing structures may not extend further than 15 feet measured from the walls of the existing manufactured home nor encroach on the setbacks of fifteen (15) feet in the rear, twenty (20) feet in the front, and seven and one-half (7-1/2) feet on each side. For corner lots, the side setback is fifteen (15) feet on the street side.

5.2 Large lots, such as inside corners of cul-de-sacs, will be evaluated individually.

5.3 Roof lines over carports, sheds, and garages may not extend into the setbacks or extend further than 15 feet measured from the walls of the existing manufactured home.

5.4 Fences enclosing patios may extend into the setbacks providing they meet the other requirements in this document.

6. RULES AND REGULATIONS

The following rules and regulations address a broad range of exterior alterations and acceptable standards for Savanna Club. These define the limits of the size, location, quality of construction, materials and color based on intended use and relationship to adjoining properties and surrounding areas.

Note: Also, reference "Maintenance and Exterior Appearance Standards", as provided herein, which contain additional specific detail of essential property upkeep.

6.1 Pergolas, Trellises, Latticework, and Similar Structures

a) Latticework consists of white PVC strips in a crisscrossed pattern. Latticework may be used as a trellis if firmly mounted against a wall. Latticework may not be used as a free-standing privacy screen or to enclose a patio. Lattice may be used on carport if it is securely mounted.

b) Pergolas, trellises, and latticework are permitted subject to the following limitations: Free standing trellises and pergolas may only be placed in the rear, side or front of a home and will be limited to one per lot. These will be located no further than two (2') feet from the house, shed, garage or lanai at their closest point. They must not encroach on the setbacks. Design and construction must meet County building codes.

c) Pergolas are used to form a shaded sitting area. Pergolas can be up to fifteen feet (15') wide, ninety-six inches (96") high and not less than thirty-six inches (36") deep. Pergolas must be constructed of white PVC vinyl, aluminum, pressure treated lumber or cedar and set in concrete. Pergolas may be free standing and mounted on vertical supports no less than four (4) inches square and set in concrete.

d) Trellises used to support climbing plants must either be securely mounted against a wall or free standing. Free standing trellises must be mounted on vertical supports no less than four inches (4") square and set in concrete.

e) Trellises can be no larger than forty-eight inches (48") wide and sixty inches (60") high. Free standing trellises may not be used to enclose or screen in a patio or for a privacy screen.

f) Plants growing on trellises, latticework, pergolas, and arches will be maintained and are not allowed to obscure windows, doorways, or address numbers.

6.2 Trees

a) New trees, including replacement trees must be inside property lines by five (5) feet except in location of right of way where they may go on the property line. This, in most instances, will preclude trees being planted between two homes. Trees on homeowners' lot that are ant infested, dead or too close to the home may be removed without ACC approval. Homeowner may not remove or replace any trees in the common areas or right of ways. ACC approval is required for planting new or replacement trees.

Before any tree can be removed (cut down), the homeowner must contact the St. Lucie County Environmental Resources Department to fill out a "Notice of Vegetation Removal Application." Failure to do so may result in monetary fines.

6.3 Landscaping

a) All landscaping and planting proposed for a lot must be approved in advance by the ACC, except for the planting of hedges, shrubs, annuals, and perennials. Hedges cannot be over four (4) feet in height and will have a two (2) foot break every ten (10) feet in length. Additionally, hedges and shrubs within three (3) feet of the home must not obscure windows or house number.

b) Care should be exercised in the selection, planting and maintaining of trees and shrubs to prevent obstruction of sight lines required for vehicular traffic. Trees must be kept trimmed to prevent interference with street traffic.

c) Up to eight (8) inch high concrete edging or curbing may be used as a landscaping tool. Installation requires ACC approval. When painting or staining, the colors and designs must be submitted to the ACC for approval.

6.4 Fences

a) A fence is permitted immediately adjacent to and surrounding a patio or other improvements on a lot, such as irrigation, air conditioning equipment or immediately adjacent to an area where there is a significant variation in elevation bordering a walkway or driveway.

b) Only white picket style fences are permitted. Fences must comply with setback rules. Grassed or mulched areas, flower beds or trees are not permitted within any fenced area surrounding a patio. Fences may not be installed in any other areas or used for any other purposes except as provided for in these rules. White PVC material will be used for all fences.

c) Fences used for the above must have at least fifty (50) percent air space and be no more than four (4) feet in height, except for AC enclosures installed for noise reduction, which may be solid, no more than fifty-four (54) inches in height with enough distance from the AC to allow for air circulation as recommended by the manufacturer.

d) The use of natural landscape, such as hedges and shrubs, should be considered when enclosing a patio, central air conditioning units, irrigation pumps or trash containers.

6.5 Patios

a) Patios should be located in rear yards. Front or side locations will be evaluated individually. Patios are not to exceed 350 square feet and may extend no further than fifteen (15) feet from the back of the home or lanai. When constructing a patio or extension of an existing patio consideration must be given to adjoining properties to ensure that they are not adversely affected by changes in drainage. Patios may extend into the setback provided other requirements of this document are met.

b) Decks, or the use of decking materials for patios, are not permitted. Porches that were installed by the developer may be replaced with like materials or with a composite decking material as an alternate to wood.

c) Front patios must provide for a dedicated front planting area as required in the Maintenance and External Appearance Standards.

d) Patios may be covered by roofs or roof extensions. (see roofs) Any changes must comply with 6.5 par a. above.

e) Patio surfaces must be concrete, pavers over concrete or a compact granular base, cobblestone, or pavers only.

6.6 Wells

Wells must have a filter for removing iron and the filter must be changed at the first sign of discoloration (rust) on the driveway, sidewalk, or house. Pumps and tanks must be shielded from view on at least three (3) sides with shrubs or fencing. Installation of a new well shall be no closer than five feet from the house and at least two feet from the property line.

6.7 Flagpole

a) Freestanding flagpoles are not allowed to exceed twenty (20) feet in height, and must be sectional, telescopic, or hinged so that it can be lowered or removed in the event of a hurricane warning or when the residence is not occupied. Only commercially manufactured flagpoles are allowed. The flagpole must be located no less than five (5) feet from the property line. Only one (1) flagpole per lot is permitted. Installation requires ACC approval.

b) As an alternative to a freestanding flagpole, a flagpole may be mounted by bracket to the house or carport.

c) Flags: A resident may display one (1) removable United States flag or official flag of the State of Florida, and one (1) removable official flag which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Flags may not be larger than four and one-half (4 ½) feet by six (6) feet and must be hung in a respectful manner. Gold star families are permitted to fly an official United States Gold Star Honor Flag.

d) Other Permitted Flags:

Sports Flags- during the season for any professional or college sport, a resident may display one (1) portable, removable flag, or one (1) flag on a freestanding flagpole, for a professional or college sports team. Only one (1) sports flag may be displayed at any time.

Holiday Flags- During the month of a holiday, and up to three (3) weeks before and one (1) week after the holiday, a resident may display one (1) portable, removable flag, or one (1) flag on a free-standing flagpole for the holiday. Only one (1) holiday flag may be displayed at any time.

No flag may be larger than 4 ½ feet by 6 feet. Flags must be in good condition and replaced when they become tattered or faded.

All other flags, including without limitation, commercial or institutional flags, are strictly forbidden.

6.8 Shutters and Awnings

a) Shutters

1. Decorative shutters and/or outside doors and trim of homes must conform to the ACC approved colors.

2. Fabric awnings, canopies, sails, or similar structures (either fixed or retractable) are not allowed.

3. Exterior roll up sunshades that meet the following specifications may be used for privacy or sun blocking in an area such as a carport or open porch. Shades must be the type that roll all the way up; installed straight up and down (at an angle it would be considered an awning); made of nylon, plastic coated or similar material that will not easily rot or hold water (cotton is not approved); must be attached to a secure beam of the carport or porch with heavy duty hardware such as screws or lanyard clips (no open "J" hooks)

b) Hurricane Shutters

1. Approved hurricane shutters may consist of clamshell awnings, Bahama shutters, accordion shutters, and storm panels (metal or clear). The purpose of these shutters is

to provide hurricane protection. Plywood sheathing is not approved in place of hurricane shutters except in emergency situations in which case they must be removed within 72 hours of the storms passing.

2. Clamshell awnings, accordion shutters and Bahama shutters will not be placed in the closed position. Accordion shutters will remain open **at any time the home is occupied** unless in response to hurricane conditions in the area.

3. The normal hurricane season is June 1st through November 30th. Hurricane shutters may be activated at any time that a hurricane warning is issued for the area) If the home is occupied shutters must be opened/removed within seventy-two (72) hours of the storms passing.

4. Seasonal residents who will be away between May 15th and January 15th may activate their shutters prior to departure. Seasonal residents who will depart before or return after these dates will notify the SCHOA office.

5. For full time residents, should the home be unoccupied at any time period during the hurricane season, the owner may activate their hurricane shutters between June 1st through November 30th during their absence or when a hurricane warning is issued in which case, they will be allowed to have their hurricane shutters remain activated for seven (7) days of the storms passing. Residents may not activate their shutters in an occupied dwelling before June 1st or leave them activated after November 30th (unless a hurricane warning is issued.)

6. Installation of hurricane shutters must conform to the Florida Building Code R301.2.1.4 and St. Lucie County codes.

6.9 Sheds, Garages and Storage Bins

a) The ACC may approve installation of one, and only one, Garden Shed or Bin, or similar product providing it is anchored to the concrete. The unit may not exceed ninety-two (92) cubic feet. Specific location of the bin must be included on the application.

b) A shed that was part of the original home's design may be replaced providing it conforms to the original construction, size, location, and roof line.

c) Alterations/Expansion to an existing shed or garage must comply with the original appearance, design and roof line and must be built in accordance with the St. Lucie County building codes. ACC approval of any addition/expansion of the shed or garage is required prior to installation and must meet all setback requirements.

