

EXHIBIT "A"

THE COVE AT LOGGERHEAD MARINA ASSOCIATION, INC.

RULES

1. Fining

- 1.1. The Board of Directors (the "**Board**") may levy (i.e., establish a fine against an alleged violator) a reasonable fine not to exceed \$100 per day for a violation and not to exceed \$1,000 total for a continuing violation. If there are multiple violations, each violation is fined separately.
- 1.2. The fine levied by the Board may not be imposed (i.e., enforced), unless the Board first provides at least 14 days' notice to the owner, tenant, occupant, or invitee of the owner, describing the fine to be imposed and the alleged violation of a covenant or restriction in the Declaration of Protective Covenants, Restrictions and Easements for The Cove at Loggerhead Marina (the "**Declaration**") or any rule adopted by the Board and also providing an opportunity for the violator to be heard before a committee (described below).
- 1.3. The hearing shall be before a committee of at least three members of the Rules and Regulations Committee approved by the Board (the "**Compliance Committee**") who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother or sister of an officer, directors or employee.
- 1.4. The Compliance Committee has the sole obligation of determining whether to confirm or reject the fine levied by the Board.
- 1.5. If the Compliance Committee rejects the fine by a majority vote, the fine cannot be imposed. If the Compliance Committee confirms the fine by a majority vote, the payment is due 5 days after the date of the Compliance Committee hearing.
- 1.6. The Association must provide written notice of the fine by mail or hand delivery.
- 1.7. A fine less than \$1,000 cannot become a lien against the property.
- 1.8. The following provisions augment and clarify the foregoing rules which are consistent with Florida Statute Sec. 720.305;
 - 1.8.1. Before the Board levies a fine, as set forth in Sec. 1.1 above, a courtesy letter may be sent to the owner, tenant, occupant or invitee of the owner stating the details of the violation, citing the specific covenant or rule, asking the violator to correct the violation within 5 days of receipt of the letter. If the violation is corrected within the 5 days, the matter is concluded forthwith. The violator must provide proof to the Board that the violation has been corrected. A photo with an attached letter signed by the violator that the violation has been corrected shall be sent by email or hand delivery to the Board members within 5 days after the violator's receipt of the courtesy letter as set forth in this paragraph. Should the violator correct the violation in this manner and then repeats the same violation, it is not necessary for the Board to send a second courtesy letter but instead, the Board shall levy a fine for the second violation.
 - 1.8.2. All notices sent by the Board or Compliance Committee shall be either by hand delivery or certified mail return receipt requested. If the Board has the email address for the violator, the notice may be sent by email since many residents reside in the community part time.
 - 1.8.3. Fines are set at \$100 per day.
 - 1.8.4. Fines, once levied, are not stayed if the violator requests a hearing before the Compliance Committee.

1.8.5. Florida Statute 720.305 supersedes any contrary language contained in the Declaration or any rules adopted by the Board

1.8.6. The foregoing does not apply to any rules that may be adopted by the Board concerning parking violations as any parking rules shall include specific enforcement provisions.

2. Vehicle Registration

- 2.1. All Owners, for themselves and their tenants (hereinafter sometimes referred to together as "Residents") shall promptly complete and submit to the Association a vehicle registration, in the form approved by the Board of Directors (the "Parking Registration"), for each vehicle currently owned, leased or kept on the Property, and shall promptly update such forms whenever another vehicle is subsequently acquired or a previously-registered vehicle is disposed of.
- 2.2. Parking Registration shall be separate and apart from any vehicle registration submitted to the Association's management company in connection with receiving gate security devices.
- 2.3. All initially disseminated Parking Registrations must be completed and received by the Association on or before September 1, 2019.
- 2.4. An Owner's failure to timely and truthfully complete and submit a Parking Registration for each vehicle currently kept on the Property and for any vehicle subsequently acquired shall constitute a rule violation that is subject to enforcement in accordance with Florida law and the Association's rules.

