

WELLS LANDING ASSOCIATION, INC

P. O. Box 2604

Orange Park, Fl. 32067

RULES AND REGULATIONS.

(Adopted by Association Members on November 21, 2019)

1. Each OWNER is responsible to maintain the lot's natural landscaping and vegetation. No significant planting, nor removal of vegetation is allowed that will materially alter the natural concept. Each OWNER is responsible to water his lot and its vegetation, including those areas planted in grass along the sidewalks. Each OWNER is responsible to keep his lot free of weeds and debris which detract from the overall well-kept appearance of the community. This responsibility includes adequate lawn and vegetation maintenance as climactic conditions require. Each OWNER is responsible for the removal of any dead trees rooted in the property.
2. Each OWNER shall maintain his unit and lot in a good state of preservation so that neither his, nor any other unit, will be damaged by neglect.
3. It is prohibited to hang laundry, rugs, garments, blankets, towels, etc., from windows, decks, trees or from any of the facades of the building structures. Entrances, sidewalks, decks, or porches may not be used for storage of items on a regular basis when such use appears obtrusive from the street or adjacent units.
4. No one shall post any advertisements, posters, or signs of any kind (including "For Rent" signs) unless the sign has been authorized by the Board of Directors of Wells Landing Association. Signs include banners, lights, pictures, shapes, symbols, images or any other representation that provides a message. Included are signs that display business services, advertisements, and political themes. Security system and H.O.A. approved for sale or for rent signs are excluded. Signs shall be posted immediately in the area in front of the unit in the vicinity of the light and house number unless this location is not visible from the street. In such instance, the Board of Directors will grant an exception.

The Board has approved a standardized sign to be used in connection with all sales or rental of property by OWNERS or Real Estate agents. These signs are available from Custom Graphics, 904-264-7667. Realtor provided 'for sale/rent' signs are not permitted in Wells Landing.
5. Residents shall avoid playing musical instruments, audio systems, televisions, etc. at loud levels and shall avoid making noises that may disturb the occupants of other townhomes. The sound levels approved in the Municipal Code of the Town of Orange Park shown below apply.

SOUND LEVELS BY RECEIVING LAND USE

Receiving land use category	Time	A-weighted sound level limit, dbA
Residential	7:00 a.m.—10:00 p.m.	L ₁₀ 65
Residential	10:00 p.m.—7:00 a.m.	L ₁₀ 55

6. The exterior of any unit, and all areas appurtenant to a unit, shall not be improved, painted, decorated, re-roofed or modified in any manner without prior written approval of the Architectural Control Committee, subject to the provisions of the Declaration. This requirement includes, but is not limited to, the units themselves, decks, fences, landscaping, auxiliary building, screened porches, hot tubs, and barbecue pits. Painting of units (currently scheduled by the Board for repainting every seven (7) years) must conform with the existing paint formulae from the Board or from "Florida Paint" (385-9242). OWNERS are encouraged, but not required, to use this same vendor for consistency of color match over the years.

7. No vehicle, boat, or trailer may be parked, stored, kept, repaired or restored anywhere within Wells Landing except functional passenger automobiles, vans, motorcycles, and trucks of one-half ton capacity or less (collectively "permitted vehicles") and except that boats, trailers, and other vehicles may be stored in the garage of a unit. No OWNER or occupant of any unit, may regularly park a permitted vehicle anywhere, including street side, within the Property, except within a garage of a unit, the driveway or the pull-off parking spot.

8. Not more than 2 dogs, 2 cats, or any combination thereof, not to exceed 2 animals, may be kept on any lot without prior permission of the Board. All Pets are the sole responsibility of their owners. At no time will owners engage in the business of animal husbandry and/or sales as prohibited in the legal documents. Pet OWNERS are responsible for cleaning up waste matter left by their pets on all property of Wells Landing. Pets are prohibited from the pool area, and must be under complete control of the owner at all times when not on the owner's lot.