Addition/expansion of a shed is permitted to encroach into the carport providing a minimum of eighteen (18) feet of carport space remains.

d) Sheds or garages must include at least one window, and an exterior door. Poured concrete or concrete block structures (CBS) are not permitted under any circumstances.

e) Free standing sheds of any kind, whether pre-built or built on-site, are not permitted.

6.10 Exterior Painting

Approved colors for exterior painting projects are available at the SCHOA office. Periodically the ACC may review color choices and modify the approved color list. In the event a color is

removed from the approved color list, when the surface needs repainting it must be painted with a current ACC approved color. All exterior painting projects must be submitted to the ACC for approval.

6.11 Skirting

Skirting on either a new home or replacement skirting on an existing home must be either faux brick, faux stone, or slate, or horizontal, or vertical vinyl or aluminum. The faux brick, faux stone or slate, vinyl or aluminum skirting must be no more than twenty (20) inches high, and vinyl or aluminum skirting must be painted white, black or the same color as the house.

6.12 Gates

Residents may not erect a gate or fence of any kind for the purpose of blocking the entrance to a driveway or carport. One (1) gate may be erected for access to a patio that is enclosed with a fence. Gates on front porches are not permitted.

6.13 Concrete Surfaces, Pavers, Driveways and Carports

a) Concrete Surfaces

Only concrete pavers over concrete or a compacted granular base, and cobblestone surfaces are permitted for driveways, carports, vehicle parking, sidewalks, and patios.

b) Pavers

Pavers not on concrete or a compacted granular base are permitted for patios and sidewalks.

c) Driveways

1. Driveways may be constructed of concrete, pavers over concrete or a compacted granular base, or cobblestone.

2. Concrete for driveways may extend to within five (5) feet of the side yard property line. The maximum width allowed for any driveway is 20 feet wide at the front property line. No driveway may be extended into a utility, drainage, or access right of way easements (as per St. Lucie County Land Development Code 7.05.06).

3. A minimum of eighteen (18) inch clearance from the edge of the driveway to a lamppost or mailbox must be maintained. When extending or increasing the width of a driveway consideration must be given to adjoining properties to ensure that they are not adversely affected by changes in drainage. Driveways may not be widened such that the driveway extension is directly in front of the house.

4. Fencing may be installed along a driveway for safety reasons adjacent to culverts and drop-offs. Existing driveway fencing may be replaced as originally installed.

5. Driveways and concrete surfaces may be painted or stained. Homeowner will include color, design sketch and specifications with application. For driveways, homeowners may include a border and/or fleck in their design and color scheme. ACC approved samples are available at the SCHOA office.

6. If for any reason it becomes necessary for the SCHOA to cut, remove and/or replace a driveway, the driveway must be repainted within 90 days by the homeowner. All costs incurred for repainting to the original color / design are the responsibility of the homeowner.

7. If the homeowner's driveway or other concrete surfaces are painted and the homeowner replaces/repairs a part of the driveway, or extends the driveway, it must be painted the same color as the existing driveway, providing the color had been approved by the ACC, within 90 days. If painting the driveway had not been previously approved, then the homeowner must submit an application to repaint the driveway.

d) Carports

1. Only aluminum constructed carports are permitted. Carports may be converted to garages provided the conversion meets all County requirements. An application must have a plot plan, detailed contractor specifications, and materials including ACC approved color selection.

2. Storage sheds may be extended into the carport area providing it meets all other requirements of the Rules & Regulations and that there is at least eighteen (18) feet remaining in the carport for covered vehicle parking.

3. All carports and supports must be white or brown (if original color was brown)

4. Carports are most susceptible to hurricane winds. Savanna Club residents are permitted to provide some protection for their carport by use of an Anchor system which must conform to County and State building codes. Anchors must use stainless steel cable lines attached to the beam on the carport and bolted into the cement of the carport no further than eight (8) inches from the carport posts. No cables are to run from the carport to the yard. Nylon straps are not allowed as a permanent fixture but may be used temporarily (72 hours prior to and after a named storm) to secure a carport.

5. To provide for added dwelling protection from hurricane winds, permission may be granted to allow for the installation of a roof tie-down system with the use of nylon straps over the roof to a County approved anchor system. Tie-down anchors shall be installed (below grade and covered with sod) within dwelling property and be uncovered for use only after a major hurricane warning is issued.

At such time, nylon straps may be installed over the roof and secured properly to the anchor system. Such protection must be removed within 72 hours after the hurricane event and the anchor system restored to prior condition and hidden from view.

6.14 Dry Racks

Removable drying apparatus are permitted but only in locations appropriately screened from view and approved by the ACC. The apparatus must be removed with a hurricane warning.

6.15 Hot Tubs & Pools

a) Hot tubs may be permitted in the rear of the property and located on a patio provided the installation does not encroach on the property setbacks. Structures must be adequately screened from the neighbor's view.

b) Pools must be inground only and cannot encroach upon the setbacks. Pools must meet all county safety requirements and standards. Pool decks must meet the square footage requirements of section 6.5.

c) A plot plan must accompany the request for ACC approval.

6.16 Propane Tanks

a) Propane tanks (other than 20 lb. refillable tank for a propane gas grill) are not permitted either above ground or buried underground. Existing buried propane tanks that are grandfathered under previous rules must be removed before the property is transferred to a new homeowner.

b) Homeowners with existing underground propane tanks and emergency generators must comply with all the conditions of the original permit and have a licensed contractor inspect the system annually for safety and operation and provide proof that it is in full operating condition.

c) A fixed sign must be placed at the tank location indicating the presence of a buried LP tank. The fill box must be clearly marked with brightly colored paint. The dome/lid of the tank must have a shut-off valve. A sign indicating the location of an emergency shut-off valve must be clearly visible.

d) If a leak occurs:

1. Shut Off the Gas

Turn off the main gas supply valve on your propane tank if it is safe to do so. To close the valve, turn it to the right (clockwise).

2. Leave the Area Immediately!

Get everyone out of the building or area where you suspect gas is leaking.

3. Report the Leak

From a neighbor's home or other nearby building away from the gas leak, call your propane retailer right away. If you can't reach your propane retailer, call 911 or your local fire department.

e) Removal of Buried Tank: If a homeowner decides to remove a buried tank, the Association will be immediately notified. Removal must be done in an environmentally safe manner and in accordance with government regulations. All piping associated with the tank must also be removed from the property. If the home is sold, these restrictions will be transferred to the new homeowner.

f) Homeowners of new underground propane storage tanks and emergency generators must have a licensed contractor inspect the system annually, at the expense of the homeowner, for safety and operation and provide proof to the HOA that it is in full operating condition.

6.17 Antennas

a) With the exception of a satellite dish or over the air antennae and SCHOA Board of Director's approved HAM emergency communication systems, no other television or other outside antenna system or facility shall be erected or maintained on any lot.

b) Homeowners may install a direct-to-home satellite dish antenna at their residence. The dish shall be no greater than 39.37 inches (1 meter) in diameter. In order to maintain the aesthetics of the community, the antenna will be positioned in such a way to limit its visibility from the street or other common areas.

The ACC suggests the following locations as preferable:

1. Fastened to the ground or patio, possibly mounted on a short pole.
2. Attached to the side of the house, garage, or shed.

If these locations substantially degrade reception, the antenna may be placed on the roof of the home as a last resort. While the ACC cannot restrict the installation of this antenna, ACC approval is still required before the installation begins.

6.18 Decorations

- a) Decorations on houses, sheds and garages must be permanently attached to prevent them from flying away. All permanent decorations must be approved by the ACC because they affect the aesthetics of the home.
- b) All lawn ornaments must be removed within 48 hours of a pending tropical storm or hurricane event.
- c) Seasonal decorations (Christmas, Halloween, etc.) may not extend above the homes' roof and must be removed within two (2) weeks of the holiday's passing date.
- d) Lawn ornaments, statutes, pots, decorative banners, or other outside decorations visible from common areas and/ or other lots must be limited in number in order comply with the Maintenance and Exterior Appearance Standards addendum (see attached).

6.19 Permanent Handicap Ramps and Railings

- a) Installation of a permanent handicap ramp is permitted with ACC approval and requires a County permit
- b) Handicap ramps are only approved for the use of the person with the disability.
- c) Handicap accessible home entry ramps must be built to the latest Florida Accessibility Code for Building Construction.
- d) All entrance steps to exterior doors of the dwelling may be provided with a safety railing provided they are constructed of aluminum or wrought iron and painted white or black.

ACC application is only needed for permanent ramps. A ramp is considered temporary if it will be in use for 90 days or less. After 90 days the resident must either remove the temporary ramp or apply with the ACC for a permanent ramp (see requirements listed above).

6.20 Rain Barrel

- a) A single rain barrel of neutral color may be installed. Barrel must be commercially constructed with a cover, not to exceed more than four (4) feet in height, and the capacity may not exceed sixty (60) gallons.
- b) Barrel must be located at the back of and next to the house to receive water from a downspout. During a hurricane warning the barrel will be emptied and moved inside.
- c) Appropriate shrubs or fencing will be installed to obscure the barrel.

