

Rules & Regulations for Cumberland Trace Townhomes

1. Personal property of unit owners & occupants must be stored inside their respective units, enclosed yard, fully enclosed rear entry patios, entry areas when screened from view, or garages.
2. Except for minor repairs of a vehicle so the vehicle may be moved off of the Lot, such as the repair of a flat tire, jump starting, or replacing a dead battery, no repair of any vehicle shall be made on the common elements or in driveways. The Board interprets these limited activities as not within the proscription on the servicing of vehicles found under Article II, Section 11 of the Declaration.
3. Parking of vehicles shall be limited to driveways, garages, and guest parking. Overnight parking on the streets is prohibited. Guest spots, including at the pool area and cut-outs between buildings, are for limited use. Parking in designated guest spaces located near the pool and at the cut-out areas at the end of buildings shall be limited to periods of no more than forty-eight (48) successive hours, unless an extension is approved in advance by the Board of Directors. Violators shall be towed as provided in Article II, Section 19 of the Declaration and as provided by law.

No parking in the grass and please be cautious in driving over extended grassy areas as you leave the property.

4. Parking of commercial vehicles, trailers, campers, boats, and recreational vehicles is prohibited. This prohibition does not apply to temporary parking of trucks and commercial vehicles such as for pick-up, delivery or other commercial purposes. Storage containers are also prohibited. Violators shall be towed as provided in Article II, Section 19 of the Declaration and as provided by law.
5. Any vehicle in violation of these rules may be towed. The cost of the towing shall be at the expense of the Owner of the Lot to which the vehicle belongs, or to whom such vehicle's operation is a family member, guest or invitee. In the event the cost is not paid, it shall be a lien upon the lot subject to foreclosure. See Article II, Section 19 of the Declaration for towing and cost shifting authority.
6. The Speed limit throughout the property is 14 miles per hour.
7. Garage doors must remain closed except when in use for entering or exiting the garage.
8. Trash containers and recycling containers may be placed at the curb no earlier than 6:00 o'clock p.m. the day prior to the scheduled pick up date assigned by the City of Largo, and must be returned to storage prior to the end of the scheduled pick up day. Trash containers must be stored in front of the garage, within the garage, or on a rear patio. Recycling containers must be stored within the garage.
9. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the building or on the common elements, without the prior written consent of the ACC committee. This would include hanging planters from front lighting or garages.

10. Window treatments shall be limited to tasteful drapes, blinds or curtains. Window air conditioning units are not permitted.
11. Display of professional "Open House" signs no larger than 18"X24" may be placed outside of the community entrance and outside the unit on Saturday and Sunday only. For Sale & For Rent signs no larger than 2'x 2' may be placed in the yard but must be in good condition. No signs are permitted in unit windows.
12. Holiday lighting is limited to the Thanksgiving holiday through January 15th. The Architectural Control Committee has the authority to deem holiday lighting a nuisance.
13. Loud noises, which disturb or annoy another resident, or noises that interfere with the peaceful enjoyment of another unit are prohibited. Residents are responsible to maintain smoke detector battery replacement to avoid disturbance to neighbors.
14. Pool hours are dawn to dusk. The Pool area is for resident use with a maximum of two (2) guests per household. An owner must submit an application to the ACC and receive the prior approval of the Board for any group of more than two guests per household. Glass containers and bottles are not permitted in the pool area, and prior to leaving the pool area, residents and guests must discard all trash in the proper receptacles. Children under the age of fourteen (14) must be accompanied by an adult unit owner or adult tenant. Proper attire must be worn in the pool area. No alcohol permitted in the pool area. Floats are permitted in the pool but must not disturb the enjoyment of others. No running or jumping in the pool area. The pool fountain area is restricted and may not be used for jumping into the pool. Noise must be kept to a level that does not unreasonably disturb the residents of units surrounding the pool. Owners are responsible for the behavior of their family and guests.
15. Quiet time will be adhered to between 11 pm and 7 am. Please be courteous of neighbors if you have guests over during late hours.
16. Architectural Control Committee approval is required for, but not limited to, the following items:
 - Addition of landscape plants or lighting in any portion of the yard
 - Changes to the hardware of your front door or any fixture attached to the buildings and visible from the street
 - Changes/Addition of fencing or screened patio to the rear of your unit
 - Groups of more than 2 guests per household at the pool
 - Parking in guest spaces for more than forty-eight (48) consecutive hours.
 - Satellite dishes

A satellite dish ("dish") not to exceed one meter (39.37 inches) in diameter may be installed on a lot so long as it meets the following criteria:

1) The dish shall be placed where it is not visible from the street so long as this placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay.

2) If the placement of the dish so that it is not visible from the street *would* prevent reception of an acceptable quality signal or impose unreasonable expense or

delay, then the dish shall be placed in a location as close to the rear of the home as possible even though it may be visible from the street.

3) If placement of the dish toward the rear of the home *also would* prevent reception of an acceptable quality signal or impose unreasonable expense or delay, then the dish shall be placed at a location on the property that minimizes the view of the dish from the street, while at the same time allowing for an acceptable quality signal, and allowing for installation without unreasonable expense or delay.

17. Owners must keep their pets on a leash at all times unless within a fully enclosed area of the Owner's Lot. An Owner must immediately remove all solid waste deposited by the Owner's pet anywhere on the Property, including, but not limited to, lawns, landscaping, walkways, driveways, and parking areas.
18. Owners must maintain the exterior of their Lots, including the following: (i) repair and replacement of all glass surfaces on the Owner's Lot, including windows or glass caulking; (ii) maintenance and replacement of all exterior doors on the Owner's Lot; (iii) repair and replacement of roofs on the Owner's Lot; (iv) pressure washing of exterior walkways and driveways on the Owner's Lot, and maintenance of including lighting fixtures, siding, and trim, with the exception of the limited preparation to building exteriors for paint performed by the Association as part of the specific project of painting building exterior surfaces.

Every owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an owner or occupant to so comply within 7 days of violation notice shall be grounds for action, which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon a unit owner, based on the actions of his family, guests, lessees or to comply with any covenant restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, or Rules or Regulations.