

RULES AND REGULATIONS

Deer Creek RV Golf & Country Club Inc.

GENERAL CONDUCT & COURTESY

- 1.** **POSTED SPEED LIMIT IS always 10 MPH in ALL areas.**
- 2.** Deer Creek is a 55+ community governed by age-restricted occupancy requirements. Owners are responsible for ensuring that all renters and guests are informed of and comply with the Association's rules and regulations. No unit may be occupied by any person without prior written approval from the HOA, including verification of age eligibility and submission of required documentation.
- 3.** For personal safety, pedestrians must walk facing oncoming traffic—typically on the left side of the road. Sidewalks should be used whenever available. Residents are encouraged to remain alert and exercise caution when walking in the community.
- 4.** Minor children must always be supervised and are not to be left unattended within community property/amenities.
- 5.** Residents and guests must respect the privacy and property boundaries of others. Entering another owner's lot without permission is strictly prohibited and may be considered trespassing.
- 6.** Management is authorized to temporarily restrict access to community property or activities for any resident or guest whose conduct violates Association rules, following an initial warning. In cases where behavior poses an immediate threat to the safety of individuals, staff, or property, management may take action without prior notice. Unauthorized use or misuse of amenities may result in suspension of privileges and may be subject to civil or criminal penalties.
- 7.** While the Association does not adjudicate personal disputes, members and residents are expected to refrain from abusive, harassing, or intimidating behavior toward others. Serious allegations should be reported to law enforcement. The Association reserves the right to take administrative action if such behavior disrupts operations, violates governing documents, or threatens staff, vendors, or community safety.
- 8.** Any damage to common areas, gates or Association property will be the financial responsibility of the individual(s) involved. Owners are fully responsible for the actions of their guests, contractors, and invitees, and will be charged accordingly for any resulting damage.

NOISE & QUIET HOURS

- 9.** To preserve a respectful and peaceful environment, residents must keep noise at reasonable levels at all times. Radios, televisions, speakers, and other sound-producing devices should not disturb others, especially in shared or outdoor areas.

Quiet hours are observed daily from 10:00 PM to 8:00 AM. During this time, residents must minimize noise from music, television, social gatherings, and equipment use. Excessive noise may result in formal complaints, enforcement action, and applicable fines.

Please note: Golf crew operations may begin during quiet hours. While the crew is trained to minimize disruption, early-morning activity is permitted and necessary for community upkeep.

The Board may consider other seasonal adjustments or operational exceptions if they do not compromise residential comfort. Any approved changes will be communicated in advance. Courtesy and mindfulness toward neighbors are expected at all times.

GOLF

- 10.** Golf cart operators are not required to hold a driver's license to operate within Deer Creek. However, individuals must be at least 16 years of age to drive on designated public roadways within the community, in accordance with Florida law. Age restrictions for golf cart use on private property are at the discretion of the Association. All operators are expected to drive safely and comply with posted signage and community regulations.
- 11.** Access to the golf course is strictly limited to registered golfers checked in through the Pro Shop. Walking, jogging, biking, or recreational use of the course is prohibited at all times, including by non-golfing individuals and pets. This policy is in place to ensure safety, preserve course conditions, and protect against liability.
- 12.** Deer Creek RV Golf & Country Club, Inc. assumes no responsibility for any damage resulting from normal golf course operations, including errant golf balls that may strike homes, vehicles, motorhomes, or other property improvements. Residents and guests acknowledge the inherent risks associated with living adjacent to or near an active golf course.
- 13.** Golfers are responsible for any accidents or damage caused by their conduct while operating golf carts or using the course. This includes collisions, unsafe driving, or negligent behavior resulting in injury or property damage. The Association assumes no liability for such incidents, and individuals may be held personally accountable.

PET POLICIES

- 14.** All pets must be kept on a leash when outside and may not be left unattended at any time. Owners are responsible for ensuring their pets are under control and do not pose a nuisance or safety risk to others.
- 15.** Pets are not permitted in the Main Clubhouse, pool areas, Administration Office, or on the Golf Course. These restrictions are in place to maintain hygiene, safety, and the comfort of all residents and guests. Exceptions may be made for service animals as required by law.
- 16.** Pet owners are required to promptly clean up after their animals in all areas of the community. Proper disposal of pet waste is essential to maintaining cleanliness, health standards, and neighborly respect. Failure to comply may result in fines or loss of privileges.

17. Owners, tenants, and guests are fully responsible for any personal injury, property damage, or nuisance caused by their animals. The Association assumes no liability for incidents involving pets, and individuals may be held financially or legally accountable for any harm or disruption resulting from their animal's behavior.
18. Most communities within Deer Creek restrict pet ownership to no more than two animals per household. Additional limitations—such as breed, size, or weight—may apply and are outlined in the community's governing covenants. Residents are responsible for reviewing and complying with these specifications.