6.21 Roofs

- a) Roof Repair: When roof repairs are made, the repair or replacement shingles must closely match what is currently on the roof as well as existing color.
- b) Preventative Maintenance/Restoration

1. The application of a product such as RoofGuard™, a clear monolithic polymer sealer and algaecide is permitted to be applied to roof shingles. This sealer, tinted white, may only be applied to white, light grey, or silver shingles.
2. Other roof restoration products, such as Spray Polyurethane Foam (SPF) insulation or Nutech, are not permitted as they produce a finish that distorts the existing roof color, texture, and appearance and is not in conformance with sound architectural standards.

c) Roof Replacements or extension

1. Homeowners may replace their existing roof with roofing material currently on their manufactured home (asphalt shingles), with metal roof shingles such as Decra® Shingle Panels or Decra® Shingle XD panels or with a Standing Seam metal roof. For flat roofs such as over a garage, Polyglass waterproofing and roofing system is allowed.
2. Roofs may be added to cover patios, provided they meet all provisions of Section 6.13, d), paragraphs 4 and 5.

e) Metal Roof Replacement

1. Standing Seam metal roof, only narrow twelve (12) inch of Standing Seam or 5-V crimped flat or striated panel metal roofs will be approved. These styles offer a clean look that is architecturally scaled for residential use. Sample colors are available at the SCHOA office.
2. Metal Shingles (Best Buy Metal Sentry Shingle or equivalent) 14.2" high by 39.5" wide are approved. Sample colors are available at the SCHOA office.
3. All applications for a metal roof shall contain proposed specification and product information for review by the ACC to verify that it is of the approved type. Roof color shall also be provided. Mill finish on metal roofs shall be allowed.

6.22 Siding & Accents

a) Residents may replace their siding with either vinyl, HardiePlank, or beveled cedar siding. If replacing aluminum or vinyl siding with vinyl siding, the color must comply with the ACC approved color selections. If HardiePlank siding is selected, only HardiePlank Lap Select CedarMill, or Lap Smooth siding with a five (5) or six (6) inch exposure will be approved. Only the following approved pre-finished colors may be selected: Artic White, Navajo Beige, Harris Cream, CobbleStone, Sandstone Beige, and Heathered Moss. If pre-primed HardiePlank Lap siding is used, it can be painted any color on the Association's approved paint colors list. Beveled cedar siding shall also have a five (5) to six (6) inch exposure. Cedar siding can be painted any color on the Association's approved paint colors list. A semi-transparent stain may be used in lieu of paint upon color approval from the ACC. Semi-transparent stains must be maintained every 3 to 4 years.

b) Brick or stacked stone accents may be used in lieu of siding upon approval from the ACC. Drawings shall be submitted to the ACC showing the proposed location of the accents on the home. Samples of the proposed materials, in the colors to be used, shall also be submitted with the drawings and application to make the improvements. Accents shall not exceed a total of eighty (80) square feet. The applicant agrees that the ACC shall have sole discretion to make the determination if the accents will compliment the appearance of the home.

c) A St. Lucie County building permit may be required for any siding replacement. ACC approval must be received for any material, style, and color of the siding before any work can commence.

6.23 Signs

For Sale/Lease/Rent Signs

a) For Sale/Lease/Rent Signs

For Sale/Lease/Rent Signs: A maximum of two (2) signs will be permitted; one (1) sign in the front yard and one (1) sign in the back yard. Signs must relate only to the sale or rent/lease of that property on which it is located and must be at least five (5) feet back from street, lake, or golf course and at least fifteen (15) feet from any side yard property

b) Two (2) types of signs are permitted.

1. Signs mounted on a 5' high, 4" x 4" wood, aluminum, or vinyl post with a 36" arm
2. Metal framed yard signs.
3. Coroplast® or corrugated plastic signs are not permitted.

c) The sign shall be a maximum of twenty-four (24) inches wide by eighteen (18) inches high and limited to two (2) riders, four (4) inches in height and twenty-four (24) inches in length. The sign must read "For Sale", "Open House" or "For Rent or Lease" and only have the telephone number of either the Owner or the listing broker.

d) All signs must be removed from the property within forty-eight (48) hours of the sale or lease closing.

Other Signs

a) All other signs are prohibited on the lots, including but not limited to, political signs and contractor signs.

b) Signs related to a holiday may be displayed during the month of a holiday, and up to three (3) weeks before and one (1) week after the holiday.

6.24 Mailboxes

a) To ensure compatibility with a uniform community theme, the SCHOA will install all mailboxes. The SCHOA will be responsible for the repair of these boxes as well as affixing the house numbers on them. It is the responsibility of the resident to keep their mailbox clean.

b) Damaged or rusted mailboxes or mailboxes with missing/faded house numbers should be reported to the Association for repair/replacement

6.25 House Numbers

a) All homes in Savanna Club must have their addresses displayed prominently to aid emergency services and to assist others in finding their way.

b) Homeowners are responsible for ensuring that a house (address) number is attached to their house, garage, lamppost, or carport and is visible from the street and not obstructed by trees or bushes. Faded or missing numbers must be replaced immediately.

c) When selecting house numbers, they should be at least three and one-half (3½) inches high and be reflective to allow viewing at night.

These numbers should be of a color that contrasts with the background, e.g., if your house is painted a dark color, the numbers should be a light color. They should not blend with the background.

6.26 Air Conditioners and Irrigation Pumps

a) Except for units located in shed/garage windows or lanais, air conditioning units extending from windows which are visible from the street are not permitted unless a variance is approved by the Board of Directors.

b) Air conditioning units, irrigation pumps and other equipment must be screened from view on at least two sides by a fence or appropriate landscaping such that they are not visible from the street that fronts the home. AC units that can be seen from Bromeliad Circle must be effectively screened on all three sides. It is understood that some AC units may be visible from the next street, from across a lake or from the back of adjacent homes. In these situations, the screening of the AC units from a neighbor's view should be left to the homeowner's discretion.

c) Fences can be picket style, latticework or solid and be anchored to the house and adequately supported by posts such that they will withstand typical wind forces. They must be of white vinyl and subject to the same maintenance standards as the dwelling exterior.

d) Should existing shrubbery around the AC unit become thin or undernourished, steps should be taken to restore or replace its ability to provide for an effective screen. In these cases, the homeowner will restore or replace the shrubbery. If the AC unit is visible above the screening, hedges, etc., plantings should be allowed to grow higher in order to properly screen the entire height of the unit.

e) If there is insufficient room between the house and the property line to adequately screen the unit from view on two sides and leave enough space for ventilation, screening may be limited to the front with the screening being extended as far as is practical.

6.27 Lampposts

a) Declaration of Covenants Article 6.4 covers the installation, maintenance, and responsibility for the lampposts.

b) The SCHOA is responsible for the maintenance and repair of these lampposts. However, should a lamppost be damaged as a result of the negligence of an Owner, their family, guests, invitees, or contractors, the applicable Owner shall be responsible for the costs of repair or replacement of said lamppost as outlined in the Declaration of Covenants.

c) Under this Article, the homeowner is responsible to ensure that power is provided to that lamppost 24/7 regardless of whether a fulltime or seasonal resident.

c) The homeowner will ensure the lamppost is clean and free from rust stains from irrigation water.

6.28 Outdoor Showers

Outdoor showers shall be permitted upon application to and approval from the ACC. Showers shall be located on a side wall or rear wall of the house. Showers shall include a privacy screen which blocks the view of the shower from neighboring properties and common areas.

Privacy screens shall be five (5) feet in height and at least three (3) feet in width. Screens shall be constructed from ACC approved fencing or screening materials or painted horizontal lap siding. Design, materials, and color for the privacy screen shall be submitted to the ACC for review and approval. All piping for the shower shall be concealed. No shower shall be constructed in an area that does not allow for proper drainage onto the applicant's property. Drainage onto a neighboring property or common area is not allowed. No work shall be commenced until approval has been given by the ACC. Permits may also be required from the St. Lucie County building department.

Savanna Club Homeowners' Association

R.V. Compound
Section "B"

Rules and Regulations

RV & BOAT STORAGE

1. Definitions. For purposes of this Section, the following definitions apply:
 - 1.1. Recreational Vehicle (RV): An industry manufactured recreational vehicle, including truck, bus, and van conversions, designed for overnight sleeping that includes all of the following: 1) factory installed restroom and sanitation holding capacity for all waste water, or ability to connect to a wastewater system at a full service campsite; 2) factory installed capability to store potable water, or connect to public water hydrants; and 3) ability to connect to an electrical power source.
 - 1.2. Boat and Trailer: A boat with or without a motor, including kayaks and row boats, transported on a boat trailer or other appropriate trailer.
 - 1.3. Trailer:
 - a) tow dolly used to transport an auto.
 - b) trailer used to transport an auto, motorcycle, golf cart, or ATV.
 - c) enclosed trailer used to transport or store a classic vehicle.
 - 1.4. Resident: Any registered occupant of a home in Savanna Club.
2. The RV & Boat Storage is administrated and managed by the Savanna Club Homeowners' Association ("Association"). The Association is not liable for any damages incurred while the user's vehicle is in storage. Users accept all risks of damage that may occur.
3. Use of the storage facility is limited to Residents who are in good standing with the Association. Residents, who have their privileges suspended for any reason by the Association, forfeit their privilege of using the storage facility.
4. Vehicles used for commercial purposes or trailers used to store construction, household furnishings, or hobby equipment are not permitted in the storage facility.
5. The storage facility is not available for storing extra vehicles, i.e., autos, trucks, vans, pick-ups, and SUV's. Only vehicles listed under Definitions above are allowed.
6. Residents who qualify for use of the storage facility will be limited to one assigned site per household/lot.
7. Only one motorized and one non-motorized vehicle are allowed per site, the combined overall length of which will not exceed the stated dimensions of the site. All units stored must be on wheels.
8. Users must position their vehicle within the boundaries of the assigned site. All trailers are to be backed in.
9. It is the user's responsibility to maintain their site so that it is free of debris and without any growth of grass/weeds exceeding six (6) inches. No carpet, tarps, and other non-porous materials are allowed on user sites. Blocks and blocking materials must be picked up and stored when the site is vacant.

