

# DEER TREE HILLS MOBILE HOME CONDOMINIUM

## GENERAL RULES AND REGULATIONS\*\*

It is the responsibility of each owner to know these Rules and Regulations and to abide by them at all times.

1. **VIOLATIONS** - Violation of any of the Declaration, Bylaws or these Rules and Regulations could place you and your property at risk for being sued by the Association as well as being terminated from living in Deer Tree Hills. When you take ownership of your home and property, you are restricted by the covenants set forth in the Declaration, Bylaws and these rules and regulations. Failure to comply with them can have adverse consequences.
2. **COMPLAINTS** - Any complaint requiring consideration for action by the Board of Governors must be submitted in writing to the Board President 5 days prior to the regular monthly meeting, which is the second Tuesday of each month at 6:30 PM at the main office near the entrance. Neighborhood disputes should attempt to be resolved by the parties themselves. We are not a law enforcement agency, therefore if you are unable to resolve disputes on your own, call the Leon County Sheriff's Department and let them handle the situation.
3. **QUIET HOURS** - Quiet hours are from 10:00 PM until 7:00 AM. Between these times, there shall be no loud music, barking dogs or loud disturbances within the community. If the Board of Directors receives complaints about these quiet times being violated, the Board will take action against the violators.
4. **SPEED LIMIT** - The speed limit within the Deer Tree Hills community is 10 MPH. Violators will receive one written warning. If the perpetrator continues to violate the speed limit, the Board will take legal action against the violator(s). There are children within the community that are unpredictable and could run out in front of a vehicle and be killed. Therefore, we are very serious about speeders in Deer Tree Hills. So *PLEASE SLOW DOWN* and use caution.
5. **STREET PARKING** - There shall be no street parking within the community. The streets are narrow and unable to accommodate two vehicles at the same time. If you violate this rule, your vehicle will be towed at your own expense. If you have visitors and there is nowhere to park on your property, your visitor or guest may park on the north side of the playground area. Do not tell your guests to park on the entrance side of the playground or their vehicle will be towed at their expense.
6. **BOARD MEMBERS' SERVICE** – Board Members who become 90 days in arrears of their assessment fees must resign from the Board. No Board Member is allowed to serve on the Board if they fall into this category. Once their assessments are brought current, they may be appointed back to the Board, but only as a Director. Not the position they had before they resigned. An exception would be, unless that position is still open and the Board votes them back to that position. Board positions are appointed for two (2) years, and may be continued at the end of the appointment.
7. **DOGS** – Only two animals are allowed to each owner, dogs or cats. There shall be no dogs over 30 pounds nor any aggressive breed of dogs allowed within the community. This includes, but is not limited to, Pit Bull or any Bull Mix, Rottweiler, Chow, German Shepherd, Doberman Pinscher, Wolf or any Wolf Mix, or any other aggressive breed not mentioned herein. All dogs must be on a leash when being walked. Any dog running at large will be picked up by Leon County Animal Control. You will also be fined by Animal Control for letting your dog run loose. You must not let your dog use someone else's property, or common areas. If it does, you must have a bag with you and clean up your dogs waste. It is your responsibility. If a dog becomes a nuisance by barking, running loose, destroying property or bites anyone, the owner of the animal will be ordered to get rid of the animal immediately, and must comply, or action will be taken against the owner.

