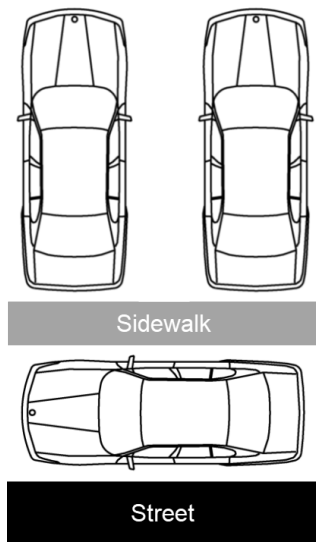


BRIDGE WATER

at Lake Pickett Homeowners Association

RULES AND REGULATIONS

- DEFINITION OF SINGLE-FAMILY HOME.** The neighborhood is designed for Single Family Homes and shall only be used for that purpose. The term "Single Family" shall be defined as one (1) family of blood related relatives to reside on the Property. Pursuant to the Leasing of Property, the following definitions shall be enforced within the association in accordance with Orange County's Code Enforcement definition:
 - If the property is owner occupied:** You may rent the property to no more than three (3) individuals, meaning that there can be up to four (4) unrelated people living in the property.
 - If the property is NOT owner occupied:** You may rent the property to one (1) individual, or one (1) family comprised of blood related relatives.
- LEASING.** Homes can be leased for periods of no less than seven (7) months. Leases must follow the definition of Single-Family Home as set forth herein. Current copies of the Tenant Registration form, and the Lease must be completed and submitted to the Association management company. Current registration forms and Leases that are not provided to the Association Management will result in a violation and/or fines.
- PARKING.** Street parking, except for delivery vehicles in the act of performing a delivery on a temporary basis shall not be permitted at any time. All resident vehicles must be stored on the Property in its respective garage and/or driveway. Most homes can accommodate up to 5 vehicles as follows:
 - Two (2) vertical in the garage.
 - Two (2) vertical in the Driveway.
 - One (1) horizontal (aka Parallel) past the sidewalk but not encroaching on the sidewalk or street.



No parking on lawns.

At no time are commercial vehicles, campers, mobile homes, motor homes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, horse trailers or vans permitted to be parked in sight. They must be stored fully in a garage. In the event of a breach of this provision, the Association reserves the right to tow the vehicle from the Property at Owners sole cost and expense.

Parking around the clubhouse is to be used solely for the convenience of guests and/or visitors of Property owners and/or tenants only while visiting the clubhouse or the other recreational facilities, within the immediate vicinity.

- PEACE AND QUIET TIME.** No Noxious or offensive activity shall be permitted upon any lot. Noise disturbances from residential properties which adversely affect others between the hours of 10pm to 7am, are considered breach of peace and will be subject to enforcement by the Association and possibly local authorities.
- PETS.** Only 2 household pets (including those that may visit) are permitted. A household pet shall be a dog, cat, small bird or tropical fish in tanks (no snakes). The owner is responsible for cleaning up after the pet when walked in any area of Bridge Water at Lake Pickett. All

pets are to be on a leash when outside and in the care custody and control of its handler. Failure to abide shall result in action by the Board of Directors. Under no circumstances shall a pet be "chained" to the exterior of a Property. Pets deemed a nuisance to other Residents shall be issued a violation that may result in fines. No Dangerous, vicious, or poisonous animal, to include without limitation Pitbull's, Rottweiler's or additional breeds deemed dangerous by the Association as may be amended from time to time, may be raised, bred, or kept on any lot as a pet or otherwise.

6. **POOL.** The pools and deck areas (1254 Cherry Valley Way and 13205 Old Dock Rd.) are available for use by Residents from dawn until dusk. No Swimming outside of these hours are permitted and adherence to the following conditions is required:
- a. Pool rules and regulations are posted per State Law and must always be complied with.
 - b. No pets on the pool deck or in the pool are allowed at any time.
 - c. One Key per Property can be issued by Management for a fee of \$25.
 - d. Any resident at the pool MUST have a pool key in their possession while at the pool.
 - e. DO NOT open the pool door for people who do not have a key to access the pool.
 - f. Proper swimwear is required. No shorts, jeans, T-shirts or cutoffs allowed. All babies must have waterproof diapers.
 - g. NO MORE THAN THREE (3) GUESTS PER PROPERTY may use the pool at any one time. All guests using the pool must be accompanied by a resident living at the Property.
 - h. CHILDREN UNDER 18 MUST always be accompanied by a LEGAL GUARDIAN when in the pool area.
 - i. Anyone acting negligently, or disturbing, annoying, or endangering others will be evicted from the pool area.
 - j. Disruptive noises or music at a level which can be heard outside of your personal area is prohibited.
 - k. Glass containers, alcoholic beverages and smoking are prohibited in the pool area.
 - l. No cooking or BBQing is permitted.
 - m. You must clean up after yourself and return all furniture back to its original location.
 - n. Neither the Management nor the Association is responsible for lost or stolen articles.
 - o. Pool Keys can be purchased from the management once you, or your tenant if you lease your unit, has completed the pool form found at bridgewater.zealcommunity.com/homeowner.
 - p. Pool is under 24-hour surveillance.
 - q. **SWIM AT YOUR OWN RISK! NO LIFEGUARD ON DUTY!**

