

RULES AND REGULATIONS

Deer Creek RV Golf & Country Club Inc.

➤ **POSTED SPEED LIMIT IS always 10 MPH in ALL areas.**

- **All communities in Deer Creek are 55+.** Owners are responsible to see that renters and guests are made aware of all rules and regulations. No occupancy is allowed unless prior approval from HOA.
- If you are a walker, please always walk on the side of the road towards traffic. That would be on your left side.
- Quiet hours are 10pm to 8am.
- The playing of radios and other devices which might disturb other residents will be tightly controlled and volume should be kept to a minimum.
- No owner/contractor shall plant any trees within 10ft of roadways. This is to prevent root damage to roads. (Any planting of trees/shrubs, lights, etc. requires construction request)
- No minors under the age of 18 are to be unattended within community property/amenities.
- Golf cart operators are not required to have a driver license; however, to operate a golf cart on designated public roadways, a person must be **14 years or older.**
- Respect other owners' property by not going onto lots. This is considered trespassing.
- Management is authorized to remove any user from premises or activities for a reasonable time for conduct that is in violation of the rules after receiving initial warning. Management may, in its judgment, remove any user without warning if their conduct threatens the immediate safety of any user, staff or property. Unauthorized use or misuse of the community amenities may result in the loss of privileges as well as civil and/or criminal prosecution.
- Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors.
- The Main Clubhouse Veranda is not available if the MCH is having an event and/or Tavern is open. This area is intended for these patrons. Please do not hold gatherings or activity on veranda or preferably notify the Administration office if you are planning something.
- Consumption or possession of alcoholic beverages at the Main Clubhouse/pool areas is prohibited except when being purchased from Tiki Bar, Top Side Tavern or Pro Shop.
- No Smoking in pool areas. Please smoke in designated areas, if available.
- MCH use is scheduled through Activity Director and/or Corporate Manager. Any use of common area must have received permission prior to use. Please contact office for any information.
- **Any damages that are done to gates or common property will be the responsibility of the involved parties and charged accordingly. Owners are responsible for their guest/contractors.**

- **Golf Course**

- **Only golfers registered in Pro Shop are allowed on the golf course.** Walking, riding, or jogging on golf course is not allowed anytime. (This includes people and/or pets)
- Deer Creek RV Golf & Country Club, Inc is not responsible for any damage caused by the operation of the Golf Course i.e., golf ball leaving course and striking lot, motor home or any other improvements.
- Golfers may be responsible for any accidents/damage to other's or property.

- **Animals**

- Must always be leashed and may not be left unattended outside.
- Pets are **not** allowed in clubhouses, pool areas, Administration office or Golf Course.
- You must clean up after your pet.
- All personal animal liability will be the responsibility of owner/guest/tenant.
- Most communities have restriction of 2 or less pets. Refer to covenants for weight or other specifications.

- **Parking**

- Parking on the grass is not permitted. (This includes trailers) Most communities only allow two licensed vehicles on a lot at a time.
- No commercial vehicles (with exception to Law Enforcement) can be parked overnight, without prior written approval.
- No Contractor parking at Community clubhouses (pool contractor is exempt from this rule) or on empty/vacant lots without prior authorization from the Community Supervisor and written authorization from owner of vacant lot.
- There is no overnight parking at the Administration lot, MCH parking lot or community clubhouses parking lots, without permission from Community Supervisor for common areas or permission from HOA for community clubhouses.
- Owners/guest/visitors may **not** park in vacant lots without prior written authorization from owner of vacant lot. (Community Supervisor/HOA must be advised as well)
- There is NO vehicle parking at MCH circle. ONLY Golf carts. (Subject to be towed)
- Any unauthorized vehicles in common areas will be towed at owner's expense. If you believe your vehicle has been towed, you may contact Bolton's towing at 863-421-9966.

- **Community pools and clubhouses**

- Available to the owners/tenants/accompanied guest of those **within that community**.
- A key is required to access the community clubhouses. A key is available from the Administration office for \$10 deposit, with proof of ownership or rental form completed/submitted. (Keys are not to be duplicated)

- Attending another community pool is not permitted unless request of invitation by owner within that community or with prior authorization/notification to HOA.
- Pools are open dawn to dusk and are under the direction of Board of Directors. If they feel the need to close for any reason, it is at their discretion.
- Per State health regulations no animals may enter the pool area or water at any time.
- All community HOA's should be aware of any party/activity being held at their clubhouse or grounds, outside of your home/lot. If you need contact information, reach out to the Administration office for more information.