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8. **IMMOBILE VEHICLES** – There shall be no junk cars or vehicles, or vehicles not in running condition allowed. Each vehicle must have a current registration and license plate or it cannot stay in Deer Tree Hills. If you have vehicles in your yard or driveway and it does not run or have a current license plate, it must be moved or hauled away. The only exception is if a vehicle is in running condition, and you can demonstrate that it runs, you will be allowed to cover it with a car cover. However you will only be allowed to do this with one (1) vehicle ONLY.
9. **BOARD MEMBERS COMPENSATION** - There shall be no payment or compensation to any Member who serves on the Board of Directors for Deer Tree Hills, Inc. There shall be no barter or swapping of services or for anything of value or consideration. Board Members who spend money for Association business, and have an original receipt for the expenditure may be reimbursed by the Association Manager or Treasurer of the Board. No Board Member has any right to spend money without prior approval from the Board. Any Board member who has attempted to, or who has profited from serving on the Board shall not be allowed to serve again. Any Board Member, present or past, who has stolen money or taken property belonging to Deer Tree Hills will not be allowed to serve on the Board again, regardless of how long it has been.
10. **KEEPING YARDS NEAT** - Each owner is responsible for keeping their yard tidy and looking good. It must be mowed or trimmed in order to be in compliance with these Rules and Regulations. Also, there shall be no messes or accumulations of yard junk like washing machines, old boats that do not run, lumber piles, or any other accumulated junk that should not be there. Keep your bushes, hedges and other yard stuff trimmed. You must keep leaves raked up and bagged for pick-up.
11. **HOME SKIRTING REQUIRED** - All mobile homes must be skirted with the proper materials. Proper materials are standard PVC mobile home skirting, brick, cinder block, aluminum skirting strips, stucco or cement board or veneer with stone or brick surface. Lattice will not be accepted as a proper skirting material. Properly skirting your home will save you hundreds on your utility bills.
12. **SITE GRADE LEVELS** – NO ONE may change the site grade or level or topography of their lots unless it has been approved by the Deer Tree Hills Board of Directors and you have express written permission from the Board. Doing so will cause legal action to be brought against you. It is not only against our Rules and Regulations, it is against the law.
13. **SETBACKS** – Setback requirements must meet county code and remain in the legal position that it was set. This does not pertain to homes that have already been set as of this writing.
14. **NOISE IRRITANTS** – Noisy irritants includes, but is not limited to, noisy people, motorcycles, loud vehicles, loud music, barking dogs, noisy machinery, etc. Please keep your noise to an acceptable level and remember there are rules for quiet times.
15. **RENTAL/LEASING/SUB LEASING** – Every property owner within the Deer Tree Hills Community who leases, rents or subleases his property to another party, is fully responsible for their actions. Deer Tree Hills shall impose upon the owner(s), the responsibility of ensuring that the tenants of his/her property act in a civil manner and obey the rules and regulations, the Declaration, and bylaws of this Community. Failure of the tenants to follow these covenants shall result in a warning letter from the association. If any violation continues after the first warning, the association may order the owner to evict his/her tenant(s) from the property. If the Owner fails to comply with the association's demand to evict, then the association may evict the tenants and the owner(s) of the property shall bear the cost of such eviction, including but not limited to, any attorney fees, filing fees, court fees and any other cost associated with the eviction of the tenant. If an owner evicts the tenants as so ordered by the association, the owner must provide proof to the association that evictions proceedings has been filed. The owner must provide this proof within five (5) business days from the date of filing. This section only applies to owners who sublease, rent or lease their properties.

