

tortuga

RULES AND REGULATIONS

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GENERAL INFORMATION

The following Rules and Regulations (the "Rules") have been adopted by the Tortuga Board of Directors. It is the intent of these Rules to create policies to ensure the Members have the maximum use and enjoyment of the common areas. Enforcement of these Rules will be vested with the Community Manager. 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 Tortuga 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 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.

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.

ACCESS CREDENTIALS

Vehicles registered to a Member shall be entitled to receive a gate access device (barcode, RFID, etc.). In no instance shall a household have more than 4 active gate devices without the written permission from the Association.

LEASING

Owners of the leased property must provide the Association background checks on the Lessee(s), which will be paid for by the Homeowner /Lessee(s)

The Association will also charge an administrative fee of \$200 to process the transfer, for every new lease agreement.

The homeowner will provide the renter with Tortuga's Rules and Regulations and Lessee(s) information forms.

All paperwork and processing fees must be submitted to Associa Gulf Coast Property Management and Tortuga HOA Board of Directors, 15 days before residence is occupied by Lessee(s).

ASSOCIATION STAFF AND VENDORS

All Members, Tenants (hereinafter "Transfer Members"), and Guests are to be respectful of the Association's staff and vendors. In no manner shall any Member, Transfer Member, and/or Guest interfere with the management of the Association. Serious complaints regarding Association staff or vendors shall be made in writing to the Community Manager.

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. If you're under 18, you have to be at least 15 with a learner's permit or 16 with a driver's license. If you're 18 and older, you have to have valid government-issued identification.
2. Proof of liability insurance shall be provided to the Association at the time of registration.

All Golf Carts shall be registered with the Association and always display the appropriate registration number.

SPEED LIMIT

The speed limit within the community shall be 20 MPH unless otherwise posted.

REFUSE AND TRASH

Containers may not be placed out for collection sooner than the day before collection and must be removed by the end of the day of collection.

Containers cannot be left out for longer than 24 hrs.

PARKING

Overnight parking is deemed to be any time between the hours of 12 AM and 6 AM.

Florida Statute: When parking on a public road, move as far away from traffic as possible. If there is a curb, pull close to it - you must not park more than one foot away.

Always Park on the right side of the roadway unless it is a one-way street. **(1)** Except as otherwise provided in this section, every vehicle stopped or parked upon a two-way roadway shall be so stopped or parked with the right-hand wheels parallel to and within 12" of the right-hand curb or edge of the roadway.

Parking in front of a Fire Hydrant is a towable offense.

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.

PRIVACY POLICY

No video recording of anyone's home, inside a garage, back or side yard with cameras, phones or any other video recording device. This is prohibited without the approval of the homeowner or resident of residence being recorded.

All Security Cameras must not record beyond the Owners property.

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 should 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 the County or any other ordinance. 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, always, 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.

REQUIRED MAINTENANCE

Owners are responsible for maintaining their property in accordance with the Association Documents. Such maintenance responsibilities include, but are not limited to:

1. Maintenance of all plant beds includes weeding, pruning, mulching, fertilization and other chemical applications.
2. Routine cleaning of roofs, driveways, and sidewalks adjacent to the owner's property.

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.