

DOVE’S REST SUBDIVISION RULES
A 55+ ADULT RECREATION VEHICLE AND MOBILE HOME SUBDIVISION

These rules and regulations govern the operation and conduct of the people of “Dove’s Rest” in relation to the management of Winter Haven Christian Center, Inc. as they pertain to the subdivision. These rules and regulations are promulgated and subject to Florida Statutes 719. These rules and regulations may be changed by proposal of the Board of directors and an affirmative vote of two-thirds (2/3) of all present and voting stockholders of the corporation, including proxy and absentee votes, for ratification of such amendments. They shall be posted or available for inspection on the premises. The use of the lot and common area is for resident use and related recreational purposes only. Any infraction of these rules can be brought to the attention of the subdivision manager for appropriate action.

Dove’s Rest is and always has been a 55+ adult subdivision – primarily for retired people, and as such adheres to the Housing for Older Persons Act of 1995. Furthermore, after March 6, 1989, each residence intended for and operated for permanent occupancy must be occupied by at least one (1) person fifty-five (55) years of age or older. Provisions may be made for inheritors, under 55 spouses, disabled adult children and caregivers on an individual basis. Provisions for visiting children and adult guests are specified elsewhere in these rules.

All correspondence such as inquiries, questions or suggestions shall be submitted on official Dove’s Rest inquiry form. An official response will be returned to the individual who submitted the form by the subdivision manager or Board of Directors.

1. Code of Conduct

Any form of disorderly conduct or public intoxication is prohibited on Dove’s Rest property. Management has the right to remove or have removed such person(s) from the property. No nuisances, noxious, or offensive activities shall be permitted on any part of the premises, nor shall the premises be used for any purpose in any way to devalue adjoining or nearby properties, to endanger the health or unreasonably disturb the quiet of any other person.

Alcoholic beverages, smoking, vaping and profanity are prohibited in all common areas. Respect for others should be considered. Offences will be promptly discussed with the offender by the management.

Any person, whose actions result in loss or damage to any common area, and/or facilities, shall report such loss or damage to the subdivision manager as expeditiously as possible. That person may be held liable for the repair or replacement costs resulting from the loss or damage.

All persons in our community shall respect the rights of others and shall not trespass on property of another except for friendly purposes.

Quiet time is observed from 10 P.M. to 8 A.M. (any exceptions to this rule shall be approved in advance by the management.) Recreational rules and regulations are posted at the individual areas and must be complied with.

As a Christian community, we observe Sunday as a day for rest and relaxation. Construction shall be prohibited except in an emergency.

Owners should carry homeowners and liability coverage on their property as a protection for themselves, their neighbors and the subdivision.

The subdivision will not be held liable in any way for property stored in the subdivision.

Owners/tenants of the subdivision shall be responsible for locking and otherwise securing all homes, sheds, RV's, motorhomes, storage units, automobiles, and other personal property.

2. Mail Boxes

Mailbox keys are the responsibility of stockholders/residents.

3. Visiting Children and Guests

Visitors and guests shall adhere to all subdivision rules and it is the responsibility of the stockholder and/or resident to assure those coming into the subdivision follow the rules. The stockholder shall be directly and financially responsible for any and all damages caused by visitors and guests. Visitation by children and guests in this subdivision shall be under the rules set by the Board of Directors.

Stockholders and residents shall not allow minors to stay overnight and weekends, or maintain any longterm occupancy of any home in the subdivision area without adult supervision in the home. All children under 18 years of age are required to have a consenting adult supervising when using the subdivision facilities (example: swimming pool, clubhouse, pavilion, pickleball, shuffleboard, dog run, etc.) Refer to rule#16 for golf cart restrictions.

By the seventh (7th) day of visitation, stockholders or residents shall register with the subdivision office, either by mail, phone or in person, all visiting children and adult guests staying longer than seven days. As a courtesy, informing the subdivision office of day-visit guests is recommended.

Stockholders and residents may have guests visit a maximum of sixty (60) days per person in any 12month period starting from the day of arrival. Exceptions to the length of stay may be reviewed by the Board of Directors in "hardship" situations. The Dove's Rest Board of Directors is from time to time confronted with exigent circumstances which require it to deviate from and/or suspend, or otherwise modify its Subdivision Rule #3 – Visiting Children and Guests.