PARKING REGULATIONS

19. Parking on grass is strictly prohibited, including trailers and other non-standard vehicles. Most communities within Deer Creek permit no more than two licensed vehicles per lot at any given time. Residents must refer to their specific community's Covenants & Restrictions for detailed parking guidelines, including vehicle type, placement, and guest allowances.
20. Commercial vehicles may not be parked overnight within the community, with the exception of law enforcement vehicles. This restriction does not apply to personal work vehicles—such as those owned by residents, tenants, guests, or invitees—provided the vehicle is under 26,000 pounds and does not meet the definition of a commercial motor vehicle under Florida Statute §320.01(25). However, vehicles displaying business advertising, visible work equipment (e.g., ladders, racks, or tools), or that otherwise detract from the residential character of the community may be subject to additional restrictions or enforcement at the discretion of the Association.
21. Parking (including overnight parking) by contractors is prohibited at community clubhouses and on vacant lots without prior written authorization. **Exceptions apply only to pool contractors actively servicing designated areas.**

Parking on vacant lots (by contractors and/or residents) requires **written consent from the legal property owner** and **approval from the Manager or Community Supervisor**. The HOA must also be notified before any vehicle is permitted. Unauthorized parking—by contractors or residents—may result in fines, towing, or other enforcement actions.

All parties are expected to follow established procedures to avoid disruption and ensure compliance.

22. Vehicle parking is strictly prohibited in the Main Clubhouse (MCH) circle located in front of the clubhouse. This area is reserved exclusively for golf carts. Unauthorized vehicles parked in this zone are subject to towing at the owner's expense.
23. Any unauthorized parking is subject to towing at the owner's expense. If you believe your vehicle has been towed, please contact Bolton's Towing at (863) 421-9966 for assistance. The Association reserves the right to enforce parking rules in accordance with its governing documents and applicable laws.

CLUBHOUSE, POOL & RECREATIONAL AREA POLICIES

- 24.** The community pool and clubhouse facilities are available exclusively to owners, tenants, and their accompanied guests. All guests should be accompanied by a resident in good standing at all times while using these amenities. Unauthorized use or unaccompanied access is strictly prohibited.
- 25.** Access to the community clubhouses requires a designated key, which may be obtained from the Administration Office with a \$10 deposit. Residents will be verified in system or must submit a completed rental verification form to receive a key. Keys are the property of the Association and may not be duplicated under any circumstances.
- 26.** Residents may not access pools, clubhouses, or other amenities located in neighboring communities unless they are formally invited by a resident of that community or have received prior authorization and provided notification to the HOA. Unauthorized use of amenities outside one's designated community is strictly prohibited and may result in disciplinary action.
- 27.** The community pools are owned by Deer Creek RV Golf & Country Club, Inc. and are open daily from dawn to dusk. Oversight and operational decisions—including closures for maintenance, safety, or other concerns—are at the discretion of the Corporate Board of Directors. In coordination with the HOA and management team, the Board may adjust access or hours as needed to ensure resident safety and facility integrity.
- 28.** In accordance with Florida health regulations, animals are strictly prohibited from entering the pool area or pool water at any time. This includes pets and emotional support animals. Only trained service animals, as defined by Florida Statute §413.08, may accompany individuals within the fenced pool area—but they are not permitted in the water or on interactive water features.
- 29.** Any party or activity held at a community clubhouse or on shared grounds—outside of a private home or lot—must be communicated in advance to the appropriate HOA overseeing that area. This ensures proper coordination, compliance with community guidelines, and avoidance of scheduling conflicts. If you need contact information for a specific HOA, please reach out to the Administration Office for assistance.
- 30.** The Main Clubhouse Veranda is reserved exclusively for Tavern patrons and event attendees during scheduled activities or operating hours. It is not available for general use when the Tavern is open or the Main Clubhouse is hosting an event. All reservations for the Main Clubhouse and Veranda must be coordinated through the Administration Office. Scheduling of Main Clubhouse events is managed by the Activity Director and/or Corporate Manager.
- 31.** The possession or consumption of alcoholic beverages at the Main Clubhouse and pool areas is strictly prohibited unless the alcohol is purchased on-site from the Tiki Bar, Top Side Tavern, or Pro Shop. Outside alcohol is not permitted in these areas under any circumstances.
- 32.** Smoking is strictly prohibited in all pool areas. Residents and guests may only smoke in designated smoking areas, if available.

GATE ACCESS & SECURITY

- 33.** 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 gate remote. To maintain community security, Administration updates entrance gate codes periodically—typically every six months. Updated codes are distributed via email to residents registered in the community database. It is the responsibility of each owner to ensure their contact information is current. To verify or update your information, please contact the receptionist at deercreekrv@artemislifestyles.com or call 863-424-2839, ext. 101.

Gate codes are confidential and must not be shared with guests, vendors, or any unauthorized individuals. Residents who do not have email access or a gate remote must contact the Administration Office or HOA directly to obtain the current code. Personal responsibility is essential to protecting the safety and privacy of all Deer Creek residents.