- **Gate codes/Entrance**

- Administration will update entrance gate codes for residents occasionally (usually every six months) to assist with security/entrance to community. Please understand it takes personal responsibility as well for the safety of our residents. **DO not** provide resident codes to guest or vendors. These codes are sent via email to residents registered in our database. To update or verify your information, please contact receptionist at deercreekrv@artemislifestyle.com or by calling 863-424-2839, extension 101. **It is the owner's responsibility to contact the Administration office OR HOA for new code if/when they do not have access to their email or have a transponder.**
- Owners may purchase a transponder for \$25 from the Administration office during business hours of 8am-4:30pm. (cash/check only).
- Call box direction for RESIDENTS: On call box, Touch the BLUE box that reads "ENTRY CODE (PIN)" Enter your resident code for your community. Touch **ENTER**.
- ALL owners, tenants can obtain a "Directory" code which will be in our database for when a vehicle/guest and/or contractors comes to the call box. Directions for all guest/non-residents: Touch the GREEN box that reads "PHONE CALL" On next screen, touch the TEAL-middle box that reads "I have a directory code", On the next screen, type in (code) and hit CALL. This will call the resident/tenant phone number on file and when they answer and verify who you are, Resident/tenant on phone call, will hit **9** on their phone.
- Residents utilizing remote entry: Enter the RIGHT lane, pull to STOP SIGN and **STOP!** If someone is at the keypad to your left, please do not proceed until they have gone through gate. If you proceed before them and it was their code that opened the gate, they will now have to back up into any incoming traffic, go back out exit side and re-enter again. Be mindful and kind. **ONLY ONE vehicle at a time may enter gates. Any damages that are done to gates will be the responsibility of the involved parties and charged accordingly.**

- **Construction/Improvements**

- Any type of construction or improvement on the **outside** of your home, property or lot requires written approval in the four core communities of Osprey Point, Eagles View, Partridge Pines and Regal Pointe. Contact your Community Supervisor at administration office or email at assistant.deercreek@artemislifestyles.com for further information and construction request packet. Regal Ridge and Mockingbird residents-please contact your manager for more information.
- No contractors are to perform work before 8am and after 5pm, Monday-Saturday and no work to be performed on Sundays.
- SEMI-TRAILERS ARE NOT ALLOWED in the individual communities. All equipment supplies, and materials must be removed from the trailer and transported to the work site by other means. Staging of equipment, supplies

and materials will only be allowed at main clubhouse parking lot or administration office parking lot. **No materials can remain in the assigned staging area overnight.**

- **Trash**

- Trash pick-up is Monday-Friday for the four core communities (RP, PP, EV, and OP) except for holidays or other days approved by Board of Directors. **NOTE: this does not include yard waste.** Yard waste is picked up as time allows or the owner can place in container at MCH parking lot. Regal Ridge and Mockingbird residents-please contact your manager for more information.
- Trash should be placed by curb in plastic bag (tied/secured), by 9am.
- NO trash is to be left overnight.
- Compactor/Bulk/yard waste containers are at MCH for use by residents in all communities, with exception of Mockingbird. Mockingbird Ridge has its own Bulk and trash pickup weekly.
 - ✓ Compactor is for household trash only. This means only normal curbside trash bags.
 - ✓ Do not place household trash in bulk or yard waste containers.
 - ✓ Residents are responsible to break down all cardboard boxes. (Do not place in Bulk)
 - ✓ If it doesn't fit in 30-gallon trash bag, it should not be placed in compactor.
 - ✓ Absolutely **NO** household chemicals, electronics, air conditioners, refrigerators, freezers, waste oil or anti-freeze in containers.
 - ✓ Dumpster diving: We discourage it, however; please understand you enter at your own risk. If there are any incidents where clean-up or damages are applicable, lot owners will be billed accordingly.
- Items around area or in parking lot cannot be left when container is gone or full.
- Carboard boxes must be broke down before placing in compactor. Please do **not** place in bulk container.
- **In addition, resident and or contractor, upon notification, will be responsible for immediate removal of all unauthorized items.** Failure to comply and remove unauthorized items, within 24 hours, with removal request will result in Maintenance removing subject items and billing the resident and/or contractor actual cost plus 20% administrative fee.

Any violation of the above rules and regulations listed are subject to the following:

- **First offense will be a written warning.**
- **Second offense will be a fine of \$100.00.**
- **Third offense and all following offenses will result in a fine of \$200.00.**

****If you cannot lift an item into containers or unsure if item allowed in container, please contact the Administration office for assistance. Business hours 8am-4:30 Monday – Friday. 863-424-2839**

If you leave an item, video will be used, and item will be returned to your home/lot along with notice. PLEASE ask first, we are here to help!

Failure to comply with the rules and regulations may result in fines levied against the homeowner. Failure to correct any issues after being notified and fined could result in the association pursuing liens or further actions.

This list is not all inclusive of all/any rules. Each community has their own HOA covenants, rules, and regulations. There are also specific guidelines that apply to contractors and owners and the contractor rules/regulations that must be adhered to.

In closing, we respectfully ask ALL RESIDENTS to please respect the rules and regulations that have been put in-place for our common and shared enjoyment, protection, and safety when using all our common/shared facilities in Deer Creek. Thank you in advance for your understanding and cooperation.