"Hardship" is determined on an individual basis and is defined as events that include but are not limited to:

- A. Epidemics and/or pandemics
- B. Public Health Emergencies as declared by local/state or federal authorities
- C. Local/state or national emergencies
- D. Acts of Terrorism
- E. Weather emergencies as identified by FEMA or Florida Polk County Emergency Management
- F. Other exigent circumstances as determined by the Dove's Rest Board of Directors after a written request from a stockholder or resident

In the case of an exigent event, incident, circumstance or scenario, the Board of Directors shall take action upon a majority vote for the terms and conditions of this policy. After a written "hardship" request is received from a stockholder or resident, the Board of Directors shall follow the following procedure:

1. Assess the situation
2. Make a determination of need
3. Evaluate the impact on the individual(s) and the subdivision
4. Make an initial determination of length of hardship extension and notify the requesting stockholder/renter in writing
5. Review and modify the hardship policy as needed

4. Pets

- Dove's Rest Subdivision allows for one pet (under 20 lbs.) per home/RV; a cat or bird is permitted
- Pets or animal breeds that are deemed dangerous by Polk County Animal Control Section 18 may be restricted from the subdivision
- All pet rules apply to stockholders, renters and visitors
- Stockholders/residents pets must be registered at the office and have current tags and shot papers supplied
- Pet must be leashed at all times except within the dog run by approved users. Leash length must be no longer than 6 (six) feet.
- Continual barking that disturbs the neighborhood is not acceptable and is a violation of Polk County Ordinances.
- Pets cannot be left outside alone, even on a leash on your property (no doghouses or runs)
- Pets must be supervised and under the control of their handler when outside
- Any animals that have injured other animals or people will not be tolerated
- You must clean up after your pet immediately each time, even in your own yard
- Please take the shortest paved road to the exercise areas at the west and east ends of the subdivision
- Pet exercise area on the east end is the common area east of lots 11 through 20, and east of the office.
- Pet exercise area on the west end is west of the wood shop, west of the clubhouse and west of lots 122 through 129.

- Pets are not allowed to be walked in the shuffleboard or grass parking area
- Pets are not allowed in or tied up by the clubhouse, shuffleboard, pool, pickleball or pavilion areas
- The subdivision dog run area is available to those with an approved application and key
- If leaving for the day, make arrangements to have your pet appropriately cared for to keep them from disturbing other residents.
- All pets and any exceptions to the pet rules must be approved by the subdivision manager.
- Any issues or incidents involving animals must be reported to the subdivision manager immediately
- Registered service animals and registered emotional support animals will be addressed as per the guidelines of the American Disabilities Act and government guidelines.
- Polk County, FL Code of Ordinances regarding Animals and Fowl (chapter #4) must be followed.

5. Motor Vehicles & Recreational Vehicles (RV's)

Each unit is restricted to one live-in home/RV and two validly licensed motor vehicles such as a car, van, or pickup truck.

5a) Motor vehicles/Motorhomes

- No portion of a vehicle shall extend into common area, ten (10) feet from the edge of the street asphalt. Also, critical line of sight must be maintained as determined by the subdivision manager.
- Parking for a second vehicle, guest vehicles, or motorhomes must be parked in the designated areas.
- Any motor vehicles parked in the lot of another stockholder must have written permission submitted to the subdivision office.
- Non-stockholder/non-resident owned vehicles should not be stored in the subdivision.
- The operators of vehicles shall obey speed restrictions and noise limitations.
- Drivers shall obey posted subdivision speed restrictions.
- There shall be no vehicle repairs of more than three days duration on the Lot or in the common areas.
- No inoperable or unlicensed motor vehicles can be brought onto or stored on the subdivision property. Tires must be inflated.
- If a vehicle becomes inoperable beyond the duration set above, arrangements must be made to have it removed from the subdivision immediately.
- A mini motor home, less than twenty-two (22) feet, may be used as a transportation vehicle and parked on the lot with a residence if it is approved as the only means of transportation for the lot owner/tenant.

5b) Recreational Vehicles (RV's)

- No portion of a vehicle shall extend into common area, ten (10) feet from the edge of the street asphalt in order to maintain critical line of sight.

