

WEDGEWOOD OWNERS' ASSOCIATION, INC.
RULES AND REGULATIONS

These Rules and Regulations were adopted at a Board of Directors Meeting on March 9, 2019 by four (4) yes and zero (0) no votes.

ARCHITECTURAL CONTROL COMMITTEE: All work on the exterior or landscaping of residents' properties requires prior written approval by the Architectural Control Committee (hereinafter "ACC").

ACTIVITY: No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No inflammable, combustible or explosive fluid or chemical substance shall be kept on any Lot except such as are required for normal household use and same shall be kept within the Dwelling constructed on said Lot. No Homeowner shall permit or suffer anything to be done or kept in his Dwelling or, where applicable, on his Lot which will increase the rate of insurance as to other Homeowners or to the Association.

AGE RESTRICTION: As appropriate under the guidelines for 55 and over communities.

AIR CONDITIONERS: There shall be no wall or window type air conditioning unit(s) in any Dwelling.

ANIMALS: No animals except two (2) common household pets, such as dogs and cats may be kept, provided that they are not kept, bred or maintained for commercial purposes. All pets must be kept on leashes when outside. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property upon three (3) days written notice from the Board of Directors. All residues from pets must be cleaned up by the pet owner.

ANTENNAS: No television, radio, or other antennae shall be placed on the exterior of a dwelling. An exception will be made for a television dish not to exceed twenty-four inches (24"). The antenna should be placed so as not to be readily viewed from the street side of the house.

APPEALS: Those applications disapproved by the Architectural Control ACC may be appealed through the Board of Directors at a regularly scheduled meeting.

AWNINGS: Must be approved by the ACC.

BIRD BATHS/BIRD FEEDERS/BIRD HOUSES: Will be allowed in backyard only and must be cleaned regularly to prevent mosquito growth.

BOATS: Cannot be parked or stored in any driveway or on any property. Storing or parking a boat inside a lanai is also not allowed. Boats, rafts, of any type may not be used on any Wedgewood lake or pond.

BUILDING & LOT CHANGES: No dwelling, building, roof, wall, yard, driveway, swimming pool, or other structure shall be erected, altered or painted prior to receiving written prior approval from the ACC. Changes in the landscaping, elevation or surface contour of a lot will also require prior approval of the ACC.

CLOSELINES/POLES: Temporary clotheslines are permitted in the rear yard only.

COLOR SAMPLE BOOK: The Color Sample Book is maintained and held by the Chairman of the ACC.

DOORS (FRONT): Solid doors, glass inserts, and side lights will be allowed. A standard size color sample must be submitted with all applications to the ACC in accordance with the Color Sample Book.

DRIVEWAYS: All driveways must be constructed of concrete or paver brick construction. No driveway surface shall be painted, repainted, or otherwise artificially colored, unless approved by the ACC. The ACC has jurisdiction to the sidewalk only. Driveway joints are to be free of grass and weeds.

EDGING OF LANDSCAPED AREAS: Only popcorn style or custom curbing as approved by the ACC.

FENCES: Fences of all types and sizes are not permitted except invisible fences.

FLAGS: Not to exceed four and one-half feet (4.5') x six feet (6'). If more than one (1) flag is flown, the U.S. flag must be on top. Flags flown during hours of darkness must be lighted. Only these additional flags such as the official flag of the state of Florida, the United States Army, Navy, Air force, Marines, Coast Guard, POW or MIA flags may be displayed; those additional flags must be equal in size or smaller than the United States flag.

FLAG POLES: Limit of one (1) permanent flag pole not to exceed twenty feet (20') high x three inches (3") diameter, and/or one (1) portable house-mounted pole not to exceed feet (6') long x one inch (1") in diameter.

GARAGES: May not be permanently enclosed or utilized for living space. Standard screens may be installed in the garage door opening. Approved screen colors are white, black, or bronze. Only white, or bronze, frames will be allowed.