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3. Parking, Resident Parking Spaces, Guest Parking Spaces

3.1 Of the 35 striped parking spaces within the Property that are not designated as Exclusive Marina Parking Area and Additional Marina Parking Area (both described in the Loggerhead Marina Declaration), a total of 6 spaces shall be designated "Visitor Parking Spaces" and shall be for the exclusive use of guests and invitees (i.e., those who are not Owners, residents or tenants). Visitor Parking Spaces shall be labeled in paint on bumper stops and pavement.

3.2 Residents may not park in Visitor Parking Spaces.

3.3 In order to monitor proper use of the Visitor Parking Spaces, one Visitor Parking card will be issued to each Home in the community whose Owner or tenant has registered his/her vehicle(s) and received a parking sticker. The guest must display the Visitor Parking card on the dashboard while parking in the community. The Visitor Parking Card will show the address of the host party.

3.4 Except as specifically authorized in this subsection, street parking is prohibited. The foregoing, however, shall not: (i) prohibit routine deliveries by tradesmen or the parking of trucks or commercial vans while making service calls and short term visits; (ii) apply to a situation where a vehicle becomes disabled and, as a result of an emergency, is required to be parked within the Property until it can be towed away.

4. Leashes. As currently provided in Article 9.2.10 of the Declaration, while on the Common Area, all dogs must be on a leash when outside the Home.

4.1 The person accompanying a dog must be in complete control of the dog at all times, with the leash held securely, and

4.2 Leashes may be no longer than six (6) feet.

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5. Items placed in Common Areas and Areas Maintained by the HOA.

- 5.1 The paved areas in the front and back of all Lots and shelled areas next to the front and back paved areas are to be kept neat, free of debris or deteriorated decorations/furniture or dead potted plants; these items must be removed or replaced by the Unit Owner at their own expense. **No potted plants or decorations of any kind will be allowed in the Common Area without written approval by the Board of Directors.** No plants can be planted in the Common Areas without written approval by the Board of Directors. No unattended lines, cords/extension cords shall be allowed to cross the sidewalk in front or behind the home. No alteration of any kind shall be made to the common area, areas maintained by the HOA or Patio without written approval of the Board of Directors. **Any personal items put in the Common Area, including but not limited to pavers, solar lighting, yard decorations and statues are the sole responsibility of the homeowner/tenant and the HOA shall not be held responsible for any missing or damaged items due to maintenance, weather, theft or by any other means.** Common Area for the purposes of this rule only shall be defined to exclude patio extensions that are approved by the Architectural Control Committee.
- 5.2 No personal items of any kind; including but not limited to, potted plants, signs, banners, flags, plants of any kind, decorations or statues shall be placed in any area maintained by the HOA without the prior written approval of the Board of Directors.
- 5.3 The Board of Directors shall have the discretion to delegate to the Architectural Control Committee the authority to issue the written consents referred to in part 5.1 and 5.2 herein. The Board of Directors may at its discretion from time to time delegate to the Architectural Control Committee the responsibility to establish guidelines for which items may be placed in the Common Areas and the areas maintained by the HOA.
- 5.4 Notwithstanding part 5.1 herein, Unit owners may place decorative lights on the Palm Trees during the Christmas Holidays during the period between Thanksgiving and January 10th of each holiday season. However, electrical cords must be taped, secured or otherwise covered when placed across a sidewalk in a manner which could not result in a tripping or electrical hazard.
- 5.5 A list of approved plants that can be planted in the community will be posted on the website and the list of allowable plants will be maintained by the Architectural Control Committee . Potted Plants must be in decorative pots, rather than plastic garden/nursery pots. No plants that create a vine can be allowed to attach to the walls of a building, grow on the ground and must be at least two feet away from plants planted or maintained by the HOA. No plants poisonous to the touch or plants with stickers, thorns or spikes may be planted or placed near any walkway. The Architectural Control Committee shall issue guidelines regarding the presence and storage of water hoses.