- All RV's must be self-contained and use a sewer donut when attaching hose to sewer.
- No tents, pop-up campers, or truck campers are permitted as housing within the subdivision.
- All permanent RV units left on a subdivision lot more than six months must be skirted as approved by the Board of directors.
- For the safety of Dove's Rest during the hurricane season, recreational vehicles are strongly recommended to be tied down to withstand hurricane force winds.
- Any recreational vehicle or other structure on a lot which is destroyed in whole or in part by fire, windstorm or other casualty shall be removed by the owner within a reasonable length of time. Owner must remove all debris caused by the disaster within a reasonable time frame established between the Owner/Tenant and the subdivision manager.
- All RV's must have all tires inflated. The subdivision office must have lock keys or lock Owner combinations to all tongue locks.
- Storage is available in designated areas for stockholder RVs only (Policy for Storage #13)

5c) Motorcycles and other bikes

- Motorcycles are to be used only for transportation to and from the subdivision.
- No mini-bikes, all-terrain or similar vehicles shall be operated upon any portion of the property, except as approved in writing by the management.
- Scooters, electric and manual bikes must obey the speed limits and use caution on corners.

6. Landscape and Unit Maintenance

Landscaping adds to the aesthetic value of a unit and reflects the personal tastes of the stockholder. In the interest of the entire subdivision and pursuant to the setback and easement rules as identified in the Polk County Plat Book 73 page 36 and Plat Book 81 page 31, the following rules regarding landscaping must be adhered to. Landscaping shall be defined as all plantings including trees, bushes, shrubs, flowers or beds. It shall also be defined as the addition of metal, plastic/vinyl or block edging and borders (no more than four (4) inches in height or depth for easy removal) around trees, bushes, shrubs, flowers or beds and lawn ornaments/decor. It shall also be defined as the addition of moisture/weed barriers, wood or rubber mulch and landscaping rock.

The first ten feet (10') of property from the edge of the roadway is common area. No new plantings or landscaping is allowed within seven feet (7') of the edge of the roadway. No new trees shall be planted closer than 10 feet of the roadway, common area or on any other plat easement. Landscaping must allow a minimum of five feet (5') clearance to allow lawn mowers access and must be maintained to subdivision standards by the stockholder. Decorative and/or ornamental borders must be one (1) foot from the property line and no more than four (4) inches in height or depth for easy removal if needed. Any major landscape renovation needs to be discussed with the subdivision manager before proceeding.

All stockholders are required to maintain their property year-round (weeding, flowerbeds, bushes, trees, etc.). The Dove's Rest Subdivision shall not be responsible for the flowerbeds, edging, or weeding of stockholder's lawns, or for contacting lawn services for the stockholder. - If a stockholder contacts a

vendor or other person to do their lawn care, they must notify the subdivision office of the vendor or worker's name.

COMMON GROUND: Prior to new planting, landscaping, structure or tree removal in common ground, a stockholder must submit a "stockholder request for architectural approval" form to the subdivision manager. No action can occur until official written approval has been issued. Any new or existing planting, landscaping or structures installed by stockholders on common ground remain the responsibility of the stockholder to maintain (i.e., trim or removal). No tree shall be cut down from the common area without approval.

STOCKHOLDER PROPERTY: Prior to new planting of any trees, bushes, and/or shrubs, or tree removal, the stockholder must submit a "stockholder request for architectural approval" form to the subdivision manager. No action can occur until official written approval has been issued.

No open fires of any kind shall be permitted at any unit unless they are in accordance with the laws of Polk County and under the review of the subdivision manager.

All cords, pipes, wires, and conduits from the main utility lines shall be maintained and repaired by each stockholder (including water pressure regulators). Private wells and irrigation systems are the responsibility of the stockholder. Any lawn irrigation system installation must have prior approval of the subdivision manager.

Downspouts and drain pipes should control water on the owner's property without causing excess water to invade the neighboring yard, flood another area or be dispensed out into the street. Any Lot having drainage issues should contact the subdivision manager for solutions before taking action.

Only retractable or portable umbrella lines may be permitted at units for hanging of laundry, sunning of clothes, rugs, etc. They must be located at the rear of the unit and umbrella lines must be closed when not in use.

Furniture left outside (yard, patio or open carport) must be specifically designed for outside use. Upholstered furniture should only be used in a residence or screened-in room.

Sunshades, outdoor blinds, outdoor curtains and any version of outdoor privacy or windscreens must have prior approval from the architectural committee.

Fences and ornamental walls constructed of any material are prohibited.

