

Paradise Moorings Homeowner's Association
Rules and Regulations (Amended May, 2023)

The goal and purpose of the Paradise Moorings Homeowner's association is to maintain the quality of the property and the lifestyle of the community. All members, and their tenants, have the responsibility to occupy, use and maintain their property in accordance with the documents of the community. These documents include the Declaration of Covenants, Restrictions and Easements for Paradise Moorings, the Architectural Review Board documents (including Paradise Moorings Design Standards dated December 2001, Rules and Regulations and any other documents approved by the Board of Directors which cover rules and regulations). The Declaration of Covenants, Conditions, Restrictions and Easements document is recorded with the Clay County Clerk of Circuit Court, Book 2148 and Page 0900 dated 1/24/2003.

For owners, these documents should have been provided to you by your closing agent. For tenants, it is the responsibility of the owner to provide a copy of these documents when signing a leasing agreement. These documents are also available on request from the management company.

Adherence to the requirements of these documents is required by all owners and any renters. Article V, Paragraph F(2e) and Article VI, B(5) of the Declaration give the Board of Directors the authority to impose fines for violations. The fines and processes for their application are contained in this document.

Included below is a summarized list of the Paradise Moorings Rules and Regulations; however, it cannot be considered as all inclusive. Refer to the C&R document for additional information.

RULES AND REGULATIONS

Antennas – required ARC approval
Artificial Vegetation – not allowed
Clotheslines – ARC approval, must be screened from view from street and adjacent lots
Driveways – all changes require ARC approval
Exterior Holiday Decorations – must be removed within 30 days after holiday
Fence, Hedge, Walls, Docks, Piers – required ARC approval
Fishing - Day Dock, Main Dock, homeowners from their own backyard only including adjacent community property. No fishing from Walking Bridge
Garage Doors Closed – closed unless in use
Garage/Yard Sales – Subject to Clay County Rules and community effort unless transferring ownership.
Grading – no changes in elevation of the property
Hazardous Materials – no hazardous or toxic materials, no polluting
Irrigation – underground irrigation systems required
Lawful Use – no improper or unlawful use of property and no commercial business use
Mailboxes – required ARC approval; standard mailbox and letters established
Maintenance – all property shall be neat, clean and attractive at all times
No Further Division – no subdividing property
Nuisances – no activity that is an annoyance or nuisance to neighbors permitted
Off-street Operation of Motor Vehicles – allowed on paved roads and driveways only
Open Air Burning – in controlled fire pits/containers per Clay County ordinances only
Parking – no overnight parking on roadways, amenities center overflow lot, or at the community boat ramp and dock. No vehicle may be parked in a manner that may block access to private property, community roads, boat ramp and dock. Vehicles will be towed at owner’s expense.
Pets and Animals – maximum of four (4) domestics allowed; no unreasonable noise; must be leashed
Picketing/Demonstrating – owner cannot ridicule or impugn the character of another owner
Recreational /Playground Equipment – required ARC approval
Rental Property – maintain property in accordance with Paradise Moorings standards, no sub leasing to other tenants, must provide copy of lease agreement to Paradise Moorings Management company with valid contact phone number and name of leasing agent as point of contact.
Signs/Billboards – no sign, advertisement, endorsement or notice allowed except uniform realtor signs. “For Sale” or “Lease” signs are subject to ARC approval.
Solar Energy Devices – required ARC approval and screened from view
Solid Waste – subject to Clay County collection schedule and no dumping on Community or vacant property
Temporary/Movable Structures – no sheds, trailers, mobile homes, tents
Trash Cans – closed containers must be hidden from view of adjoining neighbors

Utility Lines Underground – all lines underground; boxed above ground
Vehicular Restrictions – no repairing or overhauling vehicles; no oversized vehicles, boats, trailers, commercial vehicles, campers or motorhomes (on a limited basis may be on property a maximum of 3 days but must be in driveways, no parking in roads). RV's allowed 7 days for visiting guests but must be parked in driveway. Watercraft may be docked at shared community dock a maximum of 2 nights in a rolling 10-day period.
Water Conservation – limited irrigation during drought conditions as per County rules
Window A/C Units – no window units; all compressors screened from view
Window Coverings – exterior appearance of window must be neutral color

