

*GRAND RESERVE AT CORAL CREEK
HOMEOWNERS ASSOCIATION, INC.*

Rules and Regulations

Prepared by:
c/o Benchmark Property Management, Inc.
7932 Wiles Road
Coral Springs, Florida 33067
(954) 344-5353 Fax (954) 344-5399

Table of Contents

Objective 2

Coral Creek Official Governing Documents 2

Grand Reserve Official Governing Documents 2

Architectural Approval 3

Common Area Properties..... 4

Clubhouse..... 4

Fitness Room..... 4

Swimming Pool / Playground..... 4

Fences & Shrubs..... 5

Exterior Mechanical Equipment..... 5

Exterior Colors..... 6

Factory Built/Temporary Structures 6

Property Maintenance / Landscaping 6

Driveways and Parking Areas 7

Antennas, Satellite Dishes and Flagpoles..... 7

Garbage/ Trash Cans 7

Mail Boxes..... 8

Pets..... 8

Vehicles..... 8

Boats and Lakefront Property 9

Outdoor Recreational Equipment 9

Signs 10

Business..... 10

Nuisances 10

Clothes Line..... 10

External Lighting..... 11

Exterior Holiday Decorations..... 11

Children..... 11

Speed Limit..... 11

Lawn Clippings 11

Garage Sales..... 12

Storm Shutters..... 12

Lawn Equipment and Other Loud Machinery..... 12

Objective

The objective of this document is to better inform our residents of the rules and regulations that govern our community and are considered to be the most important and/or most frequently violated by our residents.

This document will also set forth additional rules and regulations not found within our Coral Creek Master Association documents or, our Grand Reserve documents.

Please be aware that Grand Reserve residents are still responsible for ALL of the rules and regulations set forth by the official documents you received at your closing unless a rule within this document supersedes it.

Coral Creek Official Governing Documents

Grand Reserve is one of several sub-developments that collectively make up the master development called "Coral Creek". As part of a master development, the residents of Grand Reserve are required to abide by all of the rules and regulations set forth by our master association, Coral Creek. These rules and regulations are detailed within a set of documents called "Declaration and Protective Covenants for Coral Creek Community".

Each homeowner would have received a copy of the "Declaration and General Protective Covenants for Coral Creek Community" documents at the signing of their contract, or at the closing for their home.

Grand Reserve Official Governing Documents

Our community, Grand Reserve, is also governed by a set of documents called "Declaration of Covenants for Grand Reserve at Coral Creek". Many of the rules and regulations outlined within our official Grand Reserve documents are identical to our master association's rules and regulations. However, some of the rules and regulations contained within our Grand Reserve documents are **more** restrictive than Coral Creek's rules and regulations. There are also rules and regulations contained within our official Grand Reserve documents that do not appear within the master association's documents. Please be advised that any rule contained within the master Coral Creek Covenant documents can be made more restrictive by our own Grand Reserve Covenant documents, but under no circumstances can the rules and regulations contained within our Grand Reserve documents be made **less** restrictive than the rules and regulations contained within the Coral Creek master association documents.

Each homeowner would have received a copy of the "Declaration of Covenants for Grand Reserve at Coral Creek" document at the signing of their contract, or at the closing for their home.

Please be advised that the rules and regulations that govern Grand Reserve can be amended by the Board of Directors in accordance with the laws set forth by the state of Florida.

Architectural Approval

Before proceeding with ANY of the following items, all homeowners are required to submit an Architectural Modification Request Form to the Grand Reserve Architectural Committee (G.R.A.C.). The required paperwork is available from our Property Management Company. Upon receipt of the required paperwork, the G.R.A.C. will review said paperwork (normally, within 10-days or less) to insure the requested modifications are in keeping with the community's standards. Once approved by the G.R.A.C., the paperwork will then be forwarded to the Board of Directors for their final approval. Failure to obtain approval from the G.R.A.C. and the Board of Directors may result in the required removal of ALL said improvements at the homeowner's expense!