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16. **SELLING YOUR PROPERTY** – No owner may sell any property to any person who has not been approved by the Board of Governors. Doing so could get you sued by the Board for failure to comply with these rules and regulations. To get your buyer approved, you must first notify the Board and provide documentation to the Board with your buyer's information, and contract for sale. You must submit a \$50.00 fee for each adult who will be living in Deer Tree Hills. This fee will cover the costs for the prospective buyer's background and credit check. Once your buyer has been approved by the Board, you will need a certificate of proof that the sale has been filed with the Leon County Clerk of Court. You must present a certified copy of the filing before your buyer will be approved to live in Deer Tree Hills. There shall be no exceptions. The seller must also provide the buyer with a copy of these rules and regulations and the Declaration and Bylaws for Deer Tree Hills. The seller and the buyer must be present at the next Board meeting (second Tuesday of each month at 6:30 PM) located at the main office at the entrance. No sale will take place or be approved by the Board on any property that has assessment fees in arrears. All buyers and/or potential tenants must undergo a full background and credit history check and each shall have a FICO score of at least 640 in order to be approved to own and/or rent within the Deer Tree Hills Community. Any prospective buyer and/or tenant who does not pass background and credit requirements, or have the proper identification for Deer Tree Hills to run such background checks, will be denied occupancy in Deer Tree Hills. There will be no exceptions to this rule.
17. **BURNING** – If you have leaves or debris that you wish to burn, you must have a burn barrel. Usually a 55 gallon drum will suffice. There is no other container allowed for you to burn in. If you do not have a burn barrel you cannot burn in Deer Tree Hills. You cannot leave your burn unattended for any period of time. You must have a water hose or fire extinguisher with you at all times during the burn. Burn hours are from 10:00 AM until 4:00 PM. You cannot burn outside of these times. If you burn, and you do not follow these rules, the Tallahassee Fire Department will be called and you will be fined \$500.00. Always be safe when burning.
18. **TRASH/GARBAGE PICKUP** – Trash other than household garbage cannot be put side of the street. We only pickup bagged leaves and small limbs cut to 24 inches. Limbs and bagged leaves will be picked up near the last day of each month. Anything else such as household items like, appliances, mattresses, TV's and other items do not qualify for trash pickup, and they must be taken to the County dump off of highway 20. Remember, if it's not small limbs or bagged leaves, it will not be picked up.....Period! So do not put trash out on the side of the street. Do not put household items or trash in the dumpsters. The recycle dumpster is for recyclable items ONLY, such as glass, plastic, paper and cardboard. The garbage dumpster is for household garbage ONLY. Garbage pickup days are Mondays and Thursdays and may be picked up anytime between the hours of 2:00 PM and dark. If your garbage is not side of the road within these times, it will not be picked up for that day. It is also recommended that you place your bagged garbage in a secure container to prevent animals from making a mess. If your garbage is strewn about by animals, it is your responsibility to clean it up.
19. **POSTING SIGNS** – The posting of signs within the Deer tree Hills community is strictly prohibited. Exceptions are as follows: real estate signs, for sale signs, yard sale signs. These exceptions must be on the property owner's land and not on common ground. Common ground owned by The Association, as set forth by the County and the Declaration and Bylaws are five feet on either side of the streets and all property that is not owned by a member. You may not post any type of signage within these limits. If you do so, you are in violation of these Rules and Regulations. Yard sale signs may be posted at the front of Deer Tree Hills by the highway, but must be removed once the yard sale is over. For Sale signs shall not be posted on Deer Tree Hills' property out by the highway.
20. **ANIMALS PROHIBITED** – For obvious reasons, the following live animals are strictly prohibited from possessing: Chickens, pigs, cows, horses, goats, or any other farm type animal. Any type waterfowl, protected birds including wild birds, or snakes of any kind.