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Whereas the Board of Directors wishes to amend Rule 5 passed September 29, 2020 as follows:

Delete:

~~5.4 Notwithstanding part 5.1 herein, Unit owners may place decorative lights on the Palm Trees during the Christmas Holidays during the period between Thanksgiving and January 10th of each holiday season. However, electrical cords must be taped, secured or otherwise covered when placed across a sidewalk in a manner which could not result in a tripping or electrical hazard~~

Add:

5.4 Notwithstanding part 5.1 herein, Unit owners and their lawful tenants may place decorative lights on the Palm Trees, entry ways, shrubs and railings during the Christmas & festival/religious holidays time to include the period between the day before Thanksgiving and January 10th of each holiday season. However, electrical cords must be taped, secured or otherwise covered when placed across a sidewalk in a manner which could not result in a tripping or electrical hazard.

Whereas the Board of Directors hereby passes the following Rule 6:

6. Parking Enforcement and Use of Visitor Spots

6.1 Pursuant to Rule 3, Residents may only park in the 29 striped parking spaces (hereinafter referred to as "Resident Spots") within the Property that are not designated as Exclusive Marina Parking Area, Additional Marina Parking Area and Visitor Parking Spaces. In order to park a vehicle in a Resident Spot a vehicle must be registered and display a parking sticker in a form approved of and distributed by or on behalf of the Board of Directors. Subject to 6.2, visitors may park in Resident Spots with a valid Visitor Parking Card or other valid Visitor Registration used from time to time by the Board of Directors. Nobody may park in or on any common area other than as permitted by Rules 3 and 6.

6.2 Visitor Parking Spaces are reserved for short term visitor parking only. Short term is defined as a visitor staying with a resident for a period of 3 consecutive days. After parking in any visitor spot for a period greater than 3 consecutive days, a visitor shall thereafter park in a Resident Spot utilizing the Visitor Parking Card or other valid Visitor Registration. Once a short term visitor becomes a long term visitor he or she may not later become a short term visitor.

- 6.3 A Resident, Visitor or any other person who parks a vehicle on the Property contrary to the provisions set out in Rules 2, 3 or 6 shall be subject to a fine levied in accordance with these Rules and Florida Law or towing in accordance with the Pinellas County Towing Ordinance.
- 6.4 It is understood by the Board of Directors and the Community that Towing shall be a last resort and shall only be implemented in those rare cases where fines are not effective to address a parking violation. A Resident with a valid registration sticker or person using a valid Visitor Parking Pass shall not be towed unless such Resident or Visitor has first been fined the maximum amount allowable under these Rules for a particular offense and the offense continues notwithstanding the fines levied.
- 6.5 Fines for parking violations shall be set at \$50.00 dollars per day per offense up to a maximum of \$500.00 dollars for each individual continuing offense." Residents may be fined for parking violations committed by their Visitors.
- 6.6 By way of illustration only, some of the situations that may give rise to towing include, but are not limited to, a Resident continuing a particular offense after exceeding the maximum fine amount for a particular offense, a car parked in a common area without a registration sticker and a car parked in Visitor Parking Spot without a Visitor Parking Card or other valid Visitor Registration. Parking violations by their nature are extremely fluid and therefore the notice provisions in Rule 1 are not applicable to parking violations. The Board of Directors may opt to give a notice of violation in lieu of a fine but is not required to do so prior to levying a fine. Notice prior to towing shall be given in accordance with all government regulations that govern towing in Pinellas County.
- 6.7 Notice prior to towing shall be given in accordance with all government regulations that govern towing in Pinellas County. Prior to towing, notice shall be given to violators in accordance with Pinellas County Towing Ordinance and/or as required by any agreement between the Community and a towing operator.
- 6.8 The Board of Directors may at its discretion rely upon its management company or third party vendors to monitor and enforce compliance with these Parking Rules.

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7.0 Rules Respecting Satellite Dishes, Antennas and Aerials

Whereas 9.2.7 of the Declaration of Protective Covenants, Restrictions and Easements for the Cove at Loggerhead Marina permits Satellite Dishes to be installed by Residents that meet certain specifications as set out therein without written Permission of the Association.

