

**RULES AND REGULATIONS  
TURTLEBACK CROSSING ASSOCIATION  
(REVISED 01/2014)**

FORWARD

Pursuant to paragraph 5.5 of Article V of the Declaration of Covenants and Restrictions for Turtleback Crossing, and pursuant to Section 2 of Article V of the By-Laws for Turtleback Crossing Association, Inc. **The Board of Directors has the right to establish RULES AND REGULATIONS.**

These Rules and Regulations are designed to insure, insofar as possible, the protection of the rights, privileges, privacy, safety, comfort, convenience, well-being and property values of our individual owner, and for good housekeeping in general. These are simply a list of rules of what is believed necessary to promote decent, courteous and considerate relations among all Turtleback Crossing residents, whether they be owners or renters/tenants or guests.

Before proceeding, it is important that several words be defined for clarification:

- An OWNER is one who holds title to a Turtleback Crossing townhome.
- A RESIDENT is one who is residing in the townhome, whether or not he/she is an owner.
- A GUEST is one who is visiting a resident on an overnight or longer basis.
- A VISITOR is one who is invited or drops in for a brief social visit.
- A RENTER/TENANT is one who rents or leases a townhome from an owner to occupy or use a specific townhome. See paragraph 15 below for additional information.

The comforts and facilities of Turtleback Crossing are primarily for the use of residents and guests. Visitors are permitted to use the facilities only with approval of, and when accompanied by, a resident. Owners will be held accountable for the actions of their renters/tenants, guests and visitors, and must be mindful of the rights of other residents.

The Board of Directors has the responsibility to insure enforcement of any of these Rules and Regulations. The Board may establish guidelines for uniform policy and procedures for enforcement (including suspension of member's rights to the common facilities, or restitution). Failure by the Board to enforce any rule or regulation will not constitute a waiver of the right to do so at any time.

If it is necessary or desirable to amend these Rules and Regulations, it will be done only after proper review by the Board of Directors in accordance with the By-Laws, the provisions of the Declaration shall prevail.

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It is strongly urged that all members read and become familiar with the Declaration of Covenants and Restrictions and the By-Laws, as these Rules and Regulations are not intended to be an enumeration of the provisions contained therein, which are generally more specific in nature.

1. Each owner is responsible to maintain the lot's natural style landscaping and native vegetation. There will be no significant additional planting nor significant removal of the natural landscaping concept without Board approval. Each owner is responsible to water his/her lawn and plantings. Each owner is responsible to keep his/her lot and flower beds free of weeds, removing dead limbs and trimming trees to minimize storm damage, and other yard debris which detracts from the overall well-kept appearance of the community. (Although it is the owner's responsibility, the Association is currently providing some landscape maintenance to the buildings).

2. Each owner shall maintain his/her townhome unit and lot in good state of preservation, respectability and cleanliness at all times so that neither his/her townhome unit, nor any other unit, will be damaged by his/her 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 that appear obtrusive and noticeable from the street or adjacent units.

4. No one shall post any advertisements, posters or signs of any kind (including For Rent or For Sale signs) unless the sign has been authorized by the Association.

5. Residents shall avoid excessively loud playing of musical instruments, stereos, televisions, etc., and shall avoid making unusual noises that will disturb or annoy the occupants of other townhomes who have the right of peaceful enjoyment.

6. The exterior of any townhome and all areas appurtenant to a townhome shall not be improved, painted, decorated or modified in any manner without prior written approval of the Association Board of Directors, 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.

7. No vehicle, boat, or trailer may be parked, stored, kept, repaired, or restored anywhere within Turtleback Crossing, 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 the townhome. No owner or occupant of any lot, nor any guest or invitee of the owner or occupant of any townhome, may regularly park a permitted vehicle anywhere, including the street, within the property except within a garage of a unit, the driveway or the designated pull-off parking spaces provided. Street parking impedes

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flow of traffic, emergency and utility vehicles and is not allowed. Additionally, no vehicle may have exposed items above the sides and tailgate of a truck-bed, nor may items be physically stored outside the confines of any vehicle. These items include but are not limited to: Boats, All Terrain Vehicles (ATV's), surfboards, Furniture, Appliances and any other item deemed unacceptable by the Board of Directors of Turtleback Crossing. The parking of such vehicles will result in a violation to the property owner.

