

**RULES AND REGULATIONS OF
THE COVE AT LOGGERHEAD MARINA ASSOCIATION, INC.**

RULES ABOUT PARKING AND VEHICLES

REGISTRATION

1. Everyone (owner or resident) who lives at Loggerhead must register all their vehicles (owned, leased) that they plan to bring into Loggerhead. Vehicle registration under this rule is in addition to vehicle registration for a gate pass.
2. The registration form is available on the Loggerhead website.
3. A vehicle must be registered within seven (7) days after being brought into Loggerhead.
4. Upon registration, a sticker will be issued for each registered vehicle.
5. Stickers must be permanently affixed to the vehicle rear (not passenger) window in the lower left corner in a location that is clearly visible from three (3) feet. If a vehicle has no rear window, the sticker may be affixed to the rear, left portion of vehicle body.
6. When a registered vehicle is sold, the sticker should be removed, and that information reported to the Loggerhead management company.
7. When a new license tag is issued to a registered vehicle, that information must be reported to the Loggerhead management company so that the registration can be updated.

VISITOR PARKING SPACES, VISITOR CARDS

1. Seven (7) parking spaces throughout Loggerhead have been marked on the pavement as “COVE VISITOR” or “COVE VISITOR PARKING.” These spaces (the “Visitor Spots”) are to be used exclusively for short-term visitors (service providers and guests).
2. No resident may park in a Visitor Spot.
3. Except for commercial vehicles, a vehicle must show it is properly in a Visitor Spot by clearly displaying a visitor pass that is issued to each address in Loggerhead. “Clearly displayed” means putting the card in the center of the dashboard in a way that the host’s address is easily seen from the outside of the vehicle.

[NOTE: As of June 2021, currently-valid visitor cards are aqua and have an expiration date of 12/31/20. Loggerhead owners and residents will be notified when replacement visitor cards will be issued).

4. A vehicle may not be parked in a single Visitor Spot for more than three (3) consecutive days, after which, the vehicle must be moved to a parking spot that is not a

Visitor Spot. The visitor card must still be properly displayed. For purposes of this rule and as an example only, the 3-day period would be calculated as follows: If a vehicle arrives in a Visitor Spot at any time on Monday, it must be out of the Visitor Spot by midnight Wednesday.

5. Each address is entitled to ONE visitor card, but a single replacement may be issued if the original visitor card is lost, discarded or not received from the prior owner.

6. The following vehicles are subject to towing from a Visitor Spot without notice:

--Vehicles (other than clearly-identified commercial vehicles) that do not display a current visitor card.

--Vehicles belonging to owners (whether displaying registration stickers or not)

STREET PARKING

1. Except as specifically authorized below, street parking is prohibited.

2. The following street parking is allowed: (i) routine deliveries by tradesmen or the parking of trucks or commercial vans while making services calls and short-term visits of less than fifteen (15) minutes, (ii) service providers who are not in commercially-marked vehicles who clearly display the address where service is being provided and a phone number to use if the vehicle must be moved, and (iii) personal short-time visits of less than fifteen minutes.

PARKING IN GARAGES AND IN NON-VISITOR SPOTS

1. If the residents of an address own two or fewer vehicles, both must be parked inside the garage. In accordance with the Declaration of Protective Covenants, Restrictions and Easements for The Cove at Loggerhead Marina (the "Declaration"), garage space must not be converted to storage or recreation space and shall be kept available for parking.

2. The only vehicles that can be parked in non-Visitor Spots are (i) vehicles displaying valid visitor cards, (ii) oversized vehicles that cannot be parked inside a garage with a non-oversized vehicle (subject to visual confirmation by the Board) and display a special identification, such as a mirror hang tag ("Hang Tag"), and (iii) vehicles that display a Hang Tag that is issued solely to residences having more than two passenger vehicles (not including mopeds, motorcycles and the like).

3. The Association shall be entitled to impose a non-refundable fee for Hang Tags. The Hang Tag fee may be up to \$500 per calendar year for the first Hang Tag issued to an address, and up to \$1,000 per calendar year for the second Hang Tag. Payment of a Hang Tag fee does not guarantee the availability of an outside parking space.