Paradise Moorings Homeowner's Association

Board Policy

Subject: Compliance Committee

1. The Paradise Moorings Homeowner's Association Compliance Committee (the "Committee") is appointed by the Paradise Moorings Homeowner's Association Board of Directors.
2. The Committee is generally responsible for determining if the fine is to be assessed to lot owners resulting from any uncorrected violation(s) after meeting with the homeowner.
3. All properties on a given meeting's agenda will be visually inspected by the Committee prior to the meeting being called to order. The method determined for this inspection will be at the discretion of the Committee.
4. The Bylaws of Paradise Moorings Homeowner's Association specifies that the Board will appoint Committees.
5. Florida Statute 720.305 – allows the Board to appoint a committee of at least three members who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee.
6. The Board has chosen to appoint no less than three and no more than five Compliance Committee members.
7. The Committee will report to the Board and its members shall serve at the pleasure of the Board. Failure to attend three consecutive meetings will be reason for immediate removal by the Board. Notwithstanding, the Committee shall act as an independent body in the pursuance of its responsibilities.
8. The Committee shall provide the Board any information it requests relating to its activities. The Committee shall prepare minutes of all called meetings it conducts and provide copies to the Board. The provisions of any and all decisions made by the Committee relating to its enforcement responsibilities shall be provided in writing to the offending lot owner.
9. The Committee will meet as needed. A majority of the Committee members shall constitute a quorum to conduct Committee business. Any vote before the Committee must attain a majority of those present for passage.
10. All Committee members must be in good standing with the Paradise Moorings Homeowners Association.

Remedies for Violations

In addition to all other remedies, and to the maximum extent allowed by law, a fine or fines may be imposed upon an owner for failure of an owner, his family, guests, lessees, invitees or employees, to comply with any covenant or restriction herein contained; or rule of the Association, provided the following procedures are adhered to:

- a) For the initial violation of any covenant, restriction or rule of the Association, the Association shall issue a friendly reminder to the owner of the alleged infraction in writing requesting the violation be corrected on receipt of the Notice of Violation.
- b) Should an owner remain in non-compliance of the same violation during the following inspection, the Association shall send a second notice to the owner of the alleged infraction in writing requesting the violation be corrected.
- c) Should an owner remain in non-compliance of the same violation during the follow-on third inspection, the Association shall provide the owner with a certified mail notice of its Intent to Impose a Fine for such violation. Included in the notice shall be the date and time of a meeting of a committee appointed by the Board (the "Compliance Committee") at which time the owner shall present argument, if the owner chooses, as to why a fine should not be imposed. At least fourteen (14) days prior notice of such meeting shall be given. Regardless of the final disposition of the violation by the Compliance Committee, the owner will be responsible for the cost of postage and associated cost of letters/documents.
- d) At the meeting, the alleged infractions shall be presented to the Compliance Committee, after which the Committee shall receive evidence and hear arguments as to why a fine should not be imposed. At the meeting, the owner shall have the right to be represented by counsel and to cross-examine witnesses. A written decision of the Compliance Committee shall be submitted to the owner not later than fourteen (14) days after the Board meeting.
- e) The Compliance Committee, by majority vote, may impose a fine not to exceed the maximum amount allowed by law.
- f) A fine may be levied by the board for each day of a continuing violation, with a single notice and opportunity for hearing, except the fine may not exceed the aggregate amount allowed by law.
- g) Fines shall be paid not later than the next Homeowners Association assessment after notice of the imposition or assessment thereof.
- h) All monies received from fines shall be allocated as directed by the Board to the general operating fund.
- i) The imposition of fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association and/or owner may be otherwise legally entitled; provided, however, any fine paid by an offending owner shall be deducted from or offset against any damages which may be otherwise recoverable from such owner.

Resolution of Violations

Any resident (owner and/or tenant) breaking these Rules and Regulations will receive a violation letter from the Owner’s Association. Each violator is responsible for correcting the violation as stated in the letter.

Fines up to \$100 per day may be imposed for failure to comply with the Rules and Regulations of the Paradise Moorings Covenants, Conditions, Restrictions and Easements for Paradise Moorings document, the Architectural Review Board documents, and any other documents approved by the Board of Directors which cover rules and regulations.

The adopted Violation Procedure is as follows:

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| 1st Notice Letter | Notice to correct the problem |
| 2nd Letter, same matter | 2nd Notice to correct the problem |
| 3rd Letter, same matter | Notice of Intent to Impose Fine shall be mailed or hand delivered. |

As defined by Florida law, Notice of Intent to Impose Fine letter allows the property owner 14 days from the receipt of the Notice to attend a hearing before the Compliance Committee to dispute the fine violation. (The Compliance Committee consists of at least three members who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director or employee.) Should the property owner accept the violation as stated, or the property owner does not attend the hearing, the fine is charged to the property owner on the 15th day after the notice is received and continues to be charged daily until it is paid or reaches an aggregate of \$1000.00. The Compliance Committee determines whether the fine for the violation is charged or dismissed. If the Compliance Committee votes to dismiss, no further action is taken. If the Compliance Committee votes to uphold the fine, the fine will be enacted the day following the decision and will be charged daily until it is paid or reaches an aggregate of \$1,000.