10. All vehicles shall be maintained so that they are road worthy. All vehicles must be moved annually, as coordinated with the Association to ensure compliance. Vehicles unable to comply will be removed at owner's expense immediately upon notification by the Association.
11. No explosive, caustic, or otherwise hazardous fluids or materials are permitted in the storage facility except: (i) fuel in the fuel tank of motorhomes and boats; (ii) propane gas in a cylinder properly attached to the stored vehicle; or (iii) lubricants and other fluids normally kept in the applicable type of vehicle.
12. Littering, spilling, or discharging of any fluids or materials is prohibited within the storage facility or onto adjacent property.
13. Assigned sites may be improved at user's expense according to current policies. Approval by Management prior to work commencement is required.
14. Unaccompanied contract vendors, performing requested repairs on a user's vehicle, are not allowed in the storage facility. Users may allow a contract vendor access by accompanying them into the storage facility. Users must remain on site the entire time work is being performed.
15. Violation of these Rules and Regulations will be handled in accordance with Florida Statute and the Association Governing Documents which could result in the termination of use rights as well as monetary fines.

Savanna Club Homeowners' Association

Golf Course
Section "C"

Rules and Regulations

RULES AND REGULATIONS FOR USE OF GOLF COURSE

Membership

The Golf Course is limited to the exclusive use of any resident or non-resident holding a current Savanna Club Golf Course Membership or any golfer who has paid the daily fee.

1. Annual membership fees, as determined by the Board of Directors, shall be for the period of October 15th through October 14th of the following year.
2. Golf membership is open to anyone desiring to purchase one.
3. Membership refunds will only be given in the event of death. In this instance, the refund will be prorated, calculated from the date of death, and made by the SCHOA to the decedent's estate. If a double membership was purchased, the refund will be prorated on the basis of the difference between the double and single membership rates.

Golf Carts

The following rules apply to the use of both privately owned and Savanna Club leased golf carts on the course.

1. A maximum of two (2) people are permitted in a golf cart.
2. Except when on a path, carts will remain thirty (30) feet from greens. Carts must be parked on cart path when next to the tees.
3. Savanna Club leased carts are for use on the golf course only and will not be driven away from the course.
4. Cart must carry sand to be used to repair fairway divots.
5. Operation of golf carts is at the risk of the operator. Costs to repair Savanna Club owned or leased golf carts will be charged to the golfer.
6. Golf cart will not enter or be driven beyond any roped areas on the course.

General

1. The golf course is for golf only. No picnics, casual walking, bike riding, jogging, skating, camping, fishing, ball hawking, dog walking or other such activities are permitted at any time.
2. "Course Closed", "Hole Closed", "Cart Paths Only" and "90 Degree Rule" signs will be adhered to without exception.
3. Practice is not allowed on the golf course proper. A practice putting green and chipping area is provided.
4. Coolers are not allowed on the golf course property, except during golf play by members only.
5. Children under ten (10) years of age are not allowed on the golf course.
6. Children between the ages of ten (10) and sixteen (16) years are permitted to play the course only when accompanied by an adult player.
7. Non-playing riders.
 - a. Any person ten (10) years of age or older who are not playing golf, may be permitted to ride with a golfer except during league and tournament play.
 - b. Non-playing riders must remain in the cart at all times while on the course.
 - c. Players using a Savanna Club leased cart will be charged ½ of the cart fee, in effect at the time, for a non-playing rider.

Savanna Club Homeowners' Association

Identification
Section "D"

Rules and Regulations

Savanna Club Identification for Members, Tenants, and Guests

For purposes of these restrictions, the following definitions shall apply:

"Common Area Recreation Facilities" shall mean and include the following: All clubhouses, pools, spas, gyms, activities rooms (computer, pottery, etc.), and gaming areas.

"Member" shall mean and include the record title owner or a long-term lessee with a lease of 5 years or more of a parcel.

"Tenant" shall mean and include a person leasing a home or otherwise providing a fee, service, gratuity, or emolument related to the occupancy.

"Guest" shall mean any individual who is using Common Area Recreational Facilities either accompanied or unaccompanied by a member or tenant who has registered with the Association and has obtained a valid guest pass.

"Resident Non-Owner" shall mean and include an occupant(s) of a home on a permanent basis whether that person be a spouse or domestic partner of a member or tenant, a family member or other cohabitant who permanently resides with a member or tenant and who has registered with the Association.

1. The Common Area Recreation Facilities, herein after the recreation facilities, are solely for the use of Savanna Club members, resident non-owners, tenants, and guests. In order to maintain security as well as provide a means of identification in case of emergency, members, resident non-owners, tenants, and guests are required to have Savanna Club identification on their persons at all times when using the recreation facilities.
2. All members, resident non-owners and tenants who occupy a home in Savanna Club must obtain a photo identification badge from the Savanna Club Homeowners' Association (SCHOA) office. Said badges must bear the name and picture of the wearer and may not be transferred to another individual. These badges must be carried or worn at all times when using any of the recreation facilities. Other identification bearing individual's photo and a Savanna Club address will also be acceptable.
3. All resident non-owners must provide identification such as a valid Driver's License or state ID card with the Savanna Club address reflected as their primary residence and complete a notarized occupancy agreement in order to be registered as a resident non-owner and to obtain an identification badge.

4. Tenants will be issued an identification badge upon submission of a valid rental agreement and will pay a fee as established by the Board of Directors, for each badge issued.
5. There will be a fee, as established by the Board of Directors, to all members, non-owners, and tenants who require a replacement badge, but are unable to, for any reason, to return their current badge at the time the new badge is requested.
6. Guests
 - a. Members in good standing and their tenants may sponsor guests and must register their guests with the Association and obtain a guest pass prior to the guest using any recreation facilities.
 - b. A guest pass is limited to a total of sixty (60) days per guest in any calendar year. Each day as well as part of a day shall be counted in the computation of the sixty (60) day limit. This limitation shall not be cumulative from year to year.
 - c. Guest passes may be obtained from the SCHOA office or monitors stations for a fee as determined by the Board of Directors. This fee shall be refundable in its entirety upon the return of the guest pass to the SCHOA office only.
7. SCHOA employees will be issued a photo identification badge which shall be worn while on duty.
8. A Caregiver Identification (CID) may be issued to any Savanna Club resident who requires the services of a caregiver. To obtain a CID the resident will be required to present to the SCHOA office, documentation from a physician stating that the resident requires the assistance of a caregiver. The CID, valid for one year from the date of issue, will display the resident's name and date of expiration, and will be similar to a resident's badge, but will clearly identify the wearer as a caregiver. The CID will allow the caregiver to enter Savanna Club facilities only when accompanying the resident under their care. CID does not allow usage of recreational facilities and activities. The caregiver must display the CID on their person at all times while in Savanna Club. Annually, the resident is required to renew a caregiver CID and provide the SCHOA the same, but updated, documentation as required for the original application.
9. A request for a variance to these rules may be requested in writing to the SCHOA. Review and approval by the Board and/or Management will be on a case-by-case basis.

Savanna Club Homeowners' Association

Vehicles & Registration
Section "E"

Rules and Regulations

Vehicles and Registration

For the purpose of this Section the following definitions shall apply:

"Vehicle" shall mean motor vehicles, trailers, and bicycles.

"Motor Vehicle" shall mean an automobile, truck (up to $\frac{3}{4}$ ton), RV, SUV, motorcycle, or golf cart.

"Recreational Vehicle (RV/Unit)" shall mean a self-contained wheeled vehicle that includes permanently installed cooking, sleeping, and sanitary facilities. (Types of RV's include motorhomes (Class A, B, C), travel trailers, 5th wheel trailers, toy haulers, folding camping (pop-up) trailers, pick-up truck campers, and truck, bus, and van conversions).

"Trailer" shall mean a boat & trailer, enclosed trailer to transport or store a classic motor vehicle, tow dolly, or trailer used to transport an auto, motorcycle, or golf cart.

1. Community Safety and Welfare

- a. All vehicles operating within Savanna Club will obey all Florida state traffic laws and Savanna Club traffic signs and adhere to the posted speed limits.
- b. Vehicles which are unlicensed or have an expired registration tag or in a state of disrepair may not be stored anywhere within Savanna Club.
- c. Assembling or disassembling of vehicles upon any lot is prohibited. All driveways and carports shall be free of oil and other stains.
- d. Residents, guests, or renters are not permitted to sleep in any recreational vehicle or unit parked within Savanna Club.

2. Registration

- a. All Savanna Club residents and renters must register their vehicles, including golf carts, with the Savanna Club Homeowners' Association (SCHOA), herein referred to as the "Association", office and obtain a vehicle identification sticker for each vehicle. Identification stickers must be displayed on vehicles at all times. Identification stickers for automobiles, SUVs, and trucks must be placed on the lower driver's side of the rear window. RV's/Units and trailers will place their identification sticker (reference number) according to Section B rules. Bicycles are exempt from registration.