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21. **DISCHARGING/DISPLAYING A FIREARM** – It is strictly prohibited for any person to discharge a firearm of any kind within this community unless you are defending yourself or another human being from great bodily harm or death as defined in Florida Law. It is also against the law. It is also prohibited by rule, to shoot a BB gun within this community. Reckless display of a firearm is against the law and Deer Tree Hills Rules and Regulations. Violation of any these rules could get you terminated from living in Deer Tree Hills.
22. **APPLICATION MEMBERSHIP/RESIDENCY** – Any person(s) buying property or living within Deer Tree Hills is required to fill out an application. Owners will become members. This application must be filled out in its entirety attaching a valid pictured driver license, ID card or other legal document issued by a governmental agency. The ID MUST BE VALID. Failure to attach this documentation will result in your application being denied. The fee for processing is \$50.00 per person, minors not required. The application must be approved by the Board of Governors before anyone may move in. All applicants must appear before the Board at the next Board meeting, which is the second Tuesday of each month at 6:30 PM.
23. **ASSESSMENT FEES/LIENS/FORECLOSURES** – All assessment fees are due and payable on the first (1<sup>st</sup>) day of every month, and considered late by the fifteenth (15<sup>th</sup>) of the month. If you are late with payment, a late fee of \$25.00 will be generated against your account on the 16<sup>th</sup> of every month. The late fee will be applied and accumulate each month on the 16<sup>th</sup> until the assessment fees are brought current. The current assessment fee is \$155.00 per month. So each month that you are late will cost you \$180.00 per month until such time as your account is brought current. Assessment fees are spent for road repair, common ground maintenance, street lights, tree trimming, water, sewer, garbage collection, trash pickup, and playground maintenance. If you are late for three consecutive months, a lien will be placed on your property and you will then be liable for attorney fees, lien filing fees, late fees, the original assessment fees plus any other costs associated with the collection of those fees. If you are in arrears for more than 6 months, the Board can and will consider acceleration of payments. Acceleration is where all back payments, late fees, court costs and attorney fees are called due immediately. If not paid in full, the Board can foreclose and take your property away from you. We recommend that if you are in arrears with your assessment fees that you catch up as quickly as possible to avoid all of the other fees associated with foreclosure.
24. **DUMPSTER USE** – Do not put any garbage or item by the dumpsters. Each dumpster must have the correct items put INSIDE.
25. **GUESTS AND CHILDREN** – Guests are not allowed to stay with an owner for more than 30 days, once every six months. Any guest staying over thirty (30) days must be screened by the Board and pay the \$50.00 per person screening fee. Owners and guests are responsible for their children. It is prohibited for children to play in the streets of this community. Please don't let them do this. It is dangerous and ill-advised. If the Board gets complaints about your children playing in the streets, the Board will take action to stop it. Take them to the playground. That is what it's there for.
26. **BOARD APPROVAL FOR BUILDING OR UPGRADING** – You are prohibited from building or upgrading your home without Board approval and a permit from Leon County. Structures that are not built to code can be dangerous to other residents, plus it is against the law. If you build any additions, re-roof a house, build a shed, a front or back porch or any other type of structure and you are not displaying a Leon County Permit, code enforcement will be called and you will be fined and made to tear down your progress. This is the law. The building or installation of any fence, garage, carport or other structure on or around your property must be approved by the Board of Directors before starting construction.



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27. **TREE CUTTING** – If you intend to cut down a tree on your property, you will need a tree cutting permit from the county. The following are trees that are protected in Leon County, and if you cut one without a permit, you can look for big trouble from the County. Which trees are protected in Leon County?

The following trees are protected and shall not be removed or damaged without permit approval:

**DBH** (Diameter at Breast Height)

**Any** Any tree located within a canopy road protection zone, a special development zone, a required buffer or easement area, a preservation or conservation area as described in Sec. 10-4.202, including areas located within a wetland, water body, natural watercourse, undeveloped floodplain, severe or significant grades or native forest areas. Any tree planted to meet replanting, reforestation, or landscaping requirements.

**2"+** Trees two inches DBH or greater located on an undeveloped parcel.

**4"+** Dogwood trees of four inches DBH or greater. Trees with a DBH of four inches or greater which are located in the lot perimeter zone of any development site except for sites being developed for detached single-family residential use. The lot perimeter zone is the area of a development site which falls between a property line and the minimum building setback corresponding to that property line.

**12"+** Longleaf Pine or Live Oak trees of 12 inch DBH or greater.

**18"+** Trees having a diameter of 18 inches DBH or greater. Other: Any exceptional specimen trees identified by the County Administrator or designee.