GENERAL PARKING RULES

1. No vehicle may be parked 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.
2. No vehicle may occupy a single space for more than three consecutive (3) days, such time period to be calculated as stated in rule 4 concerning Visitor Space parking. Further, once a vehicle has remained in a single space for the maximum allowable time and vacated that space, that vehicle may not return to that parking space until an additional three (3) days have elapsed.

RULES ABOUT PETS

1. As currently provided in Article 9.2.10 of the Declaration, while on the Common Area, all pets must be on a leash when outside the Home.
2. The person accompanying a dog must be always in complete control of the pet, with the leash held securely, and
3. Leashes may be no longer than six (6) feet.

RULES ABOUT COMMON AREAS, PERSONAL ITEMS, DECORATING

1. Entrance alcoves, sidewalks, patios and front and back shelled 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.
2. No personal items of any kind; including but not limited to, potted plants, signs, banners, decorations, flags, plants of any kind, decorations or statues shall be placed or planted in the Common Area or any other area maintained by the HOA without the prior written approval of the Board of Directors. "Common Area" for the purposes of this rule does not include the portion of the Common Area covered by an approved patio, plus an additional two (2) feet extending beyond the rear (but not side) edge of a patio.
3. Any personal items placed 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 Association shall not be held responsible for any missing or damaged items due to maintenance, weather, theft or by any other means.
4. No alteration of any kind shall be made to the Common Area or areas maintained by the HOA or to a patio without written approval of the Board of Directors.

5. 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 or grow on the ground and must be at least two feet away from plants planted or maintained by the Association. No plants poisonous to the touch or plants with stickers, thorns or spikes may be planted or placed near any sidewalk.

6. The Board of Directors shall have the discretion to delegate to the Architectural Control Committee the authority to issue the written consents referred to above. 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, including the presence and storage of water hoses.

7. Notwithstanding rule 2 of this section, Unit owners and their lawful tenants may place decorative lights on the palm trees, entry ways, shrubs and railings during the Christmas and festival/religious holidays, such period beginning the day before Thanksgiving and ending January 10th of the following calendar year. However, electrical cords must be taped, secured or otherwise covered when placed across a sidewalk to prevent tripping or electrical hazard.

RULES ABOUT SATELLITE DISHES, ETC.

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.

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 license 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.

3. To ensure compliance with rules 1 and 2 above, 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 of this section and Section 9.2.7 of the Declaration are complied with.

RULES ABOUT FINING

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.

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 Declaration provision or any rule adopted by the Board and providing an opportunity for the violator to be heard before a committee (described below).

3. The hearing shall be before a committee of at least three members 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, director or employee.

4. The Compliance Committee has the sole obligation of determining whether to confirm or reject the fine levied by the Board.

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.

6. The Association must provide written notice of the fine by mail or hand delivery.

7. A fine less than \$1,000 cannot become a lien against the property.

8. The following provisions augment and clarify the foregoing rules which are consistent with Florida Statute Sec. 720.305:

a. Before the Board levies a fine, as set forth in rule 1 above, an optional 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 ten (10) days after the date of the letter. A courtesy letter may be hand delivered or mailed or may be emailed if the addressee has given permission to receive notices from the Association electronically. If the violation is corrected within the said ten (10) days, the matter is concluded. The violator must provide proof to the Association's management company 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

to the Association's management company at its then-current email address within ten (10) days after the date of the courtesy letter. Should the violator correct the violation in this manner and then repeats the same violation, it is not necessary to send a second courtesy letter but instead, the Board shall levy a fine for the second violation.

b. All fining notices sent on behalf of the Board or Compliance Committee shall be either by hand delivery or mail. If the Association has the email address for the violator, the fining notice may also be sent by email if the addressee has given permission to receive notices from the Association electronically.

c. Fines are set at \$100 per day.

d. Fines, once levied, are not stayed if the violator requests a hearing before the Compliance Committee.

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