**8. PET CONTROL**

- a) Not more than 2 dogs, 2 cats, not to exceed 2 animals, may be kept in any dwelling. Additional pets or larger pets may be allowed subject to the written approval of the Board of Directors or their agent.
- b) Respect your neighbor's lot and premises by keeping your dog on a leash at all times when off your premises.
- c) An owner is fully responsible for any damage to a person or property caused by his/her pet or the pet belonging to a renter of the owner.
- d) Each pet owner shall take all precautions to assure that his/her animal is neither a nuisance nor a source of danger to other pet owners.
- e) The prompt pickup and disposal of animal waste from your neighbor's premises or Common Area is a prime responsibility of the pet owner.
- f) Failure to abide by these rules will result in the Association taking measures against the pet owner.

9. Any damages to buildings, service facilities, or equipment in Common Areas caused by an owner, his children, guests, visitors, or renters/tenants shall be repaired at the expense of the owner held to be responsible.

10. Except for regular collection and disposal, no rubbish, trash, garbage, or other waste material or accumulations shall be kept, stored or permitted anywhere within the Property, except inside each townhome, garage, or exterior trash closets.

- a) Garbage pick-up: Tuesday and Friday. Trash should not be placed on the curb until the morning of pick-up or the night before, but not any earlier (Republic Services of Florida: 904-825-0991). For units with trash closets, trash must be left in the closet.
- b) Recycle pick-up: Early Wednesday a.m. pick-up. Recycle bins should not be placed on the curb until the morning of pick-up or the night before, but not any earlier. Contact above number for appropriate recycle materials info and bins. Bins may also be purchased at a hardware store.

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c) Yard debris pick-up: Early Wednesday a.m. pick-up. All yard debris needs to be placed at the curb for pick-up.

11. No noxious, destructive, or offensive activity is permitted anywhere within the Property, nor shall anything be done within the Property that may constitute any annoyance or nuisance to any owner or to any other person at any time occupying any townhome. No activity is permitted, nor shall any object or 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 townhome or lot unless approved in writing by the Associations Board of Directors.

13. All garage doors shall remain and be kept in the **CLOSED** or **DOWN** position except when in actual use.

14. The swimming pool is for use by Turtleback residents and their guests. A key is required for entry and exit. Homeowners/tenants should contact Sentry Management to obtain a key at 904-285-1526, Ext 411. Additional rules regarding the pool are posted at the pool in accordance with the regulations of the St. Johns County Health Department and are available upon request from Sentry Management. The pool area will be locked by Master Association Security personnel at dusk and reopen at dawn.

15. 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:**

a) The leasing of any townhome by the owner. All leases are to be a minimum of seven (7) months and copies of all leases are to be provided to Sentry Management prior to effective date of lease.

b) The sale of any townhome by the owner; (a copy of the Warranty Deed is required)

c) Any change of address of an owner.

Owners must notify Sentry Management with the **name of their tenant(s), a contact number for the tenant(s), and the length of the lease.** This will facilitate timely communication with all residents. Owners are required to provide their tenants and their lease management company a copy of these Rules and Regulations.

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16. Each owner is responsible to insure that there is an insurance policy in force covering his/her townhome to the maximum insurance replacement value, against loss or damage by fire or other hazard and such other risks.

17. Each owner is responsible to pass a copy of these Rules and Regulations to any tenant/renter or purchaser of his townhome.

18. Additional regulations applicable to Home Offices is available through Sentry Management Inc. upon request.

19. Complaints and/or suggestions regarding the administration of the common area, and the observation and/or citing of any violation of these Rules and Regulations should be reported, preferably in writing, and addressed to the Turtleback Association through Sentry Management Inc.

20. Please direct all correspondence, requests and questions to Sentry Management.

The Association's current address is at the property management company:

c/o Sentry Management Inc.  
1106 A1A North, Suite 201A  
Ponte Vedra Bch, Fl. 32082  
(904) 285-1526 ext. 411  
Attn: Sandy Matheson  
smatheson@sentrymgt.com.