Outside containers must be weighted to prevent them from becoming flying objects. Containers must be kept within a bed or border. Containers cannot be placed outside these designated areas in the yard that would impede mowing (See rule 6)

Gardens or raised beds must have the approval of the architectural committee.

The stockholder shall not allow anything to be done or kept on their lot which accumulates clutter, creates untidiness or hazards, will increase the rate of insurance on the common area, will obstruct or interfere with the rights of other stockholders or the maintenance operations of the subdivision.

An annual exterior inspection by the subdivision manager will be made of the outdoor property of all stockholders, which will include cleanliness of the exterior of the home/RV and general appearance of the outdoor area. Following the exterior inspection, the subdivision manager will inform the stockholder in writing of any issues found. Stockholders will be responsible for addressing the issues within 30 days. If not addressed within 30 days, the issue will be addressed by the Dove's Rest Board.

No personal property of any kind shall be abandoned anywhere in the subdivision. If property appears to be abandoned, the subdivision manager shall inform in writing, the appropriate stockholder of the action to be taken within 30 days. If arrangements for the appropriate action are not completed by the stockholder or their designee within 30 days, disposal costs of such property will be billed to the stockholder.

Any stockholder has a right to appeal the findings of the subdivision manager with the Board of Directors in person or in writing.

7. Utility, Water Drainage, and Sanitary Facilities

There shall be no interference with the natural flow of water on the property. A Dove's Rest Subdivision water drainage easement exists (10) ten feet from the roadway on each property. No surface water drainage facility or system shall be connected to or permitted to discharge into any sanitary sewage disposal system.

Utility and sanitary facilities installed per law on unit, shall not be used in any manner other than for which they are designed. No materials, harmful liquids, or any other matter shall be discharged into any sanitary facility, which may cause loss or damage to the subdivision sanitary system. In case of misuse of a stockholder's unit, the stockholder shall be liable for any expense incurred by the subdivision as a result of such misuse.

To prevent natural drainage water from entering the sanitary system, a stockholder/renter must use a rubber donut on sewer hose to cap the sewer pipe when vacating the unit and removing the home/RV.

8. Trash and Storm Damage Debris

Garbage pick-up at each lot shall be twice a week from 8am-9am. Days of the week will be established by the Board of Directors.

All garbage must be tied in plastic bags and placed at the curb on the morning of pick-up. All cardboard boxes must be broken down. Refuse or trash shall not be allowed to accumulate on any lot and shall be kept in appropriate containers.

No dumping of any materials, trash, rubbish or used oil shall be allowed except in areas designated by the subdivision. Garbage shall be discarded in the small dumpster only.

No yard or tree trimmings are to be placed in the small dumpster. No hazardous materials of any kind may be placed in the dumpster or dropped off at the clubhouse such as paint, solvent, batteries, oil, propane tanks, A/C units, Freon, flammable materials, etc. Please refer to the Dumpster and Recycling Policy posted in the clubhouse.

Appliance and furniture disposal are the responsibility of the stockholder/resident. The subdivision manager may offer advice on disposal of large items.

Items longer or higher than four (4) feet must be broken down before putting into the dumpster. It is the stockholder's/resident's responsibility to trim trees and dispose of debris. Yard trimmings are to be placed in the large dumpster. If yard debris is brought to the large dumpster, the debris may not be left in bags. Contractors are not permitted to dispose of debris in the subdivision dumpsters. Stockholders/residents may be responsible for waste costs for large items or volume put into the large dumpster.

9. Property Additions, Improvements, and/or Changes

Any external actions that constitute property additions, improvements, and/or changes to a stockholder's unit, must have the prior written approval of the subdivision manager, architectural committee and/or the Board of Directors as needed. A drawing or schematic of the proposed alterations/additions must be submitted to the subdivision manager as a first step toward the approval process. The subdivision manager or architectural committee will respond within five business days of the request and drawing submission. If the approval or denial will need additional Board of Directors input, the request will receive a response within 30 days.

Stockholder's must get a permit from the Polk County Building Permit Office if the improvements and/or changes require a permit. Permits must be posted during the project work. If a Polk County permit is not obtained where required, the project will not be allowed to progress. The use of only properly licensed contractors will be the sole responsibility of the stockholder. For the stockholder's protection, it is recommended that the stockholder request to be listed as an additional insured on the contractor's business insurance policy before work begins. The subdivision rules prevail except when in conflict with federal, state or county regulations.