3. Parking

- a. Vehicles impeding emergency vehicles will be towed away at owner's expense.
- b. Vehicles will park only in designated parking areas in the common areas or in the resident's driveway or garage. Golf carts will not park in spaces allocated for automobiles, SUVs, or trucks, unless no other golf cart spaces are available.
- c. Handicap Parking is restricted to motor vehicles which display a state issued handicap license plate or a valid handicap permit. Golf carts are not issued handicap permits, therefore are not permitted to park in handicap spaces.
- d. Parking vehicles on grass areas in Savanna Club is not permitted.
- e. Vehicles for sale may not be parked on any portion of common property or streets. One (1) vehicle for sale may be parked in the owner's driveway and may display one (1) For Sale sign.
- f. Residents, renters, and guests will not park or position their vehicle so as to prevent access to another lot.
- g. Vehicles will not be parked on any vacant Lot.
- h. Vehicles will not be parked in the roundabout areas of Fairways or Eagles Landing or in the front of the Theater, except for the designated parking areas.
- i. Any Resident or Guests, whose vehicle will be parked in any Association parking lot overnight (past 11 PM or before 7 AM), are required to register their vehicle with the Association office and obtain a guest parking permit. Parking permit must be visibly displayed in the vehicle's front window.
- j. Long-term parking is located at the south end of the Eagles Landing Parking Lot. Long term parking may not exceed 14 days without pre-approval from the HOA Manager. Parking permit is required and must be visibly displayed in the vehicles front window.
- k. Any vehicle not displaying an authorized parking permit while parked on common property may be towed at the owners' expense, as posted, in accordance with Florida Statute 715.07.

- I. Parking on any street within Savanna Club or the adjoining common areas is prohibited, subject to the following limited exceptions:
 - i. Loading, unloading, or cleaning an RV or Unit. Resident's RV or Unit may be temporarily parked in the resident's driveway, provided it does not extend into the street, for up to 72 consecutive hours. If the RV or Unit cannot fit in the driveway it may be parked on the street in front of the resident's home for up to 48 consecutive hours maximum. Cones or reflective traffic triangles must be placed in the front and rear of the RV or Trailer while parked on the street. RV's or Trailers cannot block access to another home or lot.
 - ii. Temporary parking: This provision applies to parking the vehicles of the owner, renters, or guests.
 - (a) Ten (10) minutes or less for delivery or pick-up of packages or passengers.
 - (b) On the street when a resident is hosting a get-together and all attendees cannot park on the resident's driveway and at which time golf carts are permitted to park on the resident's grass.
 - (c) On the street and adjacent grass areas during events held at the Theater, Cove, Fairways and Eagles Landing complexes if parking spaces are not available.
4. Golf Cart Operations. Must comply with Florida Statutes 316.212 and the following:
 - a. No one under 16 years of age shall be allowed to operate a golf cart.
 - b. No one shall be allowed to ride on any part of the golf cart, other than a seat.
 - c. Children are not allowed to sit on the lap of the operator or steer the golf cart.
 - d. Golf carts operating at night are required to have headlights and taillights, rear or side view mirrors, and a windshield.
 - e. Golf carts, if unable to maintain the posted speed limit, are required to move to the right edge of the roadway to allow other vehicles to pass.

Savanna Club Homeowners' Association

Use of Facilities
Section "F"

Rules and Regulations

Recreational Facilities

The Recreational facilities within Savanna Club consist of the Fairways Clubhouse, The Cove, Eagles Landing Clubhouse, Savanna Club Theater, Recreation Center, and Golf Course. With the exception of the Golf Course, these facilities are intended primarily for the use and enjoyment of the residents and their guests. These facilities offer residents, clubs, and organization numerous venues in which to host meetings, parties, and other events. The following rules apply when using these facilities.

1. **Authority.** The Savanna Club Homeowners' Association (SCHOA), herein referred to as the "Association," reserves the right to:
 - a. Deny facility space to any resident or group that places the Association in an undue position of liability, or when there is a risk of damage to the facility and/or its contents.
 - b. Use the facilities for any Association-sponsored event of community interest that benefits all residents.
 - c. Ensure all venues used have authorization before occupancy.
 - d. Monitor facilities to ensure proper use.

2. **Space Reservation**
 - a. All requests to reserve a venue in an Association facility must be made through the Activities Director. Requests may be made either in person, by mail, electronically or by telephone.
 - b. There is no limit on the number of reservations which can be made per club, organization, or resident so long as the requested date/time and space is available.
 - c. The Activities Director will determine the best venue to be used based upon special requirements, (e.g., expected number in attendance, food service, sound system, parking, etc.).
 - d. Each club, organization or resident should make every effort to reserve the venue as far in advance as possible to allow the most efficient use of the facilities and to avoid conflicts.
 - e. A venue reservation may only be made by a Savanna Club resident who is in good standing with the Association.

- f. **CANCELLATIONS:** In the event that a club, organization, or residents determines that they need to cancel a reservation, they will notify the Activities Director a minimum of five (5) business days prior to the reservation date so that someone else may use the facility. Failure to comply with this rule may have a negative impact on future reservation privileges.

3. Conflicts. Conflicts over reservation space shall be resolved using the following prioritization:

- a. Association/Board meetings and presentations and official elections.
- b. Activities Director (special events, classes, concerts, and other programs).
- c. Association Committee meetings.
- d. Scheduled sanctioned club and organization events.
- e. Celebration of Life (as can best be accommodated).
- f. Other organization and resident functions.

4. Restrictions.

- a. The facilities may NOT be used by or reserved for **ANY** outside group or organization, i.e., fraternal organizations, private clubs of any kind (examples: Elks, Moose, Yacht, etc.).
- b. The facilities may not be used for personal business or commercial events including, but not limited to, the sales of goods or services (examples: Tupperware or cosmetic sales), office space / meeting room for a personal business, private events that require a paid ticket to attend, or any other activity that is deemed to be considered a commercial in nature. This rule does not apply to sanctioned clubs or HOA sponsored events and activities.
- c. With the exception of a Celebrations of Life, no portion of the common area of Savanna Club may be used for any religious service.
- d. No authorization will be granted to borrow any equipment or other items from the Association facilities for personal use.
- e. Inter-league play between Savanna Club leagues and an outside league taking place on savanna club property must be approved by

Management in advance.

5. Fees.

A refundable clean-up fee, as determined by the Board, will accompany each private party reservation request submitted by a resident. Clubs and organization must deposit an annual refundable clean-up fee, determined by the Board.

6. Usage Rules

All clubs and organizations, and residents who reserve a venue are subject to the following:

- a. Any expense incurred by the Association to repair or replace items which are damaged or go missing during a function shall be borne by the reserving resident, club, or organization.
- b. All utensils, furniture and other such items used shall be cleaned and returned to their proper location at the end of the function.
- c. For the Theater and Cove, tables and chairs will remain as originally set up.
- d. Tables, chairs, and other equipment may not be brought in from other areas without the specific approval of the Activities Director.
- e. Collect and dispose of all trash, particularly food and drink, created during the function in the appropriate trash disposal locations at the facility. General cleaning (i.e., sweeping, mopping, etc.) will be accomplished by Association cleaning staff.
- f. The non-smoking rule will be enforced at all times in all facilities.
- g. The resident, club or organization representative reserving the venue **must** be present and supervise the event.
- h. No one under the age of 21 may be served any alcoholic products.
- i. Individuals attending a private party who are non-resident guests are restricted to the reserved area.
- j. All other uses of facilities that include receipt of funds and not covered above shall require special Board of Director preapproval.

7. Special Usage

- a. The Women's Club Flea Market and Crafts Fair are permitted to be held annually. These events shall be open to both residents and non-residents.
- b. The Savanna Club Car Club is permitted to hold two (2) car shows per year. The show is open only to Savanna Club residents and those non-residents who are displaying their cars.
- c. During any of these events, non-residents will be limited to only those areas in which the event is being held and are restricted from entering or using any Savanna Club amenities to include the pool, hot tub, exercise room, activities rooms, and gaming/sports (billiards, bocce, tennis) areas. It is the responsibility of the event sponsor to ensure this rule is followed. Violations of this rule or any incident which might impact the Association or result in serious injury to a person(s) or damage to the facilities will be grounds for the Board to cancel any future event.
- d. Outside groups may book a room in conjunction with a Golf Tournament. These exceptions would be at the discretion of the Board and would be approved at a BOD meeting in advance. Outside group would be required to pay a reservation fee and cleaning deposit with a waiver for damages.

Savanna Club Homeowners' Association

Establishment of Clubs
Section "G"

Rules and Regulations

Establishment of Clubs and Organizations

1. Residents wanting to start a new club or organization and wishing to use the Savanna Club common facilities will present to the Board of Directors a charter and/or By-Laws stating the objectives, goals, and structure of the group. The application will list the officers of the Club or Organization by name and position. This list of officers will be kept current at the SCHOA office. The Board of Directors does not approve or disapprove the objectives, goals or activities of any particular club or organization. All Clubs or Organizations function completely independently of the SCHOA.
2. The Board of Directors reserves the right to refuse any opportunity to use the SCHOA facilities to any Club or Organization that engages in conduct that is detrimental to the community, contrary to the law, violates the governing documents, or is inconsistent with these rules and regulations regarding clubs and organizations and their use of facilities.
3. Charters or By-Laws of Clubs or Organizations that receive money from a resident must state that all members and prospective members will have access to a copy of the current financial information that includes receipts and expenditures updated on a monthly basis and a copy of an ongoing balance sheet. Any Club or Organization failing to comply with these requirements and/or the requirements included hereinafter will not be permitted to post notices of its meetings on SCHOA Website, Channel 63 or The Voice and will not be permitted to use the SCHOA recreational facilities.
4. Membership in Clubs and Organizations will be limited to residents of Savanna Club with exception to the Golf Course that has Associate Members who may have access to the facilities only when attending an approved Golf function. Associate Members are non-residents that have paid membership dues to belong to the Golf Club. Note: membership must be restricted to residents in order to comply with the county's interpretation of an "Accessory Use" as provided in the St. Lucie County Building Code.