And Whereas 9.2.7 of the Declaration of Protective Covenants, Restrictions and Easements for the Cove at Loggerhead Marina empowers the Association to adopt rules governing the types of antenna, restrictions relating to safety, location and maintenance of antenna. The Association may also adopt and enforce reasonable rules limiting installation of permissible dishes or antennas to certain specified locations, not visible from the street or neighboring properties, and integrated with the Property and surrounding landscape, to the extent that reception of an acceptable signal would not be unlawfully impaired by such rules and provided that the cost of complying with such rules would not unreasonably increase the cost of installation of permissible dishes and antenna.

The Board of Directors hereby passes the following rules:

- 7.1 No permissible dish, Satellite Dish or antenna shall be installed on the front or roof of any unit. No permissible dish, Satellite Dish or antenna shall be visible from the street or neighboring properties, and shall be integrated with the Property and surrounding landscape, to the extent that reception of an acceptable signal would not be unlawfully impaired by this rule and provided that the cost of complying with this rule would not unreasonably increase the cost of installation of permissible dishes, Satellite Dishes and antennas.
- 7.2 To ensure safety and compliance with the law, any permissible dish, Satellite Dish or antenna shall be installed by a Florida licensed TV Antenna and Satellite Dish Contractor holding the necessary licence for the installation in question. The Association is entitled to satisfactory proof that any permissible dish, Satellite Dish or antenna has been installed by a person holding the applicable Florida license.
- 7.3 In order to ensure compliance with rules 7.1 and 7.2, anyone wishing to install a permissible dish, Satellite Dish or antenna at the Cove at Loggerhead Marina shall first submit an application to the Architectural Control Committee outlining the proposed location of the permissible dish, Satellite Dish or antenna together with a copy of the installation contract. The Architectural Control Committee shall review the application and work with the applicant to ensure that the provisions and spirit of Rules 7.1, 7.2 and Covenant Restriction 9.2.7 are complied with.

8.0 Rules Regarding Trailer Hitches and Parking.

- 8.1 Nobody shall park a vehicle in such a way that allows a trailer hitch or any other portion of the vehicle, its attachments or any of the contents of the vehicle to protrude onto or over a sidewalk.

HOLIDAY DECORATIONS AND LIGHTING

Holiday decorations may be placed upon the exterior portions of townhomes for the following holidays:

- St. Patrick's Day
- Easter
- 4th of July
- Halloween
- Thanksgiving
- Christmas/Hanukah/Kwanza/New Year's (collectively, "Christmas")

Except for Halloween and Christmas, holiday decorations can be displayed no earlier than five (5) days before said holiday and removed no later than two (2) days after said holiday.

Halloween decorations can be displayed beginning October 15 and must be removed no later than November 2.

Christmas decorations and lighting on palm trees that are directly in front/behind of a townhome are permitted from the day after Thanksgiving to the 10th of January. When installing lighting in or on palm trees, no nails or other metal fasteners that penetrate the tree can be used.

Lighting must not be too bright or strobe. Sounds or music must not be loud enough to bother neighbors.

Decorations and lighting cannot hinder the landscaping company's ability to maintain grounds.

Electrical/extension cords must be securely fastened down over the width of the sidewalk with duct or other tape to avoid any possible tripping hazard.

Displays may not limit access to or use of common areas.

Decorations can only be attached to the exterior of your townhome using 'non-damaging command strips' along the wood trim of garage doors and front entrance canopy, as well as using the existing storm shutter mounts on the upper levels. You cannot use, including but not limited to: screws, bolts, nails, liquid glues/tapes, as those will damage the exterior sidings/wood frames, etc. Damage caused by the homeowner will be repaired at the homeowner's expense.

Inflatables are prohibited in common areas.

All exterior lights and sound must be turned off between 11:00 p.m. and 7 a.m.

Holiday decorations must not be in any way offensive or inappropriate.

At the cost to the owner, the HOA reserves the right to remove all decorations and lighting that is left after the date allowed.