All common area and drainage easements, as identified in the Polk County Plat Book 73 page 36 and Plat Book 81 page 31, are owned by Winter Haven Christian Center Incorporated. Within the subdivision there are several easements. One easement is the roadway which is comprised of a forty (40) foot easement of which twenty (20) feet is asphalt paving and ten (10) feet on each side of the asphalt is common area which includes an easement for drainage, water, electric and other utilities. Utility easements of varying depths also exist in the rear of many properties as designated in the Polk County Plat Books. In the case of possible underground utility work, stockholders are responsible for the removal of any structure that may impede on the utility right-of-way or lines.

Prior to any ground project that requires excavation of any depth, all stockholders are required to call 811 (Sunshine State One Call Center) and follow their instructions. The depth of utility lines can vary

for many reasons and may be only a few inches below the ground. The risk of striking a utility line exists and is a safety hazard if not handled in the proper manner. Winter Haven Christian Center, Inc. owns and operates the potable water, sanitary sewer and storm sewer systems and is responsible for their repair and replacement. These systems are present in most common area easement locations.

After March 5, 1990, no carports, rooms or permanent building structures of any kind may be added to a "travel type trailer/recreational vehicle". Building structures may be added to rectangular park models or mobile home units only. No ground supported building structure shall be added to the front of any unit beyond established setbacks.

For purposes of Dove's Rest, a "structure" is defined as anything permanently constructed, arranged or erected on the unit. Such structures include, but are not limited to, manufactured homes, mobile homes, park models, carports, porches, awnings, screened areas and storage sheds. All structures must comply with Dove's Rest and Polk County setbacks.

Only one storage shed is permitted per lot. If a new replacement storage shed is desired by a stockholder, the setback rules as defined in Rule #12 shall be followed. Corner units have unique setbacks established on the Polk County Plat Books. New storage sheds cannot exceed 120 square feet. All storage sheds, including exterior renovations to existing units, must comply with subdivision rules and Polk County regulations and be approved by the architectural committee and the Board of Directors. Newly installed permanent outdoor ground-mounted fuel tanks, air conditioning units, heat pumps and electrical disconnects shall be installed behind units. An outside antenna must be approved by the subdivision manager and is limited to a maximum of twenty-five (25) feet in height. A dish of thirty (30) inches in diameter maximum may be placed at the rear of the residence, mounted at a four (4) foot minimum height above ground level. One flag pole, securely installed at a height of no more than 25 feet may be erected with flags flown properly.

Carport side concrete must be one (1) foot from property line with no enclosure. Lawn light poles must be seven (7) feet from the edge of the roadway.

Signs are not allowed to be posted at the unit except one identifying the residents of the unit, the unit number and/or address. Advertising of services is permitted on the bulletin board in the clubhouse only. One "For Sale" sign may be placed in the window of the home/RV or on unit property within two (2) feet of the front of the home/RV.

Any variances to these items must be requested in writing and approved by the subdivision manager prior to installation.

10. Sale, Inheritance or Re-deeding of a Unit

- A. The Board of Directors has the right of first refusal for sale of any unit. A copy of the Covenant, Conditions and Restrictions (CCR's), By-Laws and Rules will be presented prior to the interview so that the potential buyer may read them. Potential buyers shall be interviewed by at least two members of the Board of Directors prior to signing a purchase agreement. A standardized checklist of items is used by the board members for all interviews.
- B. A New Commitment Contract is required to be signed by the potential buyer(s) and the two interviewing Board members in order for a new stockholder and sale to be approved.

- C. Unless stated otherwise in the purchase agreement, the buyer shall be liable for payment of unpaid monthly dues, reserve funds, water common areas and water consumption. The stockholder/seller shall notify the subdivision office of the closing date.
- D. Inheritors shall contact the subdivision office to fulfill the requirements of A, B and C.
- E. Stockholders shall supply any changes to a title/deed to the subdivision office.

11. Non-Stockholder Rental/Usage

The stockholder shall notify in writing the subdivision manager of non-stockholder rental/usage. A nonstockholder is a person who resides at a property in the absence of a stockholder, such as any tenant leasing a recreational vehicle (RV), home or lot and any other invitee occupying a RV, home or lot.