Savanna Club Homeowners' Association

Recreational Facilities
Section "H"

Rules and Regulations

Use of Amenities

Definitions

Facilities: The community buildings consist of the following: Fairways clubhouse, Cove, Eagles Landing clubhouse, Theater, Recreation Center, and Golf Pro-Shop.

Amenities: Those activities within or adjacent to the various facilities: pool/spa, fitness center, gymnasium, billiards room, golf course, tennis courts, shuffleboard and bocce courts, horseshoe pits.

Children: Persons under sixteen (16) years of age.

1. General Rules

- a. Rules are not negotiable and will be enforced.
- b. The Amenities are for the use of residents, renters and their registered guests in good standing with the Savanna Club Homeowners' Association (SCHOA), herein referred to as the "Association".
- c. All persons using the amenities must display a Savanna Club ID or Guest badge. These **will** be presented to the Monitor when requested.
- d. The Center pool, tennis courts, spas, saunas, and fitness center are designated "Adults only" (no one under 16 years of age). Children may use the gymnasium only when accompanied by an adult.
- e. Amenity hours are posted at each facility, on the Association website and in the Voice.
- f. Whenever the threat of lightning and/or other hazardous weather is likely, all swimming pools/spas and other outdoor amenities shall be considered "closed" and patrons shall leave those premises. All residents and guests are required to leave the outdoor facilities areas whenever the ThorGurad Lightning System sounds its alarm or as instructed by Association staff.
- g. Bicycles, tricycles, scooters, roller skates, in-line roller skates, skateboards, sneakers with wheels or other similar items shall not be used on the golf course, inside recreational facilities or on their adjoining sidewalks, covered walkways, and parking areas. Except, that bicycles used for transportation

- between home and the facility may access the parking areas and be parked at the designated area at the facility.
- h. The adult resident, renter or registered guest is responsible for the supervision, conduct, and actions of their children while using the recreational facility or amenity and for any damage to the facility or amenity caused by the adult or child.
 - i. Except at the pools, absolutely no bare feet, wet bathing suits or bare chests are allowed in any recreational facility or amenity. Proper cover-ups must be worn while inside any facility.
 - j. So as not to disturb other residents, headphones will be worn whenever personal audio/video devices are used in recreational facilities and at any amenity.
 - k. Smoking of cigarettes, cigars or electronic cigarettes are not permitted inside any recreational facility or on/in any amenity except in those areas designated by a sign and containing an Association placed cigarette/cigar receptacle.
 - l. Children are not allowed in any recreational facility or amenity without being accompanied by an adult resident, renter, or registered guest and having proper guest identification.
 - m. Children are not allowed to use the spa or saunas or the billiards room.
 - n. Association employees may use the recreational facilities and amenities. However, this privilege does not extend to their family members or friends of these employees.
 - o. The resident or renter host is responsible for ensuring their guests understand and comply with all Savanna Club rules.
 - p. Notified the facility Monitor immediately if any furniture or equipment is damaged or broken.
 - q. The Association is not responsible for lost, stolen or misplaced items.
 - r. All residents, renters and guests **will** comply with all verbal and written instructions given by Monitor or Management.

2. Fitness Center

There are three (3) Fitness Centers located in the Cove, Eagles Landing and the Recreation Center (Adults only) facilities. The following applies when using these Centers:

- a. Individuals using the fitness center or gymnasium must sign in at the facility Monitor's desk. An "Assumption of Risk" disclaimer is acknowledged by signing in.
- b. Proper workout attire (shorts, tee shirts, warm-up clothes) and athletic shoes are required. Jeans, sports bras and swim suits are not allowed.
- c. No food or beverages, except water in a non-breakable container, are allowed in the Center.
- d. For safety reasons, lights must be on while using fitness center

Use of equipment:

- a) Do not move, disassemble or remove equipment from the fitness center.
- b) Use of cardio equipment is limited to 30 minutes when others are waiting.
- c) Return cardio equipment to "start" position once workout is completed.
- d) Wipe down all equipment after use with provided disinfectant wipes.

3. Swimming Pools and Spas

There are three (3) Swimming Pools and Spas located in the Fairways, Eagles Landing and the Recreation Center (Adults only) facilities.

- Pool gates at Fairways and Eagles Landing will be locked at closure time as posted. Gates will also be locked at other times for work or safety reasons. Entry into a locked pool area is prohibited at any time.
- Use common courtesy at all times. Abusive and foul language is prohibited.
- Everyone using the pool and spa should familiarize themselves with the location of safety equipment and the emergency phone in the pool area.

The following rules applies when using this amenity:

a. Swimming Pool

- 1) Proper swimming attire (no cutoffs, thongs, etc.) must be worn when using the pool or spa. Long hair must be tied back. Hair ties are available from the Monitor.
- 2) Only certified service animals are allowed within the fenced pool area (but not in the pool).
- 3) Persons with open wounds, sores, skin infections, bandages or infectious disease are not permitted to use the pool or spa.
- 4) All persons must rinse shower before entering the pool or spa and before re-entering the pool or spa after applying suntan oils or lotions.
- 5) Infants/children who are not toilet trained and incontinent adults must wear a clean diaper or disposable swim diaper covered by separate rubber/vinyl pants, all of which must fit snugly around the legs and waist and then covered with a bathing suit. If the diaper becomes soiled, person must exit the pool immediately and may not return until he/she has taken a soap shower and has been covered with a new diaper with clean rubber/vinyl pants. Rubber pants for children may be purchased at the Monitor's desk.
- 6) All Children must be supervised by an adult at poolside. An adult must be physically in the pool with toddlers or any children unable to swim.
- 7) Children are not permitted in the pool when scheduled pool exercise activities are in progress.
- 8) No diving, jumping, running, horseplay, or throwing of objects is permitted in or around the pool or spa.
- 9) Water aerobics equipment (during classes) and small swim aids, including noodles, armband floats and swim goggles are permitted in the pools. No air mattresses, floating lounges, kick boards, inner tubes or similar floating devices, scuba, snorkel or diving gear, water guns, balls or other pool toys of any kind are permitted in or around the pool or spa areas. Floating lounges that have been preapproved by the Board are allowed. Residents using floatation devices may not interfere with other swimmers.

- 10) No glass containers or similar breakable objects of any kind are permitted within the fenced pool area.
- 11) Food and beverages may only be consumed at the poolside tables or chairs.
- 12) Pool steps and ladders must be kept clear of all impediments for safe ingress and egress.
- 13) All trash will be immediately placed in receptacles provided.
- 14) A four (4) foot unobstructed wet deck area, free of furnishings and sunbathers, must be maintained around the pool and spa.
- 15) No shoes, towels, clothing or similar items are to be left on or near the pool or spa steps.
- 16) Any resident, renter or their guest who causes a pool to need to be closed, cleaned or chemically treated are responsible for the costs involved as well as possible fines.

b. Spa

- 1) Recommended maximum time in the spa is 15 minutes. Over-exposure may result in nausea, dizziness or fainting.
- 2) Spa use after consumption of alcohol or while under the influence of narcotics or certain medications should be avoided.
- 3) Elderly persons, pregnant women, infants and persons with serious medical conditions should consult a physician before using the spa.

4. Tennis Courts

Tennis Courts are located at the Fairways and Recreational facilities. The following rules applies when using this amenity:

- a. Courtesy and consideration of others along with tennis court etiquette should be observed at all times.
- b. Players and spectators should not enter a court while play is in progress.

- c. The tennis courts at the Recreation Center are available for general play from 7:00 a.m. to 7:00 p.m. Play on the Fairways tennis courts is available for general play from 7:00 a.m. to 11:00 p.m.
- d. The Savanna Club Tennis Association (SCTA) has priority usage at the Fairways courts during organized tennis times and tournaments.
 - 1) SCTA is limited to men and women Association Members in good standing.
 - 2) Organized tennis is normally scheduled throughout the year.
 - 3) League play times and tournament/event schedules will be coordinated with the Activities Director.
 - 4) Assigned courts that remain vacant for ten (10) minutes after the scheduled starting time will be available for open tennis.
- e. Residents, renters and their registered guests may reserve courts at the Recreation Center or Fairways during open times. Players will register with the facility Monitor prior to using the courts. Courts are available on a first-come, first-serve basis.
- f. The following general rules apply:
 - 1) The tennis courts are to be used for tennis activities only. Except the courts, so marked, at Fairways may also be used for pickle ball.
 - 2) No food or beverages, other than water or sports drinks, are permitted on the courts. No glass container are permitted on the courts or in the adjoining pavilion.
 - 3) All trash should be immediately placed in the containers located on or outside the courts.
 - 4) Appropriate tennis attire shall be worn at all times.
 - 5) Only tennis shoes (no black soles) are allowed on the court surfaces.
 - 6) All players should shall the courts promptly when their court time expires (two hours max), if others are waiting to play. SCTA events may alter this time frame.

- 7) Guests under sixteen (16) years of age must be accompanied by an adult resident, renter or their registered guests.

5. Shuffleboard and Bocce Courts

The shuffleboard and bocce courts are available to all residents, renters and their registered guests. The courts are located behind the Cove.