9. Any damage to buildings, service facilities, or equipment in Common Areas caused by an OWNER, children, pets owned by the owner, guests, visitors or tenants shall be repaired at the expense of the OWNER.

10. Except for regular collection and disposal, no rubbish, trash, garbage, or other waste material or other accumulations shall be kept, stored or permitted anywhere within the Property, except inside each unit or in sanitary containers concealed from view.

11. No activity is permitted, nor shall any object of substance be kept, stored, or emitted, anywhere within the Property in violation of the Law.

12. No television or radio masts, towers, disks, poles, antennas, aerials or appurtenances shall be erected, constructed, or maintained on the exterior of any unit or lot unless approved in writing by the Architectural Control Committee.

13. In order that the Association be aware of the current composition of the Property, the Association must be notified in writing of any of the following:

1. The leasing of any unit by the OWNER.
2. The sale of any unit by the OWNER.
3. The change of address of an OWNER.

14. Each OWNER is responsible to ensure that there is in force at all times an insurance policy covering the unit to the insurance replacement value, against loss or damage by fire or other hazards and risks.

15. Each OWNER is responsible to pass on a copy of these Rules and Regulations to any tenant or purchaser of the unit.

16. Complaints or suggestions regarding the administration of the Common Areas, these Rules and Regulations, and citing of any violation of these Rules and Regulations, should be in writing and addressed to the Association.

17. Items a through n of the following Pool and Cabana Club Rules shall be posted at the pool in accordance with the regulations of the Clay County Health Department.

POOL AND CABANA CLUB RULES

The following Rules are posted at the pool in accordance with the regulations of the Clay County Health Department

- a. Shower before entering pool.
- b. No animals in pool or on pool deck.
- c. No food or drinks in pool or on pool deck.
- d. Children under 12 years old must be accompanied by an adult.
- e. Bathing load 15 persons.
- f. Warning! No Lifeguard on Duty.
- g. Pool hours - 7 a.m. to 10 p.m. Swimming Hours – ½ hour after sunrise to ½ hour before sunset.
- h. No Diving.

In addition to the Rules posted, the following will also apply
in the Pool/Cabana Club/Gazebo Area -

- i. No running or horseplay is permitted around or near the pool.
- j. Trash is to be placed in the containers provided.
- k. No glass containers are permitted in the pool or surrounding deck areas.
- l. No cut-off trousers permitted in the pool area.
- m. Guests or visitors must be accompanied by a resident host.
- n. Guests or visitors at the Pool/Cabana Club shall be limited to six (6) guests per any resident unit at any one time. For any larger number of guests, a reservation for private use of the facility must be made.
- o. Reservations for private use of the Pool/Cabana Club require one week's prior notice to the Board of Directors or the Association, so that scheduling can be verified, notice can be posted, and any pool maintenance does not conflict with the time. Any reservation request is on a first-come, first-served basis. (For pool area reservations you may contact the designated Board member listed on the first page of the Wells Landing Association website (wellslanding.org)).

- p. The requesting resident is responsible for the cleaning of the pool area and cabana club after his reservation. Any extraordinary expenses incurred by the Association for clean-up or repair directly related to the use of the area by the resident and resident's guests will be billed to the resident. If it becomes necessary, the Association reserves the right to require a deposit for the use of the facilities, which will be refunded after a reasonable time if no extraordinary expenses are incurred.
- q. Reservations for private use will be limited during the peak enjoyment months (May – September) to weekday (Monday – Friday), and weekends and Holidays after 6 p.m. Reservations for private use will be limited to no more than four hours at any one time. Each resident will be limited to no more than one reservation per 60-day period.

18. Yard Art. Wells Landing Association defines Yard Art as man-made or man changed artistic items which most people in the community would consider as either enhancing or having no net change on the community's property values. When there is a question as to whether an item is yard art or whether it is appropriate, the majority decision of the Wells Landing Association Board will prevail.