POOL PRIVILEGES MAY BE REVOKED BY MANAGEMENT OR ASSOCIATION FOR THE FOLLOWING:

- r. Resident or Guest opens gate for or anyone who is not allowed in the pool area. People who are not allowed in the pool area will be issued a Trespass Warrant by the Orange County Sheriff's Office.
 - s. No key is to be given to another person for use.
 - t. Delinquent on Assessments.
 - u. Violation of any of these rules and regulations mentioned in this document that are observed by surveillance or in person may result in the revocation of your privileges and may further restrict your use of the pool and pool area in the future.
7. **PLAYGROUND.** The playground is available for use by Residents during the hours of dawn until dusk.
- a. The playground is restricted to children of owners and tenants living on property, their family members, and their guests.
 - b. Everyone using the playground must pick up and remove all his/her toys, equipment, debris and other items.
 - c. CHILDREN UNDER 18 MUST always be accompanied by a LEGAL GUARDIAN when in the playground area.
 - d. THE STREETS, PARKING AREAS, CLUBHOUSE AND POOL AREA MAY NOT BE USED AS A PLAYGROUND AND CHILDREN ARE PROHIBITED FROM PLAYING IN THESE AREAS.
 - e. No pets are allowed in the playground.
 - f. **PLAY AT YOUR OWN RISK!**
8. **COMMON AREAS.**
- a. General
 - i. Property owners shall be held responsible for any damage(s) to the Common Elements of the Association whether caused by them, their tenants, or guests.
 - ii. The Board of Directors reserves the right to impound articles left on Association Property for the safety of others when in violation.
 - b. Obstructions
 - i. Under no circumstances is any vehicle allowed to drive or park on any of the sodded Common Elements. The Property owner(s) shall receive up to a \$1,000 fine and be responsible for all resulting damages to the common grounds. (This includes the irrigation system, sod, sidewalks, etc.).
 - ii. Sidewalks, Entrances, and all other Common Elements shall not be obstructed, encumbered, or used for any other purpose than ingress and egress to and from the premise.
 - iii. Parking of Toys, Bicycles, etc. that encumbers the ingress and egress of the Clubhouse, Pool, Fitness Center, Gazebo, or any other Association Property is prohibited.
 - c. Personal
 - i. LOITERING IS PROHIBITED IN ALL COMMON AREAS FROM 10PM TO 7AM. Out of respect for your neighbors, the management would appreciate your help in controlling and avoiding nuisances or disturbances caused on their part toward other residents. No foul language or bullying will be tolerated.

- ii. CHILDREN OF PROPERTY OWNERS, TENANT(S) OR GUESTS thereof are not permitted to play in or around any front entrance or steps of any Association Property or cause any disturbance or nuisance to a neighboring property owner, tenant, and/or resident.
 - iii. Hanging or Placement of laundry, rugs, etc. on or upon the exterior of any Property or on the lawns is prohibited. The Board of the Association reserved the right to impound these articles when in violation.
- d. Structures
- i. NO STRUCTURE OF A TEMPORARY CHARACTER, trailer, shack, barn or other building shall be moved to, erected on, or used on any part of the Association Property or Common Elements at any time, either permanently or temporarily.
 - ii. Personal property of all residents shall be stored within their own Property.
 - iii. Residents are not allowed to put anything in the ground (landscaping beds or grass areas) that is not approved by the Association.
9. **NO PROPERTY OWNER AND/OR TENANT(S) SHALL DIRECT, SUPERVISE** or in any manner attempt to assert control over the employees of the Association.
10. **REFUSE AND GARBAGE.** All Rubbish shall be deposited only in a plastic garbage bag, tied, and placed in the respective Property Owner's trash bin. On the night before trash collection, bins may only be placed at the curb no earlier than 6pm and must be returned the same day of collection. Bins that are not returned within this time frame will be subject to a \$100.00 fine per incident. All bins must be always stored out of sight, except for the collection provisions stated in this paragraph.
11. **SIGNS.** No signs, marketing materials, or announcements of any kind may be displayed to public view on any Lot, except for Sale and/or Rent signs.
12. **ARCHITECTURAL CHANGES.** Should you need to do any outside changes, even if you are making a like-for-like change, you must fill out an Architectural form to be reviewed before any work begins. The application form can be found at bridgewater.zealcommunity.com/homeowner. No work may commence until a decision is made by the Architectural Review Board.

VIOLATION OF ANY ONE OF THESE RULES AND REGULATIONS by an owner(s), their lessee, relative, guests, invitees, servants, and persons over whom they exercise control and supervise, unless otherwise specified, will subject the property owner to fines of up to \$1,000.00 per incident and/or legal action. Should the situation elevate to legal action the owner will be responsible for any legal fees that may be charged to enforce the rules and regulations of the Association.