RULES AND REGULATIONS

Restated and Amended on September 18, 2024

(Supersedes the prior version adopted on December 21, 2021)

Additions are underlined.
Deletions are ~~stricken through~~

SUMMARY OF AMENDMENTS:

To introduce an anti-harassment/anti-interference provision and to bring rules and regulations into compliance with new legislation effective July 1, 2024:

1) Adding the prohibition of harassment or interference with the Board and Management

2) Updating refuse and trash rule consistent with Florida statutes effective July 1, 2024

3) Updating parking rules to allow work related vehicles which are not commercial vehicles as defined in Florida Statute 320.01(25) pursuant to Florida statutes effective July 1, 2024

4) Updating age restrictions associated with golf cart operations for safety related reasons

GENERAL INFORMATION

The following Rules and Regulations (the "Rules") have been adopted by the VistaBlue Homeowners Association, It is the intent of these Rules to create policies to ensure the Members have the maximum use and enjoyment of the amenities and common areas. Enforcement of these Rules will be vested with the General Manager and his/her designated staff. It is the responsibility of all Members to review and understand these Rules, and to comply and cooperate with staff in the enforcement of these Rules.

The Rules of VistaBlue Homeowners Association (the "Association") are designed to protect the rights and privileges of the Members of the Association as well as to protect the Association's assets and property. The Rules have been formulated to acquaint the Members of the Association with the proper conduct on, and utilization of, the amenities and common grounds. The Rules included herein should not be interpreted as a standalone document; instead, they should be interpreted in conjunction with the appropriate covenant(s) in the Declaration. Additionally, Neighborhood Associations may adopt rules that are more restrictive than the ones contained herein. It is incumbent upon the Member of such Neighborhood Association to familiarize themselves with any rules promulgated by said Neighborhood Association.

MEMBERSHIP

Membership shall be deemed to include one or two natural persons each of whom shall customarily reside and live together and otherwise hold themselves out as a single housekeeping unit. Additionally, membership shall extend to dependent children under the age of 21 as set forth in the Declaration.

ACCESS CREDENTIALS

Vehicles registered to a Member shall be entitled to receive a gate access device (barcode, RFID, etc.). Members shall be entitled to receive 2 gate devices at no cost. Subsequent, replacement or additional devices will be charged to the Member at a cost determined by the board.

Members 16 years of age and older are entitled to receive a Member ID (access card) for access to the amenities. Member IDs shall contain, at minimum, the name of the Member and their photo.

LEASING

Members in good standing with the Association may lease their unit. The Board of Directors has the right but not the obligation to approve leases for Living Units. The minimum allowable lease period shall be thirty (30) consecutive days. No Living Unit may be rented or leased more than three (3) times in any calendar year. No lease may begin sooner than thirty (30) days after the first day of occupancy under the last previous lease. All leases are subject to the following restrictions and conditions:

The lease must be written, and a fully executed copy must be provided to the Master Association not less than fifteen (15) days before the beginning of the lease term, together with such other information about the tenants as the Board may reasonably require. During the lease period the owner's access to the amenities shall be suspended and Member IDs shall be deactivated for the period of the lease.

PRIVATE GOLF CART USE

No unregistered motorized vehicles of any type shall be operated within the community. This includes but is not limited to go-karts, minibikes, and ATVs. Private golf carts shall be permitted once duly registered with the Association. Golf carts shall be subject to the rules below:

1. Operators shall be ~~14 years of age or older per State law~~ at least 15 years of age with a valid driver's permit or 16 years of age with a state issued driver's license. Otherwise, any adult age 18 or older must possess a valid government ID in keeping with Florida Statutes.

2. Proof of liability insurance shall be provided to the Association at the time of registration.

3. All Golf Carts shall be registered with the Association and display the appropriate Association registration number at all times.

SPEED LIMIT

The speed limit within the community shall be 25 MPH unless otherwise posted.

REFUSE AND TRASH

Containers may not be left outside ~~placed out~~ for collection more than ~~sooner than 8:00pm the night before collection and must be removed by 8:00pm the day of collection.~~ 24 hours before or after the designated garbage collection day or time. Containers must be stored in the garage on non-collection days.

PARKING

1. Overnight street parking shall be prohibited. Overnight parking is deemed to be any time between the hours of 12 AM and 6 AM. See overnight parking policy for procedures and limitations associated with parking in designated common areas.

2. It shall be prohibited for any vehicle to stand, stop, and/or park in such a way that it is on, over, across, or restricting clear access of any sidewalk.