The Table below provides information for typical violations and the minimum fine amount:

Schedule of Fining Fees		Minimum Fine
a.	Antennas (satellite dish) – required ARC approval for location and screened from view	\$25
b.	Artificial Vegetation - no artificial grass, plants, flowers	\$25
c.	Driveways – all changes require ARC approval	\$100
d.	Exterior Holiday Decorations – must be removed within 30 days after the holiday	\$25
e.	Fence, Hedge, Walls, Docks, Piers – required ARC approval	\$50
f.	Grading – no changes in elevation of the property without ARC approval	\$100
g.	Hazardous Materials – no hazardous or toxic materials, no polluting	\$50
h.	Irrigation – underground irrigation systems are required	\$25
i.	Lawful Use – no improper or unlawful use of the property	\$50
j.	Mailboxes – required approval for new construction, standard mailbox and numbers required	\$25
k.	Maintenance – all property shall be neat, clean and attractive at all times	\$50
l.	Nuisances – no activity that is an annoyance or nuisance to neighbors is permitted	\$50
m.	Off-street Operation of Motor Vehicles – allowed on paved roadways and driveways only	\$25
n.	Parking – no overnight in Road or designated parking areas	\$25
o.	Pets and Animals – max of four (4) domestics allowed; no unreasonable noise; must be leashed	\$50
p.	Picketing/Demonstrating – owner cannot ridicule or impugn the character or another owner	\$25
q.	Recreational/Playground Equipment – required ARC approval	\$50
r.	Signs/Billboards – no sign, advertisement, endorsement or notice allowed except uniform realtor signs “For Sale” or “Lease” signs subject to ARC approval	\$25
s.	Solar Energy Devices – required ARC approval and screened from view	\$50
t.	Solid Waste – subject to Clay County collection (water heaters/grills/bulk items)	\$50
u.	Temporary/Movable Structures – no sheds, trailers, mobile homes, tents	\$50
v.	Trash Cans/Recycle Bins – closed containers must be hidden from view of adjoining neighbors	\$25
w.	Vehicular Restrictions – no repairing or overhauling vehicles; no oversized vehicles, boats, trailers, commercial vehicles, campers or motorhomes (on a limited basis may be on property a maximum of 3 days but must be in driveways, no parking in roads). RV’s allowed 7 days for visiting guests but must be parked in driveway. Watercraft may be docked at shared community dock a maximum of 2 nights in a rolling 10-day period.	\$100
x.	Window A/C Units, Fans – no window units; all compressors screened from view	\$50
y.	Window Coverings – exterior appearance of window must be neutral color/natural wood tone	\$25
z.	All other violations – not specifically listed in schedule of fining fees	\$25

Note: Fines can be up to \$100 per day to a maximum of \$1,000 per Florida law

Paradise Moorings Homeowner's Association

Record of Amendments – May 2023

Goal and Purpose Statement: *Change from* “These documents are also available in the Owners Association Newsletter.” ***to*** “These documents are also available on request from the management company.”

Goal and Purpose Statement: *Add for clarification to Para 3* “Adherence to the requirements of these documents is required by all owners and any renters.”

Rules and Regulations: *Update for clarification* to display in alphabetical order

Rules and Regulations: *Update* All references to ARB (Architectural Review Board) to reflect ARC (Architectural Review Committee).

Rules and Regulations, Garage/Yard Sales: *Change from* “community effort unless unit is transferring ownership” ***to*** “Subject to Clay County Rules and community effort unless transferring ownership.”

Rules and Regulations, Parking: *Change from* “no overnight parking on roadways, no overnight parking in amenities center overflow parking lot. Vehicles will be towed at owner’s expense.” ***to*** “no overnight parking on roadways, amenities center overflow lot, or at the community boat ramp and dock. No vehicle may be parked in a manner that may block access to private property, community roads, boat ramp and dock. Vehicles will be towed at owner’s expense.”

Rules and Regulations, Vehicular Restrictions: *Add* “Watercraft may be docked at shared community dock a maximum of 2 nights in a rolling 10-day period.”