- Yard Art items allowed. Each unit may have no more than eight (8) pieces of Yard Art placed on, above or in the front and/or side yards OR on the exterior walls of a unit. No Yard Art object will have dimensions greater than that forty-eight inches by forty-eight inches by forty-eight (48) inches (with the exception of a bench the measurements of which may be no more than 30 inches in height or 72 inches in width). No Yard Art will be placed within fifteen (15) feet of the right of way. Each of the following is one (1) Yard Art item: a flag, a wreath, a plant pot, a plant box, a planter on a pedestal or in a

stand, a garden bench, a planting trellis, a sculpture, a fountain, or an art object. In placing Yard Art items, unit residents will adhere to the following guidelines:

- a. Pots, planters and other items used for holding any vegetation may not contain weeds, dead plants or artificial plants or artificial flowers. Containers for plants must be no more than forty-two (42) inches in height and deemed appropriate in the surroundings where they are placed. Planter boxes may be no more than forty-eight (48) inches wide by thirty (30) inches high.
- b. Plant pots or planter boxes will not be placed on driveways or sidewalks.
- c. Residents may place benches in their front or side yards in landscaped areas only. Benches may not exceed 30 inches in height or 72 inches in width. A bench counts as one Yard Art item.
- d. No resident may place or hang an object on, attached to, or hanging from the unit which the majority opinion of the Wells Landing Association Board finds detracting to property values. Residents should submit an Architectural Review Board request (located on our wellslanding.org website) for approval.
- e. No flag may be displayed on or attached to the property unless it is in compliance with Florida Statute 720.304(2)(a) and (2)(b). In addition, one (1) university/college sports team flag no larger than 4 1/2 FT. BY 6 FT. (27) square feet may be displayed attached to, at the side of or in the front of the unit. No flag may be placed within fifteen (15) feet of the right of way (except flags mounted on freestanding flagpoles). All flags must be maintained in good condition. Each flag counts as one (1) piece of Yard Art.
- f. No resident may have a painted driveway.

g. Fountains will be placed in landscaped areas only. Fountains that are inoperable must not contain standing water.

h. Holiday decorations and lights are permitted for Christmas, Chanukah, the Fourth of July, Thanksgiving, Halloween, Easter, Kwanzaa and Valentine's Day. Residents who believe that they want to decorate for a holiday not mentioned should submit a request, in writing, to the Wells Landing Association Board for inclusion.

Decorations may not be put up earlier than thirty (30) days prior to the event. All decorations must be removed by the second Sunday following the holiday. Blow up holiday decorations are permitted. Decorations that are deemed inappropriate or offensive by a majority decision of the Wells Landing Association Board will not be permitted. Holiday decorations do not count as Yard Art items and may be placed within fifteen (15) feet of the right of way.

i. Holiday lighting will follow the schedule for holiday decorations.

j. A resident may display a religious item(s). The religious item does not count against the eight (8) permitted items of Yard Art. The religious item may be attached or displayed from the front door or the front door frame only. The religious item (s) may be no larger than six (6) by six (6) inches. No religious item may be displayed in any other location. No religious item may be displayed that is a violation of law, a threat to public health or contains language or graphics that is offensive to a passerby.

19. Violation of these Rules and Regulations may result in fines or other restrictions placed upon the violator(s) by the Board of Directors.in accordance with the Wells Landing Association, Inc. By-Laws, Article V.

Note:

The Wells Landing Association, Inc., mailing address for any notices, Complaints/Requests, and other correspondence is:

Wells Landing Association, Inc.

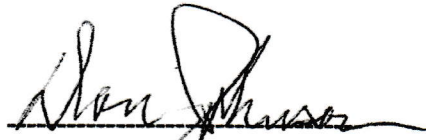
P. O. Box 2604

Orange Park, Fl. 32067

Approved:

A handwritten signature in dark ink, appearing to read "Jeff Berk", written over a horizontal line.

Jeff Berk, President

A handwritten signature in dark ink, appearing to read "Don Johnson", written over a horizontal line.

Don Johnson, Vice President