GARAGE DOORS: Doors are to be one (1) solid color, with a maximum of one (1) trim color. Multi-colors or murals are not permitted.

GARBAGE, TRASH, AND RECYCLING: Garbage/Recycling cans and yard trimmings must be placed by the curb no earlier than the afternoon before the scheduled pickup and removed the day of pickup and shall be stored in garage or out of view from street and other dwellings.

GOLF CARTS: May only be parked on driveways from sunrise to sunset. At all other times they must be parked in the garage. Golf carts may be briefly parked on the lawn for cleaning of the cart or garage. Paved, concrete, or gravel extensions for parking golf carts will not be approved.

GUESTS: All guests must abide by all covenants, rules and regulations

HOLIDAY DECORATIONS/SPECIAL OCCASIONS: Easter, Halloween, Thanksgiving, birthday etc. can be displayed for a total of one month. Decorations can be placed three (3) weeks before the holiday or special occasion and must be removed within one (1) week after the holiday or special occasion. For Christmas decorations only, they may be permitted to be installed the weekend prior to

Thanksgiving, but not lit until the day after Thanksgiving, and removed two (2) weeks after the holiday.

HOME LEASES: Owners may lease their homes for terms of no less than twelve (12) consecutive months. Owners shall notify the Wedgewood Owners' Association Board of Directors that the property will be rented and shall provide such pertinent information as may be reasonably required by the Association, including the name and telephone number of the tenant and the term of the lease. Temporary or permanent tenants must abide by all covenants, rules and regulations.

HOMES: Must be single family residences. No business or commercial use allowed. A home must not be built or altered to exceed one story in height.

HOT TUBS: Must be inside a lanai, and screened from the neighbors.

HOUSE NUMBERS: For safety reasons, should be black, not to exceed four inches (4") high, mounted above garage door. **(Emergency personnel are trained to look above the garage doors for house numbers).**

HOUSE PAINTING: When painting or repainting a house, only those colors in the Color Sample Book will be allowed. A standard size paint chip must be submitted with all applications.

IRRIGATION SYSTEM: All irrigation systems must be maintained and in good working order. Hoses and sprinklers may not be left out when not in use.

LAMPS AND LAMPOSTS: All owners shall install and maintain a single six foot (6') high curbside lamppost with one coach style fixture in a location approved by the ACC. Both lamppost and lamp must be black. Lamps must be lit from dusk to dawn. All exterior lighting, except holiday lighting, must consist of white bulbs and not cast illumination that may annoy residents of adjoining property and must have prior approval of the ACC.

LANAI: Only standard screens, black or bronze, as well as white or bronze frames, are allowed. Base panel enclosure inside lanai screen (Metal or #500 screen) to be a maximum of (24) inches high. Lanai cannot be enclosed with glass or any other material except standard screen. White or #500 screen will not be approved for sides/walls. This would give the appearance of a closed in room addition from the neighborhood view.

LANAI ROOFS: Only white, three inch (3") thick composite material, or standard screen, black or bronze are allowed. Lanai roofs must be cleaned on a regular basis.

LIGHTING (EXTERIOR): Low landscape lighting is allowed. No bright intensity lighting allowed, except a light aimed to illuminate a flag or trees. Lighting must not annoy residents of adjoining properties.

MAILBOXES AND NEWSPAPER RECEPTACLES: No mailboxes are allowed except as installed by the United States Postal Service. No newspaper receptacles are allowed.

MOTOR HOMES/CAMPERS: Cannot be parked in any driveway or on any property. Wedgewood rules limit parking on street in front of one's home to a maximum of twenty-four (24) hours for loading, unloading and cleaning. **(Note: County rules state "No overnight parking on county roads").**

PATIO: Must be of concrete, tile, or paving material.

PLANTS: Florida friendly plants will be considered for approval by the ACC. Plants on the Florida list of plants not friendly to the environment will not be approved.