3. Vehicles may not park parallel to the road while on the driveway.

4. A commercial vehicle as defined in Florida statute 320.01(25) ~~trucks or other commercial vehicles~~, any boat, trailer, semi-trailer, recreational vehicle, motorcycle, house trailer, mobile home, motor home, bus, tractor or any such vehicle, shall not be parked, stored, or kept unless enclosed in a garage. Additionally, no motor vehicle may be parked, stored, or kept on grassed or landscaped areas or any place outside a paver driveway, garage or any other designated parking area.

SIGNS

No sign, banner, advertisement or poster (including "open house", "for sale" or "for rent" signs) shall be exhibited, displayed, inscribed, painted or affixed, in on or upon any part of the Properties without prior approval of the ARC.

FLAGS

Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 41/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag.

OPEN HOUSE POLICY

Open houses shall be permitted on Sunday between 1 pm and 4 pm only. Only a Florida Licensed Realtor or a Homeowner may hold an open House. The Association must be notified no later than 5 pm on Wednesday prior to the open house. A list of open houses will be placed at the gate house. Only one (1) approved open house sign may be placed on the lawn of the home during the hours of 1 PM to 4 PM on Sunday. Directions, signs, balloons, and/or flyers are prohibited. Signs placed in violation will be removed and disposed of without prior notice.

PRIVACY POLICY

Members may not engage in any activity that disrupts the privacy or quiet enjoyment of another Member's home. The following list shall be activities deemed to breach the Privacy Policy. The Board shall have the sole and absolute authority to determine if any other activity is deemed to disrupt the privacy of others.

1. Engaging in any activity behind or adjacent to another Members property; unless, the activity is totally contained to your own property.

2. Use of aerial photography or video equipment (such as drones) outside of one's own property without the prior written consent of the property owner.

HOLIDAY DECORATIONS

Exterior holiday decorations may be installed up to one month prior to the holiday and must be removed not later than two weeks after the holiday. In no manner shall exterior decorations interfere with the routine landscape maintenance performed by the Association.

PETS

Owners may house up to three (3) animals, which may only be domestic birds, cats and/or dogs, unless such animals are of a breed prohibited by County or any other ordinance. Pit Bull and Pit Bull Mix dogs or other

recognized aggressive breeds of dogs shall be prohibited regardless of size or weight. No pets shall be left unattended, even if the area has been enclosed. Pets shall remain on a non-retractable leash no longer than six (6) feet long while on common property. The owner of any pet shall, at all times, be responsible for cleanup and disposal of waste.

WILDLIFE

Do not disturb, feed, or touch the wildlife. Birdfeeders and any other device used to feed the wildlife are prohibited.

DISCIPLINARY ACTION

Any non-conformance to these rules will be deemed a violation. Violations will be handled in accordance with the Association's Uniform Policy for Covenant Enforcement. Violations may result in fines and suspension of access privileges.

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AMENDMENT TO THE
RULES AND REGULATIONS
FOR
VISTABLUE HOMEOWNERS ASSOCIATION, INC.

Additions are underlined.
Deletions are ~~stricken through~~

The Rules and Regulations are hereby amended to include the following:

Rule prohibiting harassment or interference with the Board and Management. The Rules and Regulations are hereby amended to include the following:

Harassment or Interference with the Board, Committee Members, and Management. The Association recognizes that Board members and Committee members are volunteers, and wishes to encourage Owners to serve as members of the Board and Committees and to prevent against verbal, written or physical harassment or interference of the Board and its Committees. Accordingly, it is hereby made a violation of these Rules and Regulation for any owner, tenant, invitee, licensee, guest or other occupant of the Association to directly or indirectly attempt to harass or otherwise interfere with a member of the Board or its Committees while acting in his or her capacity as a Committee member or Director or Officer of the Board or to take any action to communicate at an unreasonable hour, to harass whether verbally, in writing, physically, or to otherwise threaten or interfere with the right of quiet enjoyment of any member of the Board or its Committees because of any action taken by that Board or Committee member on any issue pending or expected to be pending before the Board.

It shall further be made a violation of these Rules and Regulations for any owner, tenant, invitee, licensee, director, officer, guest or other occupant of the Association to harass or otherwise interfere with the duties and responsibilities of the Association's Property Manager or any member of the management or maintenance staff. Members shall at all times conduct themselves in a courteous and neighborly manner towards the Property Manager as well as all members of the management and maintenance staff and shall not take any action to harass whether verbally, in writing, physically, or to otherwise threaten or interfere with the tasks and duties of the Property Manager or any member of the management or maintenance staff.

If the Association incurs any expense or cost to protect against harassment or interference, the cost shall be chargeable to the Owner in violation of this rule in addition to all other legal remedies available under Florida law.