

**EXHIBIT "E"**  
**TO**

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR  
BARTRAM SPRINGS**

**RULES AND REGULATIONS**

(Amended by adoption of the Board of Directors November 24, 2015)

1. The Common Property and facilities, if any, shall not be obstructed nor used for any purpose other than the purposes intended therefor. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored therein except in areas (if any) specifically designated for such purpose by the Board.

2. Employees of the Homeowners Association are not to be sent out by Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the **Homeowners Association**.

3. No motor vehicle which cannot operate on its own power shall remain on the Property for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon except as is necessary. No portion of the Common Property or private lawns may be used for parking purposes, except those portions specifically designed and intended therefor. Areas designated for guest parking shall be used only for this purpose and neither Owners nor occupants of Parcels shall be permitted to use these areas. Vehicles which are in violation of these rules and regulations shall be subject to being towed by the Homeowners Association as provided in the Declaration, subject to applicable laws and ordinances.

4. No electronic equipment may be permitted in or on any Parcel which interferes with the television or radio reception of another Parcel.

5. An Owner who plans to be absent during the hurricane season must prepare his Parcel prior to his departure by designating a responsible firm or individual to care for his Parcel should the Parcel suffer hurricane damage. The Owner must furnish the Homeowners Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Board of Directors.

6. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Homeowners Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing recreation facilities (if any).

7. No hunting or use of firearms shall be permitted anywhere within the Property.

8. No Owner may alter in any way any portion of the Common Property, including, but not limited to landscaping, without obtaining the prior written consent of the ACC.

9. No flammable, combustible or explosive fluids, chemicals or substances shall be kept on or in any Parcel or on the Common Property, except as to propane gas cylinders permitted under a supplemental declaration, if any.

10. No hurricane shutters or similar installations shall be used on or for any Unit unless same is of the type approved by the ACC and is installed in accordance with any guidelines established in such regard by the ACC.

11. The Homeowners Association shall abide by and incorporate the City of Jacksonville municipal code, section **656.411, in its definition of a commercial vehicle. The Homeowners Association may also** enjoy the City of Jacksonville in the enforcement of commercial vehicles.

12. Garbage cans, recycle bins, garbage bags, and miscellaneous waste shall be set curbside the evening before service and removed by 6:00 A.M. the day following service and stored where not visible from the roadway or another residence or lot. Any screening method installed to shield such from view must be approved by the ACC. Homeowners must adhere to the rules. If the rules are not adhered to homeowners will get one courtesy notice without fine per year. On the 2<sup>nd</sup> or more occurrence it will be an immediate fine. They would then be sent to the fining committee.

13. Window coverings shall not consist of aluminum foil, signs, sheets, towels, blankets, cardboard, flags or any other non-traditional window coverings.

14. Holiday decorations that may be seen from the exterior of the property shall commence no sooner than thirty days (30 days) prior to the Holiday and must be removed no later than twenty-one days (21 days) after the Holiday.

15. For Sale and For Rent signs shall be no larger than two feet (2 feet) square. Only one sign may be posted per property. No other signs may be permitted unless approved by the ACC.

16. Political signs shall be removed fourteen days (14 days) after the election or balloting.

17. Every Owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, Articles of Incorporation, and the Bylaws of the Homeowners Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without **limitation, an action to recover sums due for damages, injunctive relief, or any combination** thereof The Homeowners Association shall have the right to suspend voting rights and use of recreation facilities, if any are owned by the Association, in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Homeowners Association, a fine or fines **may be imposed upon an owner for failure of an owner, his tenants, family, guests, invitees or employees**, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or Bylaws, as provided in the Declaration.

18. Tree clearance height in the area directly above a sidewalk in a vertical plane extending straight up from the edges of the sidewalk on either side to a level of 8 feet has to be free and clear of tree branches and leaves. On the road side from where the asphalt meets the concrete at the culvert/curb in a vertical plane straight from part straight up to 9 feet, that the tree will be clear of that space horizontally across the road. Fruit trees are not allowed in the front yard as either new trees or replacement trees.

19. Notwithstanding anything herein contained to the contrary, these rules and regulations shall not apply to the Declarant, nor its affiliates, agents or employees and contractors (except in such contractors' capacity as Owners), nor property while owned by either the Declarant or its affiliates.

All of these rules and regulations shall apply, however, to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more **Owners from specific rules and regulations upon written request therefore and good cause shown in the sole** opinion of the Board.