The Grove Homeowners' Association

RULES & REGULATIONS

Revised June, 2021
www.thegrovehh.org

The following Rules and Regulations have been established for the safety of the residents and guests of The Grove at Harbor Hills, which is referred to in this document as "The Grove". Rules and Regulations refer to those restrictions passed by the Board of Directors in order to protect the common areas and The Grove as a whole.

DOCUMENTS

The governing documents of The Grove are:

- Declaration of Covenants, Conditions, Easements and Restrictions (CCE&R)
- By-Laws
- Rules & Regulations

All documents should be been provided to a purchaser at closing. They are also available in printed form from Sentry Management and can be viewed and printed from The Grove's website, www.thegrovehh.org

I. **THE WEST GATE**: The following instructions for the operations of the West Gate (also commonly referred to as The Grove Gate) are effective for all residents of Harbor Hills and are not limited to The Grove
   a. Gate Operations. The Residents' entry gate will automatically open when approached by a vehicle with an installed eGo Plus Sticker Tag (transponder). The exit gate automatically opens when approached by a vehicle.
   b. Gate Security. The gate is manned by security personnel during the hours of 7am through 5:30pm Monday through Saturday. During the off hours and Sunday, the gate may be opened using the telephone entry system.
   c. Gate Access. All residents' vehicles should have a Gate Auto Open Device eGo Plus Sticker Tag. Residents must purchase this Sticker by contacting Dana Delzio at danadelzio@gmail.com

II. **DRIVING REGULATIONS**: The Grove is a residential community. All residents and their guests, employees and agents should drive with an abundance of caution. For safety reasons, the residents of The Grove must insist upon compliance with the driving regulations of The Grove. Any homeowner or renter who becomes aware of a breach of the driving regulations of the Grove should report the breach to the Community Association Manager. The information provide should include the description of the vehicle, the driver (if known), the date and time, specific location, and nature of the violation
   a. Posted Speed Limit. The posted speed limit within The Gove is 20 miles per hour.
   b. Stop Signs. Stop signs are posted throughout the property. Drivers of automobiles, motorcycles, bicycles and golf carts must obey these posted signs.
   c. Prohibited Vehicles. Mopeds, ATV's and motorized go-carts may not be driven within The Grove.
   d. Golf Carts. Golf carts may be driven upon the streets of The Grove by persons over the age of 14, except:

1. A resident may not drive a golf cart on any residential property except the resident's own.
2. A resident may not drive a golf cart on the sidewalks of The Grove except the portion of the sidewalk which is located on the resident's own lot.
3. A resident may not drive a golf cart upon water retention areas or unimproved lots.

e. Enforcement. The Board reserves the right to deny vehicular access to non-resident drivers, including construction or service personnel who violate the driving regulations of The Grove.

f. Parking.
   1. Overnight parking of a vehicle of any kind is not permitted on the streets of The Grove, but is restricted to parking on the owner's property as permitted by the CCE&R, Section 6.11.4, or off-site.
   2. There shall be no outside storage or parking on a Lot in excess of three (3) days within any thirty (30) days of any boat or other watercraft, mobile home, trailers (either with or without wheels), motor home, camper, or any other related forms of transportation or recreational vehicles. Parking or storing any of such vehicles within any portion of the Common Area is forbidden but parking fully within a garage is allowed. The parking of any travel or recreational trailers, including self-propelled or towed vehicles or any mobile homes are prohibited at any time on driveways, streets or otherwise on any premises of The Grove except for loading or unloading purposes or when parked entirely within a garage. Harbor Hills has space that can be rented for storage of these vehicles. You can contact them at 352-753-7000.
   3. No vehicle requiring a license may be parked on a golf cart driveway.
   4. Residents are encouraged to park all vehicles within a garage.
   5. No more than two (2) passenger vehicles, which are operational and have a current license plate and tag, may be parked in the driveway of any lot at one time so as to be visible from any street, common area, or lot, except for short-term guest parking as stated in section 6.11.3 of the CCE&R.
   6. No exceptions to the parking regulations will be allowed unless approved by the Board.

III. PET REGULATIONS

a. No more than two (2) household pets are permitted per household (lot).

b. All animals must be kept on a leash and restrained at all times while outdoors. All pet droppings must be picked up promptly by the animal's owner or agent.

c. No animal may be left outside unattended. Pets shall not be allowed off leash outside a home unless confined by a device such as an "invisible fence".

d. Residents responsible for the care of a pet must be in compliance with CCE&R Section 6.5

IV. ARCHITECTURAL REVIEW COMMITTEE

The Grove Homeowners' Association has issued guidelines regarding which architectural modifications are permitted. The Architectural Review Committee (ARC) is a group of Grove homeowners responsible for monitoring compliance within the guidelines. Prior to making any major changes to the outside of your home, including the driveway and landscaping, written permission must be received from the ARC. The application is available online at www.thegrovehh.org, from committee members and from Sentry Management. ARC requests are directed to ARCthegrove@gmail.com. Request forms can be downloaded directly from the website or obtained at the West Gatehouse.

V. SOLICITATIONS

Solicitation within The Grove is not permitted unless expressly approved by the Board in writing. No signage is permitted on homes, yards, sidewalks or vehicles parked within The Grove.

VI. SECURITY

Residents who are aware of security issues are encouraged to contact the Community Association Manager as soon as possible

VII. YARD, GARAGE AND ESTATE SALES

Yard, garage and estate sales are not permitted within The Grove.

VIII. MEMBERSHIP

The Grove at Harbor Hills Homeowners Association one-time membership start-up fee, as established by the Board, shall be paid by the purchaser at closing, as stated in the CCE&R, Section 4.9.

IX. LEASE AGREEMENTS

All property owners who make their property available for lease must comply with CCE&R Section 6.14 and must provide a copy of the lease to The Grove Community Association Manager for Association records. For privacy purposes, monetary information must be blacked out. It is the property owner's responsibility to provide the renter with a copy of these Rules & Regulations. Resident occupants may not rent out rooms as per the CCE&R Article 6:14.

X. TRASH/RECYCLE CONTAINERS

Trash and recycling containers must be stored within the garage or within a privacy wall that appears as an integral extension of the building.

XI. ENFORCEMENT

If a violation occurs, the Board reserves the right to issue written or verbal warnings and to levy fines and/or take such other action as it deems necessary.