The following is a list of typical items that require architectural approval:

- Exterior Painting: House, Fascia Trim, Doors (front, back or garage) or other approved structures, etc.
Please Note: A permit is also required by the City of Coral Spring to paint these items as well.
- Landscape Renovations: Major Landscaping changes whereby the overall look of the property is altered significantly (front or rear of property), the removal or installation of trees & hedges, placement of Landscape Boulders, installation of Permanent Concrete Edging, the installation of Arbors, Trellis', Benches, Fountains, Landscape Lighting, etc.
Please Note: Seasonal plantings of Impatiens, Begonias, Caladiums, etc. are not considered to be "Major" in nature and as such do not require G.R.A.C. approval.
- Installation of Swimming Pools, Spas, Ponds, Waterfalls, Fountains, Fixed BBQ Grills, Fire Pits, etc.
- Installation of Screened-in patio-type enclosures.
Please Note: Screens are not permitted on the front or back swinging-hinged type door of any residence.
- Installation of a Patio or Pool Deck, installation of Drive or Walkway Pavers, etc.
- Installation of all Fencing.
- Playground equipment: Swings, Monkey Bars, Trampolines, etc.
- Installation of Flagpoles or Antennas (Satellite Dish, TV, etc.)
- Installation or alteration of exterior fixtures and structures: Exterior Doors, Coach Lights, Rain Gutters, Mailboxes, etc.
- Grading and/or Excavation of property.

In general, ANYTHING that alters the exterior appearance of your home or property requires approval from both the G.R.A.C. and the Board of Directors BEFORE proceeding. Failure to obtain approval may result in the required removal of said improvement/s by homeowner at their expense!

Also be advised that any construction which will affect community property, swales, sidewalks, sprinkler lines, streets etc, will require a \$500.00 deposit to be placed with the HOA as security for any damage done to community property. Deposit will be due at time of application for G.R.A.C. approval and will be returned within 30-days of end of

construction if all community property returned to original condition.

This rule is a clarification/elaboration of Coral Creek's rule 3.2(a-g) and Grand Reserve's Article XIV, Sections 1 -7.

Common Area Properties

Clubhouse

Children under the age of 14 must be accompanied by an adult while in the clubhouse.

Hours of operation are 6:00 a.m. till 11:00 p.m. 7-days a week. Times are subject to the approved contract with the Association.

The doors to the entire clubhouse area are self-locking. You may gain access to this area during the hours of operation using your key. Proper attire is required in the clubhouse and fitness area. No bathing suits are allowed inside the clubhouse.

Arrangements to rent the clubhouse are available through the clubhouse committee only. A copy of the clubhouse agreement is available at the management company's office or through the clubhouse committee. Reservations must be made at least two weeks in advance but no more than 90 days in advance. Holiday rentals are not permitted.

The billiard room is not available for rental.

Fitness Room

Absolutely no one under the age of 18 permitted in the fitness room.

Food and Drinks are not permitted in the area (excludes plastic bottled water).

Headphones must be used when listening to music so as not to disturb others. "Boom Boxes" are not permitted.

The TV volume must be kept at a reasonable decibel level so as not to disturb others.

Do not drop weights or let go of machine arms causing the weights to drop.

All cardio equipment has a 30 minute time limit.

Machines/benches must be wiped down after each use.

Proper workout wear and shoes are required when using any part of the fitness room.

Swimming Pool / Playground

Children under the age of 14 must be accompanied by an adult at all times while at the swimming pool or playground.

Food and Drinks are not permitted in these areas (excludes plastic bottled water).

Entry gates leading into the pool area MUST be kept closed and locked at all times.

Headphones must be used when listening to music, or TV. “Boom Boxes” are not permitted.

Roughhousing will not be tolerated in the pool area i.e. running around the pool, jumping into the pool, screaming, etc.

Fences & Shrubs

Canal\ Lakefront Property

With G.R.A.C. approval, you may install a white aluminum picket type fence as long as it does not exceed 5 feet in height. No owner shall be permitted to install a fence across the lake maintenance easement until such owner has received written approval from all applicable governmental agencies, including, but not limited to the Pine Tree Water Control District, as well as from the master Coral Creek association. No fence will be permitted to extend beyond the front of the applicant’s or his immediate neighbors house.