- a. The shuffleboard and bocce courts are available to general play when not scheduled for use by the Savanna Club Shuffleboard or Bocce leagues.
- b. Leagues will coordinate their play schedule with the Activities Director.
- c. A reserve-court sign-up sheet, for non-league play, is available at the Monitor's office inside the Cove. Courts are available on a first-come, first-serve basis.
- d. Shuffleboard cues and disks and bocce balls for general usage are located in the sports equipment room, located at the backside of the Cove, and will be properly returned to this location when play is completed.
- e. Glass containers are not allowed on the courts.
- f. Except during scheduled league play, players shall limit court time to one hour whenever other players are waiting.
- g. An adult must accompany any guest under the age of 16.

6. Softball Field

- a. The Savanna Club Men's and Women's Softball teams, as the only sanctioned softball teams, may use the softball field for practice and sponsored interleague softball play with other non-resident teams.
- b. Scheduled practice times and league play schedule will be coordinated with the Activities Director.
- c. Field is available for residents, renters and their registered guests on a first-come, first-serve basis except when otherwise scheduled by team play.

7. Horseshoe Pits

- a. The horseshoe pits are located adjacent to the shuffleboard and bocce ball courts behind the Cove.
- b. The horseshoe pits are available for use by all residents, renters and their registered guests. Any guest under the age of 16 must be accompanied by an adult.
- c. Courts are available on a first-come, first-serve basis except when otherwise scheduled for members play.
- d. Sign-in is required with the facility Monitor prior to using the horseshoe pits. In the event of group play (more than 4 people), the individual responsible for the group will sign-in.
- e. Glass containers are not allowed at the pits.
- f. Except during scheduled members play, play time shall be limited to one hour whenever other players are waiting.
- g. Horseshoes for general usage are located in the sports equipment room, located at the backside of the Cove and will be properly returned to this location when play is completed.

8. Billiards

Billiards tables are located in the Eagles Landing clubhouse. These are for the use of residents, renters and their registered guests 16 years and older.

General Rules:

- a. If the table is in use, please be considerate of others waiting to use the tables. If people are waiting, playtime is thirty (30) minutes.
- b. When finished using a table is not to be in use, place all the balls in the pockets and place cue sticks back in the wall rack, brush and cover table.
- c. Sign-in with the facility Monitor prior to using the tables.

Savanna Club Homeowners' Association

Miscellaneous
Section "I"

Rules and Regulations

MISCELLANEOUS

1. Complaints regarding the management of the Savanna Club Homeowners' Association (SCHOA), herein referred to as the "Association", common properties, or the actions of residents, lessees or their guests must be made in writing to the Association and signed by the complainant. Verbal complaints will not be accepted.
2. Any damage to Association common property or equipment caused by any resident, lessee, or guest, shall be repaired or replaced at the expense of the resident or lessee. Such damage may also result in the Association suspending the rights of that resident, lessee, or guest to use common areas and facilities for a period of time as determined by the Board.
3. There shall be no littering or dumping of any material on Association common property.
4. No storage of any kind shall be permitted under any home.
5. No resident, lessee or guest shall give any directions or orders to any employee of the Association or to any Association contractors or subcontractors.
6. A fee will be charged for Non-Sufficient Funds (NSF) checks.
7. Residents wishing to borrow medical equipment or cribs, bicycles, etc., must first complete a "Hold Harmless Agreement." The agreement can be obtained from the Association office Monday through Friday, 8:00 a.m. to 5:00 p.m. Once completed and notarized, a copy of the agreement will be forwarded to the person(s) in charge of the requested items.
8. Garbage, Trash, Yard, and Hazardous Waste
 - a. **Garbage** is waste that comes out of your kitchen and bathroom. This mostly comprises food items and leftovers. All garbage from the home shall be placed in plastic trash bags. These bags will be stored in a covered garbage container. On the morning of the scheduled trash day, the covered garbage container, will be placed at the curb for pick-up.
 - **Trash** is waste that includes everything except garbage. Large items such as furniture, televisions and appliances, large boxes, etc. will be placed at the curb on the morning of the schedule trash pick-up.

- b. **Yard waste** is not to be deposited at the curb until the evening prior to the scheduled pick-up. Yard waste will not be placed on the common area circle within the various cul-de-sacs.
 - i. Loose yard waste, i.e., grass clippings, leaves and small twigs must be containerized.
 - ii. Neatly stack limbs, branches, palm fronds, etc. at the curb.
 - iii. If you have more than a few branches and limbs to be collected, stack neatly, taking care not to create a tangled pile. Stacked neatly: means a person can reach around the pile and pick it up.
 - iv. Limbs must not exceed four (4) feet.
 - v. Separate stumps from other yard waste. No single piece of a tree can exceed 50 lbs.
 - vi. If your yard waste stack exceeds five (5) feet in length and three (3) feet in height and width and/or contains cut tree trunks, you should contact Waste Pro at (772) 595-9390 to arrange for a special pick-up.
 - c. **Hazardous waste** must be brought to the St. Lucie Co. Baling and Recycling Facility for disposal. The following items are considered hazardous waste:
 - i. Automotive Fluids
 - ii. Lead Acid Batteries
 - iii. Household Chemicals
 - iv. Household Cleaners
 - v. Oil Based Paints
 - vi. Herbicides and Pesticides
 - d. Co-mingling of household and yard waste is not permitted.
9. Fishing. Fishing by residents is permitted in the Association lakes. However, fishing is only permitted from those common areas with direct access to the lake. Fishing is not permitted from those areas of the lake which adjoin a resident's home or from the golf course.
10. SIGNS. In addition to the normal street and traffic signs and Association compliance signs, the following signs are permitted:

a. For Sale or For Rent/Lease and Open House Signs

- 1) For Sale/Lease/Rent Signs. A maximum of two (2) signs will be permitted; one (1) sign in the front yard and one (1) sign in the back yard. Signs must relate only to the sale or rent/lease of that property on which it is located and must be at least five (5) feet back from roadway, lake, or golf course and at least fifteen (15) feet from any side yard property
- 2) Two (2) types of signs are permitted. (a) Signs mounted on a 5' high, 4" x 4" wood, aluminum, or vinyl post with a 36" arm or (b) Metal framed yard signs. Coroplast® or corrugated plastic signs are not permitted.
- 3) The sign shall be a maximum of twenty-four (24) inches wide by eighteen (18) inches high and limited to two (2) riders, four (4) inches in height and twenty-four (24) inches in length. The sign must read "For Sale", "Open House" or "For Rent or Lease" and only have the telephone number of either the Owner or the listing broker.
- 4) All signs must be removed from the property within forty-eight (48) hours of the sale or lease closing.
- 5) A maximum of two (2) Open House signs may be placed on the common areas only while open house is taking place. Open House signs may be placed on common areas just prior to the open house and must be removed immediately following the open house. No open house signs on common areas may remain for a period of time longer than 8 hours and cannot remain overnight.

b. Savanna Club Board Elections.

- 1) Candidate signs for Board of Director elections are permitted on resident golf carts only during the month in which the election is to be held and must be removed immediately following the election.
- 2) No candidate signs are permitted on individual lots or common property.

c. Security Signs

Residents may install on their lot a maximum of two (2) signs disclosing that it is protected by a security system. These signs will be placed in the front and rear of the home and at least five (5) feet back from roadway, lake, or golf course and at least fifteen (15) feet from any side yard property lines

11. Homeowners are responsible for maintaining their lawns so that the grass does not exceed three (3) inches in height at any time.
12. A maximum of three (3) reflectors are allowed in front of homes. These will be no more than two (2) feet in height and place one (1) foot back from roadway.
13. No Homeowner shall take or permit any action which is detrimental to the common area landscaping, which includes a shoreline perimeter or any body of water and other natural areas of Savanna Club.
14. Mailboxes will be changed/replaced by Association maintenance personnel only. However, residents are responsible for the general cleanliness of their mailbox.
15. Residents are prohibited from conducting private yard or garage sales within Savanna Club.
16. Harassment
 - a. Harassment is defined as the unwanted, unwelcome, or uninvited behavior that demeans, threatens, or offends the victim and results in a hostile environment for the victim. Harassing behavior may include, but is not limited to, epithets, derogatory comments or slurs and lewd propositions, assault, impeding or blocking movement, offensive touching or any physical interference with normal work or movement, and visual insults, such as derogatory posters or cartoons.
 - b. Residents, occupants, guests, and tenants shall not engage in any harassment, intimidation, or aggression either verbal or physical, directed at other residents, occupants, guests, or tenants or at association employees, agents, or vendors.

Savanna Club Homeowners' Association

Contractors
Section "J"

Rules and Regulations

Contractors

As used in this Section, "contractors" shall refer to any person or firm doing work in Savanna Club.

Residents are responsible for the contractors (construction, lawn service, etc.) they hire and should make them aware of these rules.

1. Contractors will observe all speed limits, caution signs, stop signs and posted traffic regulations must be observed.
2. Contractors shall not bring children or animals to the job site at anytime.
3. Contractors shall not be allowed to drive through the property after dark.
4. All contractors shall instruct their employees or subcontractors to conduct themselves in a proper manner while on Savanna Club property and to advise them of these contractor rules.
5. All contractor vehicles must park on the building site. Parking, dumping, etc. is not allowed on adjacent property without permission of the Owner or other authorized personnel. No contractor vehicles may block any driveway.
6. The building or work site and roadway in front of site is to be kept clean at all times. Contractor signs may not be placed on any resident's lot or the common property.
7. Overloading of contractor's trucks causing spillage is prohibited. Cleanup will be the responsibility of any violators. Costs incurred by the Association in cleaning up any spillage or damage of property will be assessed to the resident. No mechanical equipment, radios or any other equipment is to be used by a contractor in a manner that is offensive by means of sight, odor, or noise. No radios are to be played above conversational level. Offenders may be asked to leave Savanna Club.
8. Any contractor vehicle making excessive noise will not be permitted in the Savanna Club.
9. Contractors are not permitted to burn any material on the Savanna Club site or deposit trash anywhere within Savanna Club.
10. Except for emergencies, no contractor work is permitted on Sundays or the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
11. Any contractor work, including grass cutting, cannot begin before 8:00 AM and must stop at 6:00 PM.