Stockholders shall insure all non-stockholders are aware of all the Dove's Rest Subdivision Rules. Each year all long-term renters shall sign a "Rules for Daily Living" document, available at the subdivision office.

12. New Homes

A building permit from Polk County Building Department is required for all new homes. Building permits are the responsibility of the stockholder. The use of only properly licensed contractors will be the sole responsibility of the stockholder.

A detailed scale plan must be approved, dated, and signed by the architectural committee and by the Board of Directors before any work is started on a unit. The plan must show:

- A. Dimensions of the land, home and setbacks
- B. Location of home with all dimensions and doors
- C. Any addition to the home such as, but not limited to: steps, carport, porches, overhangs, shed or screen room
- D. HVAC must be placed in the rear of home

The home must be completed within sixty (60) days of the date the home entered the subdivision, including the skirting.

Only one (1) fourteen (14) foot poured concrete driveway per unit is permitted.

The first ten (10) feet of subdivision property from the street edge is common area.

Setbacks for non-corner units are:

Front stockholder property line is ten (10) feet
Side stockholder property line is five (5) feet for solid wall
and three (3) feet for an open carport

Setbacks for corner units are:

Both front stockholder property lines are ten (10) feet

Side stockholder property lines without utilities are five (5) feet for closed wall and three (3) feet for open carport
Side stockholder property line with utilities is seven (7) feet
Corner units have unique setbacks established on the Polk County Plat Books.

Structural information:

Four (4) foot porches will be allowed throughout the subdivision. Porches may not be closed and porches may have columns. The maximum overhang of a porch will be determined by Polk County Buildings Codes, Ordinances and Statutes.

All new homes may have storage included under the roof area in accordance with setbacks. No unattached sheds will be allowed on the property unless they conform to Polk County and subdivision setbacks. Carports with open sides are permitted within three (3) feet of lot line and closed walls within five (5) feet of lot line. The architectural committee will approve all corner lot driveway locations.

No ground supported structure shall be added to the front of units beyond established setbacks. Carport concrete may be within one (1) foot of lot line and the post may be within three (3) feet of lot line.

Any variances to these rules must be approved in advance by the architectural committee and Board of Directors.

13. Policy for Common Area Storage (not limited to boats, trailers, RV's, etc.)

Purpose: To help assure that common area is available for storage of active units; to prevent obsolete units from taking up storage space; to prevent obsolete units from becoming safety concerns; and to prevent unused units from becoming visual distraction to the common area.

Only stockholder-owned pleasure craft such as boats, airboats, etc. are to be kept in designated areas as approved by the Board of Directors. All personal property including boats, trailers, recreational vehicles and other equipment shall be plainly marked with an all-weather tag to include owner's name and unit number, and with a current license tag when required by the state, before being accepted for storage.

All stockholder-owned items stored on common area must be registered with the office and have the subdivision manager's approval.

Storage trailers are limited to 8 feet 5 inches in width and 25 feet 11 inches in length including the tongue.

Stockholders may store boats, storage trailers and golf carts under carports. These items must be securely tied down in case of strong winds. All items stored must have the subdivision manager's approval. Residents who park any item on another person's property must obtain written permission before hand and submit it to the subdivision office.

Anyone with unapproved items stored in the subdivision will be given a notice in writing and 30 days to remove said item(s) or it will be disposed of at owner's expense.

The subdivision manager must be informed in writing if any unit is removed from storage in order for proper record keeping and to reduce the possibility of theft.

Priority and Limit of Units:

Storage of non-motorized units shall be limited to one (1) unit per stockholder and approval of another unit shall be granted on a first come basis. If a stockholder has two (2) or more units in the common area and space is needed by other stockholders or the subdivision, all units except one (1) must be removed within a thirty (30) day period after a written notice from the subdivision manager.

Maintenance of Units:

Any unit stored in common area must be operable, be maintained in acceptable condition and be able to be moved in case of emergency or for ground maintenance.

Wheels must be on a trailer with tires inflated. Trailers must not be on blocks-

The subdivision office must have a lock key or lock combination to all tongue locks.

A monthly fee is charged for each unit stored in the common area to provide for gravel, weed control and trimming around units.

Stored units are not meant to be permanent. They must be maintained and kept clean. Power washing or hand washing once a year is suggested.