Remedies for Violations: (a) *Change from* “...requesting the violation be corrected immediately within seven (7) days or less on receipt of the Notice of violation. The number of days is dependent upon the violation.” ***to*** “... requesting the violation be corrected on receipt of the Notice of Violation.”

Remedies for Violations: (b) *Change from* “...requesting the violation be corrected immediately within seven (7) days or less on receipt of the Notice of violation. The number of days is dependent upon the violation.” ***to*** “... requesting the violation be corrected.

Remedies for Violations: (f) *Change for clarification from* “Should an owner chronically violate a particular covenant, restriction or rule of the Association, the Compliance Committee, at their discretion, may direct the imposition of an immediate fine commensurate with the violation for each recurrence of the same violation up to the state maximum over a period of sixty (60) days since the resolution of the initial violation.” ***to*** “A fine may be levied by the board for each day of a continuing violation, with a single notice and opportunity for hearing, except the fine may not exceed the aggregate amount allowed by law.”

Resolution of Violations, 1st Notice Letter: *Change from* “7 days or less to correct the problem” ***to*** “Notice to correct the problem”

Resolution of Violations, 2nd Letter: *Change from* "7 days or less to correct the problem" **to** "2nd Notice to correct the problem"

Resolution of Violations, 3rd Letter: *Delete* "(approximately 30 days from first letter to next Board Meeting)"

Schedule of Fining Fees: *Update* All references to ARB (Architectural Review Board) updated to reflect ARC (Architectural Review Committee).

Schedule of Fining Fees: *Remove* Correction Timeline

Schedule of Fining Fees: (y) Vehicular Restrictions: *Add* "Watercraft may be docked at shared community dock a maximum of 2 nights in a rolling 10-day period." And, fine adjusted from \$25 to \$100 per day.

Signature Page: *Correction to signature page on the Paradise Moorings Rules and Regulations document* recorded with the Clay Country Clerk of Court on 8/23/2021 Book 4499 Page 410 (CFN # 2021052498).

**Paradise Moorings Homeowner's Association
Rules and Regulations and Fining Procedures**

May 2023, Amendments approved by the Paradise Moorings HOA Board at the 05/21/2023 meeting and documented in the meeting minutes accordingly.

Board Members' Signatures:

Signature: 

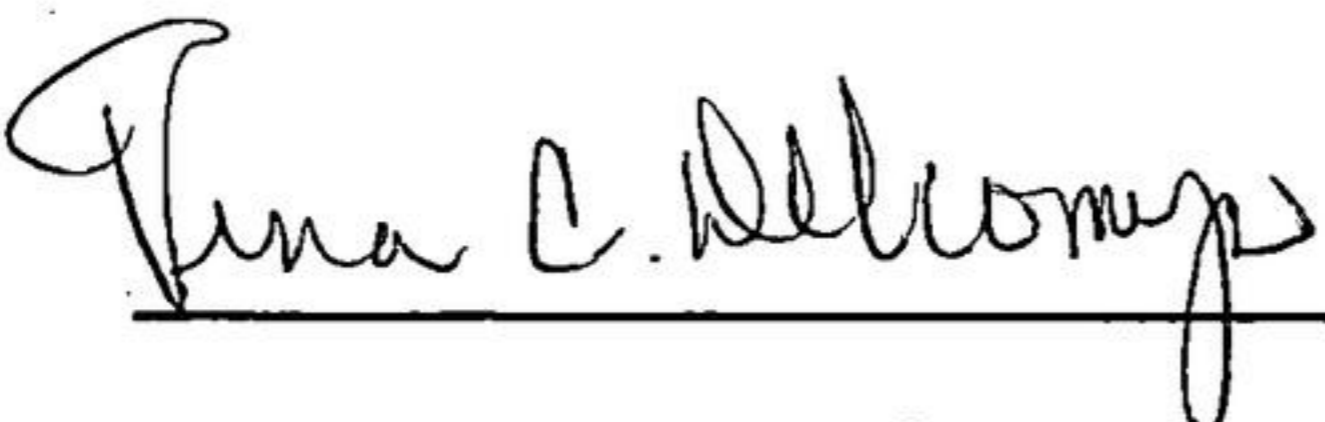
Print Name: Dale Hansen

Signature: 

Print Name: Jason Beasley

Signature: 

Print Name: JERE BOZE

Witness: 

Print Name: Vina C. Delcomyn

Date: May 22, 2023