28. **ILLEGAL DRUGS AND ALCOHOL** – It is illegal to possess, sell, distribute, manufacture, deliver, trade or barter for any illegal drugs and or alcohol and or drug or alcohol paraphernalia. Anyone caught or suspected of such activity within this community will be turned over to the Leon County Sheriff's Department for processing. There are no exceptions. If you are convicted of one of these crimes, you will be ejected from Deer Tree Hills and not allowed to live here again

29. **MOVING A HOME INTO THE COMMUNITY** – Moving any home into Deer Tree Hills must be approved by the Board. The home must be no more than ten (10) years old and be in good shape. If approved, the home must be skirted with proper skirting within 30 days from the time it is place on the property and county inspections are completed. There are no exceptions. Failure to comply will result in Board action. If you move an approved home into the community, you will have 45 days to complete setup and installation.

30. **USING PROPERTY FOR STORAGE** – It shall be a violation of these rules and regulations, and the Declaration and Bylaws, to use your residence or property for anything other than living. There shall be no property or home used for storage, commercial use, transient or homeless person or persons. Any violation of these rules will generate civil action from the Board of Directors.

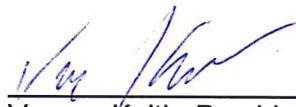
31. **BOARD ACTIONS** – The Board of Directors have full authority to take actions on cases of violations of these Rules and Regulations, the Declaration, the Bylaws and other violations within this community. Actions can be a fine imposed to the owner, Court action against an owner, foreclosure against an owner and even ejection from the condominium of Deer Tree Hills. Please read and understand these Rules and Regulations. As an owner, you are completely responsible for knowing and understanding these Rules and Regulations as well as what happens on your property, and any action taken by the Board, will be against the owner of the property.

32. **OWNER CONTACT INFORMATION** – ALL OFFSITE OWNERS MUST PROVIDE A PHYSICAL ADDRESS FOR CORRESPONDENCE – A POST OFFICE BOX IS UNACCEPTABLE. ANY OWNER WHO DOES NOT PROVIDE A PHYSICAL ADDRESS WILL BE UNABLE TO RENT OUT THEIR PROPERTY(IES). CONTACT LEWIS ASSOCIATION PROPERTY MANAGEMENT WITH ANY UPDATED INFORMATION AT [MANAGER@LEWISPM.COM](mailto:MANAGER@LEWISPM.COM).

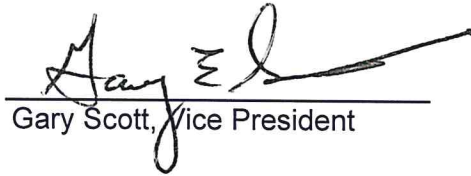
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33. **POOLS:** No pools, either above ground or inground, are allowed in Deertree Hills; the only swimming pools allowed are KIDDIE POOLS.

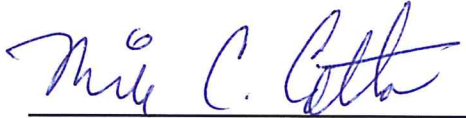
These Official updated amendments of the Rules and Regulations have been approved and ratified by the Deer Tree Hills Board of Governors, whose names, titles and signatures, appear below. These are the only Rules and Regulations valid for the Deer Tree Hills Mobile Home Condominium community.



Vernon Keith, President



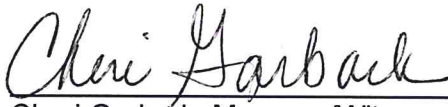
Gary Scott, Vice President



Mike Cotton, Secretary



Marsha Whittaker, Treasurer



Cheri Garbark, Manager/Witness

Signed and ratified on this 5th day of October, 2019 at Tallahassee, Leon County, Florida for the Deer Tree Hills Mobile Home Condominium Association DBA, Deer Tree Hills, Inc. a not for profit corporation, located at 5234 Blountstown Highway, Tallahassee, FL 32304.

\*\*These Rules & Regulations take precedence over any prior Rules & Regulations issued by any Board, past or present, and no one will be grandfathered in. The Board reserves the right to update these Rules & Regulations from time to time.