Privacy hedges in the rear of your canal/lakefront home may not exceed 5-feet in height along the perpendicular property lines (so as not to obstruct your neighbor’s view of water feature). Hedge type shrubbery is not permitted forward of the front of the house.

This rule is a clarification/elaboration of Coral Creek’s rule 3.2(g)(ii), 3.14, and Grand Reserve’s article XV (f), XVI section 16.

Please note that there are additional rules and regulations regarding canal/ lakefront properties that can be found in Coral Creek’s 3.20 (a-c), 4.8 (a-e) and Grand Reserve’s Article XV (a-g)

Non Canal\ Lakefront Property

With G.R.A.C. approval, you may install a white aluminum or PVC fence as long as it does not exceed 5-feet in height. No fence will be permitted to extend beyond the front of the applicant’s or his immediate neighbors house.

Privacy hedges in the rear of your home may not exceed 8-feet in height. Hedge type shrubbery is not permitted forward of the front of the house.

This rule is a clarification/elaboration of Coral Creek’s rule 3.2(g)(ii), 3.14, and Grand Reserve’s article XVI section 16.

Exterior Mechanical Equipment

Decorative shrubs are required around air conditioners, pool pumps, sprinkler pumps or other similar mechanical equipment. If the equipment is concealed by a privacy fence (non-picket type) it is not necessary to have shrubs around your mechanical equipment.

Please Note: The H.O.A. has the authority to require homeowners to provide plantings/shrubbery to conceal any structure deemed objectionable.

This rule is a clarification/elaboration of Coral Creek's rule 3.2(g) iv), 3.10, 3.11

Exterior Colors

ALL exterior structure color changes (house, trim, doors, etc.) must be approved by the H.O.A. You must also receive approval from our master association Coral Creek and obtain a painting permit from the City of Coral Springs.

This rule is a clarification/elaboration of Coral Creek's rule 3.3

Factory Built/Temporary Structures

No temporary or permanent utility/ storage shed, building, tent, structure or improvement shall be constructed on a parcel. No factory built structure such as a mobile home may be erected or placed on any lot.

Exterior gazebos, tiki huts, chiki huts, etc. are not permitted. Exterior arches, arbors used in landscaping are permitted, not to exceed 12-feet in height or the height of the particular home's lowest roofline (if attached to a roof soffit).

Moving/ Storage Pods may not be placed on the property for more than three consecutive days.

This rule is a clarification/elaboration of Coral Creek's rule 3.4 and Grand Reserve's Article XVI Section 2

Property Maintenance / Landscaping

All parcels shall be kept in a clean and sanitary manner with no refuse, or garbage allowed to accumulate, or any fire/ health hazard allowed to exist. All parcels shall be maintained in a first class condition with well kept lawn and well maintained landscaping.

Swimming pools must be kept clean and maintained in a sanitary condition in accordance with city and county laws.

Grass is to be maintained at a reasonable height with no accumulated weeds or grass clippings present. The regular use of appropriate fertilizers will help to ensure a well maintained landscape and lawn. No underbrush or unsightly growth shall be permitted.

Additionally, you must reasonably maintain the exterior appearance of your home to the satisfaction of the H.O.A. This includes, but is not limited to, your exterior paint, roof, driveway, absence of personal items left in view of the community, etc.

Failure to maintain a parcel according to the rules and regulations set forth herein shall result in the H.O.A. to do so and charge the homeowner for said maintenance and/ or assess a lien on the property.

This rule is a clarification/elaboration of Coral Creek's rule 3.19 and Grand Reserve's Article XVI Section 8

Driveways and Parking Areas

Weeds growing between pavers must be controlled. Anthills in driveway must be killed. No mats or similar items to control leaky vehicles should be left in view. Driveways must be kept clean (periodic pressure cleaning followed by sealing is recommended). If replacing a portion of your driveway or extending existing driveway/ walkway, you must use the same style and color pavers as you already have.