PROPANE GAS TANKS: All bottled propane gas tanks exceeding thirty (30) gallons must be buried underground or placed in a location not visible from the street or other dwellings.

ROOFS: Must be constructed of tile, concrete, or metal with a flat, dimensional or barrel profile. No raised panel aluminum or metal style panels are permitted. Roofs are to be cleaned periodically when mold or discoloration is present in order to maintain proper appearance. When cleaning does not restore a pleasing appearance, the roof is to be painted or replaced. Roof colors must be approved by the ACC.

SECURITY SYSTEM SIGNS: May be displayed near entrance door not to exceed ten inches (10") square.

SHRUBBERY: Existing shrubbery in Wedgewood will be considered, and must be on the Florida friendly list. Shrubby must be kept neatly trimmed. Weeds are to be controlled in all shrubbery.

SHUTTERS & STORM WINDOWS: Roll-up, aluminum, steel and high-impact fiberglass shutters and high-impact storm windows will be allowed.

SIDEWALKS: Must be kept clear of trash cans, recycle bins, and any debris at all times. Sidewalks are to be edged on a regular basis. All sidewalk joints must be kept free of grass and weeds. Homeowners are responsible for cleaning and maintaining the sidewalks fronting their properties.

SIDING: Is not allowed on any home exterior. Stucco is the only approved exterior finish for Wedgewood homes. Decorative finishes must be approved by the ACC.

SIGNS: No signs of any kind shall be displayed for public view except the following: Homeowner or exclusive sales agent may place one (1) professional sign advertising the property for sale or rent. Additionally, a sign displaying the word "open" may be displayed during any time the homeowner or designated representative is in attendance.

STRUCTURES: No temporary nor permanent detached structures will be allowed or built on any Wedgewood property.

SWIMMING POOL: Must be enclosed inside a lanai.

TREES: Palm trees must be trimmed and seed pods maintained on a regular basis. Broken limbs and dead trees are to be cut down and removed from the property. Existing kinds of trees in Wedgewood will be considered for new plantings.

TRELLIS: Not allowed in front yard. Can be considered if attached only to lanai or back side of the house. Cannot be set out in yard where neighbors are looking at the back side, which would not be an attractive view. A trellis is not to exceed four feet (4') x eight feet (8') in overall size.

VEHICLES: Resident shall be permitted to park no more than one (1) pick-up truck at his or her Lot if the pick-up truck is owned by the Resident, has no more than four (4) wheels and has a carrying capacity of no more than three-quarter ($\frac{3}{4}$) ton. No boats, boat trailers, trailers, campers, commercial vehicles, recreational vehicles, etc. may be parked on driveways or any private property within the subdivision, except for delivery purposes only, without the prior written consent of the Board of Directors. No motor vehicles of any type or nature, or trailers or campers or boats or boat trailers, may be parked upon any swale area, if applicable. No motor vehicle or boat repair work shall be conducted on any lot other than very minor repairs. No vehicle shall be parked within Wedgewood except on an existing paved parking surface, driveway or in a garage. No vehicles shall be parked on sidewalks or curbing so that any part extends over the sidewalk. No trucks, pickup trucks, trailers, buses, campers, commercial type vehicles, boats, or boat trailers, or vehicles which are primarily used for commercial purposes other than those temporarily present on business, shall be parked or stored on any lot, or street, where it may be seen from any other lot within Wedgewood.

WAIVERS: Homeowners may get a temporary overnight parking waiver from the Board for moving or guest vehicles.

WEEDS: Must be controlled in yards, flower beds, and shrubbery areas. Dead weeds are to be removed immediately, not left standing in flower beds and shrubbery areas. Driveway and sidewalk joints are to be kept free of weeds and grass.

YARD GRASS: All lawns and plantings must be maintained in good condition, cut and edged regularly.

YARD ORNAMENTS/STATUES: Prior to installation, all yard ornaments must be approved by the ACC.