12. Contractors will be permitted to go only to the area where they are contracted to work.
13. Wildlife will not be fed, harassed, or killed by contractors, except that poisonous snakes may be killed.
14. Contractor use of water or electricity from nearby homes without the owner's permission is prohibited.
16. Contractors should not possess and/or use non-prescription drugs and/or alcoholic beverages on the Savanna Club site.
17. Failure to abide by the foregoing contractor rules may result in the denial of working and/or driving privileges within Savanna Club.

Savanna Club Homeowners' Association

Pets & Wildlife
Section “K”

Rules and Regulations

PET RULES

All Savanna Club residents are permitted to enjoy the company of a pet. Further, the Fair Housing Act requires that the Savanna Club Homeowners' Association (SCHOA), herein referred to as the "Association", recognize and approve of Service and Emotional Support animals within the community when proper documentation is provided. However, while certain privileges are afforded these animals, they are still obligated to adhere to these Pet Rules unless otherwise noted.

Only domestic household pets (dogs, cats, caged birds, or fish) shall be permitted within Savanna Club and are subject to the following rules:

1. Dogs, while inside Savanna Club on Association property or resident lots, must be restrained by a leash or contained in a secure carrying device and must be accompanied by a responsible individual ("Attendant").
2. Resident owned cats shall not be allowed to roam freely within the community.
3. Attendants who walk a pet within the Association shall immediately remove any excreta left by the pet on the Common area or residential property. Waste will be placed in a secured container and disposed in a proper trash receptacle. Waste will not be discarded into the preserves or lakes and storm drains.
4. The right of any resident to keep a pet on their property may have that right revoked at the discretion of the Board of Directors should the pet create or become a nuisance. Nuisance behavior, as defined by St. Lucie County, is considered as any animal which:
 - a. Attacks passersby or passing vehicles without provocation.
 - b. Attacks any other animal.
 - c. Causes personal injury or property damage.
 - d. Repetitively barks, whines, howls, chirps, caws, or whistles for an extended period so as to disturb surrounding residents.
 - e. Is repeatedly not under restraint when outside a dwelling.
 - f. Causes an annoyance in the neighborhood by acts such as overturning garbage cans, defecating, or digging holes on any Association or private property.
5. In the event of 4.a - 4.d above, residents will first notify the St. Lucie County Animal Control and Sheriff prior to notifying the Association. The HOA will use

the reports from these jurisdictions to determine appropriate Association actions. Notify the Association directly if 4.e or 4.f is noted.

6. Residents are limited to a total of three (3) domestic household pets in any combination.
7. Residents within the unincorporated areas of St. Lucie County, which includes Savanna Club, are required to register their pets with St. Lucie County's Public Safety Department through participating veterinarian offices or the Humane Society of St. Lucie County.
8. All pet owners shall complete a Savanna Club Pet Registration Form for each dog or cat. The completed form along with a picture of the pet and proof of County registration and up to date vaccinations will be submitted to the Association within thirty (30) days of moving into Savanna Club or when a new pet is acquired. Residents who reside in Savanna Club less than six (6) months per year are exempt from the County registration requirement but are still required to register their pet(s) with the Association.
9. Pit Bulls or American Staffordshire Terriers, Akitas, Alaskan Malamutes, Chow Chows, Doberman Pinschers, German Shepherds, Huskies, Mastiffs, Presa Canarios, Rottweilers, and Wolf Hybrids, or their mixed breeds, are prohibited in Savanna Club. Should a question arise regarding the breed or composition of the breed, the dog will be examined by an Association selected veterinarian. Discernible features, as determined by the veterinarian, will be sufficient to confirm the mixed breed. All veterinarian fees will be paid by the pet owner, in advance of examination.

Liability insurance to protect against damage and injury caused by a dog(s) must be maintained for any Lot where a dog is kept or present.

10. Except for rules 7 and 8, all visiting guests with pets must also adhere to these Association Pet rules.
11. Pet runs are not allowed.

WILDLIFE

Wildlife will not be fed, harassed, injured, or killed by residents, guests, or lessees with the exception of poisonous snakes which may be killed. The Florida Fish and Wildlife Conservation Commission will issue violation and penalties, if notified of these practices.

**SAVANNA CLUB
HOMEOWNERS' ASSOCIATION, INC.**

PET REGISTRATION FORM

Please attach a photo of your pet with your name, address & pet's name on the back

Resident(s): _____ Date: _____

Address: _____

Type of Pet: Dog: _____ Cat: _____ Name: _____

Breed: _____ Color: _____ Weight: _____ Age: _____ Sex: _____

Neutered/Spayed: Yes: _____ No: _____

Service Animal: Yes: _____ No: _____

Comfort Animal: Yes: _____ No: _____

I/we understand that violating the Association Documents regarding pets, can lead to fines and the expulsion of my pet from the Association property.

Resident: _____
Signature Date

Resident: _____
Signature Date

Savanna Club Homeowners' Association

Inspection & Copying
Association Records
Section "L"

Rules and Regulations

INSPECTION AND COPYING OF ASSOCIATION RECORDS

1. RECORDS DEFINED

The official records available for inspection and copying are those designated by Florida Statutes (FS) 720.303(5), as amended from time to time.

2. PERSONS ENTITLED TO INSPECT OR COPY

Every Association Member or the authorized representative (hereinafter collectively referred to as "Member") of the Member, as designated in writing shall have the right to inspect or copy the official records pursuant to the Florida Statute and the following rules.

3. INSPECTION AND COPYING

- a. Inspecting or copying of records shall be limited to only those records specifically allowed by the Florida Statute.
- b. A Member desiring to inspect the Association's official records shall submit a written request, by Certified Mail, to the Association at 3492 Crabapple Drive, Port St. Lucie, Florida, 34952. The request must state with exactness the official records requested, including pertinent dates or time periods. The request must be sufficiently detailed as to allow the Association to retrieve the official records requested. The Association is under no obligation to retrieve any records requested that lacks specificity.
- c. No more than one (1) request for records inspection and/or copying may be submitted per calendar month.
- d. No more than one request for inspection and/or copying of the same record may be submitted in a sixty (60) day period.
- e. All inspection of records shall be conducted at the Association's office or at such other location designated by the Association. Member shall not remove original records from the inspection location. The original records shall not be altered.
- f. Records shall be made available for inspection by the Association on or before the tenth business day subsequent to receipt of the written request for inspection. This time frame may be extended by written request of the Member. The Association shall notify the Member either by telephone, in person, or in writing, that the records are available and shall attempt to make the records available at a mutually convenient time and date.

- g. Inspection shall be conducted between the hours of 8:30 a.m. and 4:30 p.m. on Tuesdays and Thursdays.
- h. If a Member desires to obtain a copy of any record, the Member shall identify the record desired during the inspection. The Association shall not be obligated to copy portions of records. The requested copies will be made available within a responsible time. Members may use their own portable device, i.e., smart phone, tablet, portable scanner, or other technology capable of scanning or taking photographs to make electronic copies, in lieu of the Association providing copies.
- i. Costs. The Association will print up to twenty-five (25) pages of records on its photocopy machine at a cost of twenty-five (25) cents per page. Any additional costs levied will be as stated in the Florida Statute. All payments will be made payable in cash or check at the time the copies are requested. The Association shall not be obligated to undertake the photocopying of any records until payment is received. Personal checks will not constitute payment until funds clear.

4. MANNER OF INSPECTION

- a. Members inspecting or requesting copies of records shall conduct themselves in a businesslike manner and shall not interfere with the operation of the Association office or the office where the records are otherwise inspected or copied. The Association may assign one staff person to assist in or supervise the inspection.
- b. The Association shall maintain a log detailing:
 - (1) The date of receipt of the written request for official records inspection.
 - (2) The name and address of the requesting Member.
 - (3) The requested documents.
 - (4) The date Member was notified of the availability of the records.
 - (5) The date the records were made available for inspection and/or copy.
 - (6) The date of actual inspection and/or copy.
 - (7) The signature of the Member acknowledging receipt of or access to the records prior to the inspection or receipt of copies.

5. REQUEST FOR ACCOUNTING

- a. Members may request a detailed accounting of any amounts they may owe to the Association related to parcel ownership.
- b. Members may only request an accounting once every ninety (90) days.
- c. All requests for an Accounting must be submitted in writing and sent Certified Mail to the Association Office, 3492 Crabapple Drive, Port Saint Lucie, Florida, 34952, clearly marked Request for Accounting.

Savanna Club Homeowners' Association

Recording of Meetings
Section "M"

Rules and Regulations

Recording of Meetings

1. Anyone wishing to record the proceedings of any SCHOA meeting shall provide twenty-four (24) hour written notice to the Board (SCHOA Manager) prior to such meeting.
2. All equipment shall be set up prior to the start of the meeting in a location that does not hinder the view of meeting participants and such equipment shall remain in the set-up position for the duration of the meeting, i.e., the person recording shall not move around the room. There shall be no distracting light or sounds.