If at all possible, avoid parking in street, as it is inconsiderate to your neighbors. You may not park in the street if your vehicle will create a traffic hazard (i.e. vehicles parked across from each other not allowing enough room for other vehicles to pass, blocking someone's driveway, and parking near a street corner).

No resident's cars are to be parked on the streets or common areas overnight. Overnight is deemed to be 12:00 a.m. to 6:00 a.m. The clubhouse parking lot is not to be used by residents at any time unless the resident is using the clubhouse facilities. There is to be no parking on any landscaped area, public or private, within the community.

This rule is a clarification/elaboration of Coral Creek's rule 3.6 and Grand Reserve's Article XVI Section 5

Antennas, Satellite Dishes and Flagpoles

Antennas & Satellite dishes: Must be approved by the H.O.A. as to location and size. Per F.C.C. guidelines, you may install a compact satellite dish, provided it is installed in an inconspicuous spot. This should be in the rear or rear side of the house. The City of Coral Springs also requires an electrical permit that must accompany the Architectural form when submitting to the Association for approval.

Flag Poles: Freestanding flagpoles are not permitted. A single flag pole attached to your house is permitted provided its size and location are approved by the H.O.A. Flags deemed offensive are not permitted. (College flags or Professional sports team flags are not deemed offensive.)

This rule is a clarification/elaboration of Coral Creek's rule 3.8 and Grand Reserve's Article XVI Section 11

Garbage/ Trash Cans

Per city code all Garbage/ Trash Cans must be stored out of sight. Trash receptacles may not be placed curbside earlier than 7:00 p.m. of the day preceding pickup and must be removed no later than 7:00 p.m. on the day of pickup. Placing trash receptacles or refuse

on the paved street surface (blacktop) is prohibited.

This rule is a clarification/elaboration of Coral Creek's rule 3.10 and Grand Reserve's Article XVI Section 1

Mail Boxes

Mailboxes and posts must all be standard in appearance. Mailboxes must be maintained. There shall be no decorations on the mailboxes except during holidays; your decorations should be taken down promptly when the holiday is over.

This rule is a clarification/elaboration of Coral Creek's rule 3.15

Pets

Pets must be on leash at all times when outside of your home and/or fenced-in yard.

Pet owners are required to clean all feces from any property upon which their animal placed it, private or community. If any owner does not clean up after their pet the board will have the authority to fine and assess a lien of \$25.00 for each incident.

The feeding of wildlife is prohibited.

This rule is a clarification/elaboration of Coral Creek's rule 3.18 (a-b) and Grand Reserve's Article XVI Sections 3 & 9

Vehicles

As per city code: The parking of commercial vehicles is prohibited within a residential community for more than four hours unless necessary for construction or repair of a structure.

No lettered company truck, auto, van, RV, camper, mobile home, or boat may be parked in the driveway or on residential property unless it is in the garage.

Boats, trailers, watercraft, scooters, etc are not allowed to park on street or kept on the banks of the lakes, or in the lakes.

Only Department of Motor Vehicles registered vehicles permitted to be operated on streets.

No vehicle repairs or maintenance shall be allowed in a driveway or on a street within the community.

This rule is a clarification/elaboration of Coral Creek's rule 3.17 (a-d) and Grand Reserve's Article XVI Section 5.

Boats and Lakefront Property

No dock, wharf or other structure of any kind shall be erected, placed, altered or maintained on the shores of any lake within the community.

No motorized boats shall be permitted on or in any lake within the community except by the H.O.A. or its designee for maintenance purposes. No motorized boat, trailer or vehicular parking shall be permitted on any lake slopes or shore areas within the community.

No plantings of any kind shall be made by any parcel owner in any lake maintenance easement as shown on the plat.

Floating devices, other than approved watercraft, are prohibited.

This rule is a clarification/elaboration of Coral Creek's rule 3.20 (a-c) and Grand Reserve's Article XV sections (a-g).

Outdoor Recreational Equipment

Playground Equipment: Must be approved by the HOA and must be city approved types with height limited to 14-feet, and placed pursuant to city code. The H.O.A. has the discretion to reject approval of any playground equipment not aesthetically pleasing or in keeping with the standards of the community.