If a unit becomes objectionable from appearance or safety standards, the stockholder must correct the condition or remove the unit within thirty (30) days after a written notice from the subdivision manager.

14. Subdivision Equipment Use

The subdivision maintains equipment for use only by subdivision employees. Due to policies imposed by the subdivision's insurance carrier, stockholders, renters and guests are not permitted to use or borrow any gas or electric powered tools owned by the corporation. Stockholders, signing a liability release and receiving permission from the subdivision manager, may use power equipment when doing volunteer work for the corporation on common area and projects. If a stockholder is in need of power equipment for a personal project, they may contact the subdivision manager for options.

15. Club House, Pool, Recreational and Common Area Usage

The Fellowship Committee shall supervise all clubhouse social activities and may establish guidelines and procedures for such activities under the direction of the subdivision manager and Board of Directors.

Participation of activities covered by this rule shall be open to all stockholders and residents of the subdivision and their guests unless the Board of Directors has approved specific restricted participation for specific events or activities.

When expenses are incurred to provide usage of facilities, including the use of the clubhouse, other buildings, and recreational areas for the benefit of only part of the stockholders/residents, the Board of Directors has establish appropriate fees and charges to defray all or a part of such social expenditures.

A stockholder or resident who desires to sponsor or organize particular activities within the subdivision, of a social, religious, cultural, recreational, and other social service nature, shall obtain approval in writing from the subdivision manager prior to initiating such efforts.

Since it would require additional insurance coverage, the subdivision is closed to all outside functions.

Stockholders and/or residents of the subdivision shall report as expeditiously as possible to the subdivision manager any accident or incident resulting in:

- A. Personal injury to residents, their guests, or visitors
- B. Any damage to resident's property, common areas, facilities or while using the subdivision's recreational equipment.

The subdivision shall not be responsible for any personal property, including clothing, bicycles, golf carts, etc., left in common area and facilities.

Use of the pavilion for an activity is subject to approval of the subdivision manager. The pavilion is not to be used for stockholder storage.

Swimming, kayaking and boating on the lake is prohibited.

Swimming pool hours and rules are posted at the pool. Children under 18 shall not be left unattended and must have an adult present.

Children, under 18, shall not use any recreational area without a consenting adult supervisor.

All equipment must be cared for, maintained and stored properly.

16. Golf Carts, LSV (low speed vehicles) and Bicycles

- One golf cart or LSV per unit if space permits.
- Golf carts/LSV's must not exceed a five-passenger size
- Passenger load must not exceed the available and approved seating
- Golf carts/LSV's must maintain a quiet running volume (no alterations)

- Golf carts/LSV's must obey posted subdivision speed limits, traffic patterns and signals such as stop signs.
- While the operator of a golf cart/LSV does not have to have a license, the driver must be at least 15 years of age (No one under 15 can operate the vehicle).
- Golf carts/LSV's must be permanently parked at least ten feet from the road
- Golf carts/LSV's can only be parked in your lot's front yard grass temporarily
- Parking at the clubhouse is permitted in the golf cart area marked only
- Parking in car spaces or sidewalks at the clubhouse is not permitted
- Extra parking at the clubhouse is available in the grass across from the pool by lot #106
- Inoperable golf carts/LSV's/bikes must be removed after 30 days
- Golf carts/LSV's must have headlights and running lights on at night
- Drivers of golf carts/LSV's must not drive on the personal property of others and must be cautious when driving on subdivision common grounds
- Pets may ride in golf carts/LSV's under supervision but must be leashed at all times
- Golf carts/LSV's may not pull anything behind them except if approved by management
- Golf carts/LSV's do not have to be insured but in order to protect against liability issues, medical expenses and possible theft, each owner should carry golf cart insurance for your own protection. Please check with your personal insurance carrier. • Golf carts/LSV's stored in carports when residents are not occupying the property should be chained or tied down for safety and security reasons
- Bicycles must be driven with caution, obeying speed limits, stop signs and driving lanes
- Bicycles must have adequate lighting on front and rear to be driven at dusk and dark
- Bicycles must park in the rack provided at the clubhouse or the grass in front of the pool

(The complete Subdivision Rules of Winter Haven Christian Center, Inc. dba Dove's Rest were amended by the stockholders on March 2, 2026, at the Annual Meeting of Stockholders. The amendments were passed with an affirmative vote of 2/3 of those present and voting including absentees and proxy votes.)