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EAGLES VIEW HOA

Rules & Regulations

Each Lot owner in Eagles View, their tenants and guests, should be constantly guided by the term, "Good Neighbor" in regards to courtesy, pets, noise and property maintenance.

1. Owners are responsible to see that renters and guests are made aware of all rules and regulations. Forms for "55+" are available online at: deercreekrv.com, or available in Eagles View Clubhouse. Completed forms can be turned into the Main Office; at that point, the Eagles View Board of Directors will be contacted for pickup. No occupancy is allowed until Eagles View BOD approves. Owners are responsible for insuring renters complete and turn in all forms. The right to renting is implicit in the ownership of the property. The same rules that apply to owners apply to renters. Owners are responsible for their tenants and any problems caused by their tenants.
2. The speed limit in the park is **10 MPH**.
3. Quiet hours are 10pm to 8am. Corporate rules are that no contractors are to perform work before 8am and after 5pm, Monday through Saturday, and no work to be performed on Sunday.
4. Pets are limited to no more than two (2) dogs or cats per household, kept on a leash when outdoors and cleaned-up after. All pets must have current rabies certificates. Pets are not allowed in the pool area or the Clubhouse.
5. Lots are limited to Park Models, fully self-contained RV's, or PUD County approved dwellings, no more than two (2) registered motor vehicles, and two (2) golf carts. Any additional vehicles (Guests, Renters) must be parked and registered at Eagles View Clubhouse.
6. No storage on site in view of the public. Cargo trailers and car dolly's are permitted on a lot and must be placed on the back of the lot. If no room on back of lot cargo trailers must be stored at a storage facility.
7. No one under the age of 14 may drive golf carts unless accompanied by an adult. Cart owners may be held legally liable. Carts must have lights on for night driving.

8. RV slide outs must be inside property lines.
9. Guests are the responsibility of the site owner. Absolutely NO disorderly conduct, intoxication, fireworks or illegal substances will be tolerated. Offenders will be required to leave.
10. Renters must fill out “renter form” at Deer Creek administration office within one day of arrival at homeowners address or in advance of arrival. All forms, covenants and restrictions can be obtained at: deercreekrv.com. Additionally, all Eagles View forms must be completed and turned into the Main Office of Deer Creek.
11. When a resident closes up their property for the season, rubbish containers and moveable storage containers such as Rubbermaid/Tupperware should be tied down. Tables, chairs, grills, etc. should be stored inside. **These items can cause severe damage to property with severe weather conditions.**
12. Garbage is picked up 7 days a week except on Christmas and New Year’s Day. Garbage must be put out at the curb by 9am. Do not put garbage out the night before.
13. All volunteers must fill out a “volunteer waiver” form for insurance purposes.
14. Residents, guests and tenants shall conduct themselves with proper decorum and good manners at all times when using the Clubhouse and HOA common areas. Anyone under 16 years of age is not allowed in common areas unless accompanied by an adult; adult shall be responsible for the supervision of the minor. The Clubhouse kitchen is a “serving” kitchen and isn’t equipped for major food preparation. Any means of cooking that produces grease, i.e., frying and broiling, is strictly prohibited by ordinance of the Fire Marshall. Prepared dishes and snack foods may be brought in by residents or catered. The kitchen area is open during all scheduled activities. Appliances are not for individual use in food preparation. The Library is for the use of all residents. Books and magazines may be taken out and returned on the “honor system”. There is a paperback exchange program; bring a book in, take a book out. Clubhouse is equipped with a television, radio, cassette and CD player. Pool rules are posted in the Clubhouse.

Any damages to the facilities or its equipment, furniture, or décor shall be assessed to the person responsible for the damages.

RULES & REGULATIONS: VIOLATION POLICY PROCEDURES

1. Upon written warning cited to homeowner by HOA, the homeowner then has fifteen (15) days to appeal cited violation to the Eagles View Board of Appeals. Failure to appeal within fifteen (15) days will then put the homeowner in "Non-Compliance".
2. After rendered decision by the Eagles View Board of Appeals, a written notification will be issued to the cited homeowner and Eagles View Board of Directors. At that point, a twenty-five dollar (\$25.00) per day fine will be assessed up to ten (10) days, in compliance with Florida State law. Except for violations of "Section 12: HOUSING FOR OLDER PERSONS-55 YEARS OF AGE OR OLDER COMMUNITY" in our Declarations and Covenants. See Page 3 for details.
3. If after forty-five (45) days there is no response to the violation, Eagles View Board of Directors will proceed with a lien on the property.

VIOLATIONS & PENALTIES of EAGLES VIEW "55 YEARS OF AGE OR OLDER"

In the event that the covenants and by-laws regarding the Eagles View policy of a "55 years of age or older" community are violated (SEE "Section 11: Housing for Older Persons-55 Years of Age or Older" in the Declarations and Covenants) mainly by way of rental or other means, the following penalties shall be incurred:

- A. a fine of one hundred dollars (\$100.00) per day shall be administered up to a maximum of ten (10) days for a total not to exceed one thousand dollars (\$1,000.00).
- B. If a potential resident or renter is denied, but owner allows them to move in, they will be evicted and violation fines will be imposed.
- C. As such that the violator will not be in "good standing" any voting rights and use of amenities they had in matters regarding Eagles View shall be suspended until all fines are satisfied and paid in full.
- D. If an Eagles View resident has outstanding fines that exceed forty-five days (45), then Eagles View, under Florida state law reserves the right to lien such properties that are delinquent and in violation.

Please note that after fifteen (15) days of non-response by the violators, notes A. and C. will take effect.

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