Basketball Hoops: Can not be set on street or set up to where play is on street. They must be kept in driveways per city code. Permanently affixed types are not permitted.

Trampolines: are permitted in the back yard only and are not to be visible from the streets.

Personal belongings may not be left in view of the community (i.e. bicycles, scooters, strollers, etc.) for an extended period of time (overnight, etc).

Please Note: The H.O.A. has the authority to require homeowners to provide plantings/shrubbery to conceal any structure deemed objectionable.

This rule is a clarification/elaboration of Rule 3.23

Signs

No signs are permitted, except as approved by H.O.A. shall be placed, erected or displayed on any parcel.

This excludes residential alarm placard signs, official H.O.A. notices as required by state law, and city required contractor permit signs.

This rule is a clarification/elaboration of Coral Creek's rule 3.13 and Grand Reserve's Article XVI section 6

Business

Pursuant to city code: No business shall be conducted in any parcel that generates traffic from clients, customers, and/or business associates.

This rule is a clarification/elaboration of Article XVI section 7

Nuisances

No nuisance or any use or practice that is a source of annoyance to other parcel owners, or interferes with the peaceful possession and proper use of the parcels by the residents of the community shall be allowed upon any parcel. I.e. excessively loud music/ noise, barking dogs, late night parties, etc. In short, please be respectful of your neighbors.

This rule is a clarification/elaboration of Coral Creek's rule 3.21 and Grand Reserve's Article XVI section 9

Clothes Line

No clothes, linens, or the like, shall be hung on clothes lines or in any other manner, outside of a unit or parcel.

This rule is a clarification/elaboration of Coral Creek's rule 3.16 and Grand Reserve's Article XVI section 15

The following items are not based upon or elaborations of existing rules but instead additional rules to supplement and help maintain the beauty and harmony of our community.

External Lighting

You may not use colored lights for landscape lighting and/or your garage lights. Colored lighting is permitted with your holiday decorations however your decorations should be taken down promptly when the holiday is over.

Exterior Holiday Decorations

Exterior holiday decorations must be removed in a timely fashion (no more than 30-days after depicted holiday). They are also not to be placed out more than 45-days prior to a depicted holiday.

Children

Due to the lack of sidewalks within our individual developments, it is not uncommon to find children playing in the streets. It is of the utmost importance that you drive carefully to maintain the safety of our children. It is also important that parents explain to their children that while they may play in the street, the primary purpose of our streets is for vehicles to enter and leave our community. As such, it is important for children to be mindful of the vehicles and to move out of the way when a vehicle approaches clearing any recreational equipment that they have placed in the street.

Speed Limit

The posted speed limit within our community must be obeyed. Remember that there are no sidewalks within our individual communities so it is not uncommon to find adults and children walking or playing in the streets.

Lawn Clippings

When you or your lawn service finishes cutting your lawn, you must clean the clippings and dirt that finds its way into the street. This means either sweeping the lawn clippings and dirt for disposal, or using a blower to blow the clippings back onto YOUR lawn. It is inconsiderate to your neighbors to leave your clippings in the street!

Garage Sales

Garage sales are not permitted in Grand Reserve.

Storm Shutters

Storm Shutters are not permitted to be put up prior to the issuance of a hurricane warning. The shutters must be removed within 10-days after storm passes or when threatening weather conditions no longer affect the area. Any permanently attached shutter system must be in accordance with color scheme of home.

Awnings of any type are not permitted.

Lawn Equipment and Other Loud Machinery

Lawn Services and operation of loud equipment: 8am to dusk, M—F and 8am to dusk on Saturday. No commercial lawn services or construction services are permitted in the community on Sunday.

Fines: To be assessed by architectural committee and the Board of Directors.

All homeowners are required to abide by these rules and those contained in the “Declaration of Covenants for Grand Reserve at Coral Creek”, the “Declaration and General Protective Covenants for Coral Creek Community” and the codes of the City of Coral Springs.