Rule shall become effective February 28, 2022

Rule #9 ACC Design and Landscape parameters.

Based upon 7.2.2 of the Declarations, any construction, alterations or additions are to a portion of the Improvements (defined in 1.23 and includes landscaping or buildings and sprinkler pipes), the approval is subject to the approval by the Board.

To provide guidance for homeowners and the ACC, regarding to the board conditions and standards regarding such changes defined in 7.2.2, the board wishes to provide some guidelines to assist in planning and approvals of proposed ACC applications. It is the goal of the Board to maintain a consistent look across the community and maintain the lush tropical landscape. It is not the Board's intent with this rule to dispense with any review or approval authority of the HOA, which remains comprehensive in nature for all common areas.

These policies are new, and some homeowners have received approvals that are contrary to these guidelines. The board acknowledges those approvals will be grandfathered and will not be required for homeowners to pay to change those approved modifications or alterations. However, the board does not give up its rights to reverse any of those changes at the expense of the HOA, should future board plans, rules or initiatives so dictate the changes.

Landscaping Guidelines:

1. If a homeowner removes or damages a plant in the community for any reason, the homeowner will be fined \$100 per plant and, additionally, the homeowner will be charged according to the schedule included herein to reimburse the HOA for the plant(s) loss.
2. If any ACC remodel is requested where a tree or other plants are removed, the homeowner will be charged according to the schedule included herein to reimburse the HOA for the plant(s) loss.
3. The only exception to the scheduled charges for the removal of landscaping is for small shrubs only (Trees and Large Bushes are not eligible for this exception), is if the replacement of the plant(s) is done as a part of an ACC approved Patio Extension and is being done by an ACC verified licensed and insured contractor and the installation of the replacement plants are performed in the area behind the home where the Patio Extension work is approved.
4. If any work is begun by the homeowner or their Contractor prior to the final approval of an ACC Application, including final agreement to any conditions placed on the ACC approval, a \$100 fine will be charged the Homeowner and any conditions of the approval will be immediately assumed to be accepted and must be implemented as a part of the completed ACC Application.

5. Scheduled Charges for Plant Removal.

| <u>Plant</u> | <u>Flat Fee for Removal</u> |
|---------------------------------|-----------------------------|
| Tree (10' or greater) | \$2000 |
| Large Bush/Small Tree (6' -10') | \$1500 |
| Shrubs (4'-6') | \$750 |
| Small Shrubs (Less than 4') | \$200 |

Patio Extension Guidelines:

1. All Pavers must be the identical style and match those originally installed by the Developer. The Paver color is 4x8 KnightsBridge by Oldcastle.
2. All blocks that build up Patio Extension walls must be of a color that matches the Pavers and coordinate with community. The Block color is KnightsBridge by Oldcastle.
3. Small Washed Shells will be used for ground cover for all extensions. The washed shells are ½ inch and can be found at Carroll Building Supply. No other materials, such as stone is allowed. There have been some of these installed around the community. The Board may choose to reverse those installations in the future at its expense when a community wide shell refresh is undertaken.

Awnings:

1. ACC applications for Retractable Awnings are required.
2. Awnings must be installed by an insured professional contractor.
3. Awning must be installed 6" above the overhang opening. More or less than 6 inches is prohibited.
4. The Awnings must be of a common color, based upon the color of your building. The casing for the retractable awning must be white. A straight valance style is approved, no wavy or scalloped is allowed. If your home's elevation is:
 - a. Exterior Color Package 1, with SW 7692 Cupola Yellow (Gold), the awning should be the fabric color of Sunbrella Shade Toast.
 - b. Exterior Color Package 2, with SW 7668 March Wind (Grey), the awning should be the fabric color Sunbrella Shade Silica Gravel.
5. Should the building require repair or repainting, the homeowner will be responsible for removing and reinstalling the Awning. This includes repairing any stucco damage or anchor holes upon its removal.

Garage Screens:

1. These are not allowed at this time.