- 34.** Owners may purchase a vehicle gate remote for gated access from the Administration Office during regular business hours (8:00 AM – 4:30 PM). The cost is \$25, payable by cash or check only. Gate remotes are issued upon verification of ownership.
- 35.** Residents without a gate remote may access the community gate using the call box. To enter: Touch the blue button labeled “ENTRY CODE (PIN)” Enter your assigned resident access code. Touch “ENTER” to activate the gate. Resident codes are community-specific and confidential. For assistance or to verify your code, please contact the Administration Office.
- 36.** All owners and tenants may obtain a personal “Directory Code” for guest and contractor access through the community call box. This code is stored in the resident database and linked to the phone number on file. Guest Instructions for Gate Access: Touch the green button labeled “PHONE CALL” on the call box screen. On the next screen, touch the teal middle button labeled “I have a directory code.” Enter the resident's directory code (e.g., #1234) and press “CALL.” The system will dial the resident's registered phone number. Once the resident answers and verifies the guest, they must press 9 on their phone to open the gate. Residents are responsible for ensuring their contact information is current. For assistance or to update your information, contact the Administration Office.
- 37.** Residents using gate remote entry must enter through the designated RIGHT lane and come to a complete stop before proceeding. Please exercise courtesy and caution—only one vehicle may pass through the gate at a time. Tailgating or attempting to follow another vehicle through the gate is strictly prohibited. Any damage to the gate or access system resulting from improper use will be the financial responsibility of the involved party and may result in additional penalties.

CONTRACTOR & VENDOR GUIDELINES

- 38.** Any exterior construction, modification, or improvement to your home, lot, or property requires prior written approval. This applies to residents in the core communities of Osprey Point, Eagles View, Partridge Pines, and Regal Pointe. To initiate the approval process, contact your Community Supervisor at the Administration Office or email assistant.deercreek@artemislifestyles.com to request a construction packet and further guidance.

Residents of Regal Ridge and Mockingbird should contact their designated manager for approval procedures specific to their community.

- 39.** Contractor work is permitted only between the hours of 8:00 AM and 5:00 PM, Monday through Saturday. No work may be performed on Sundays or designated holidays. These restrictions apply to all exterior construction.

During peak summer months (May 1st – September 30th), contractors may begin work as early as 7:00 AM, provided noise levels remain reasonable and do not disrupt neighboring residents.

These guidelines are in place to preserve community peace, minimize disruption, and ensure consistent oversight. Residents are encouraged to report violations to the Administration Office for review and follow-up.

- 40.** Semi-trailers are strictly prohibited within individual residential communities. All equipment, supplies, and materials must be offloaded and transported to the work site using alternate vehicles or methods. Staging of equipment and materials is permitted only in designated areas: the Main Clubhouse parking lot or the Administration Office parking lot. No materials, vehicles, or equipment may remain in these staging areas overnight. Violations may result in removal at the owner's expense and potential fines.

- 41.** To prevent root damage and preserve roadway integrity, no trees may be planted within 10 feet of any road surface. Owners and contractors must submit a formal construction request for approval prior to planting any trees, shrubs, installing lighting, or making exterior modifications to common or visible areas.

TRASH DISPOSAL & PROPERTY MAINTENANCE

- 42.** Compactor, bulk, and yard waste containers are located at the Main Clubhouse (MCH) and are available for use by residents of all Deer Creek communities—except Mockingbird Ridge, which maintains its own weekly bulk and trash pickup service.

Usage Guidelines:

- **The compactor is for household trash only**, defined as standard curbside waste contained in securely tied plastic bags (maximum 30-gallon size).
- **Do not place household trash in bulk or yard waste containers.**
- **If an item does not fit inside a 30-gallon trash bag, it must not be placed in the compactor.**
- **Cardboard boxes must be broken down before being placed in the compactor.** Do not dispose of cardboard in the bulk container.
- **Absolutely no hazardous materials**—including household chemicals, electronics, air conditioners, refrigerators, freezers, waste oil, or antifreeze—may be placed in any container.
- **Items may not be left in the staging area or parking lot when containers are full or temporarily removed.** All materials must be properly stored or removed until disposal is possible.
- **Dumpster diving is strongly discouraged.** Individuals who enter the waste area do so at their own risk. Any incidents resulting in damage, injury, or required cleanup will be billed to the responsible lot owner.

43. Regular trash pickup for the four core communities—Regal Pointe (RP), Partridge Pines (PP), Eagles View (EV), and Osprey Point (OP)—occurs Monday through Friday, excluding holidays or other dates as approved by the Board of Directors. Please note: Yard waste is not included in regular trash service. It will be collected as time allows or may be placed in the designated Yard Waste container located in the Main Clubhouse (MCH) parking lot. No waste may be left outside this area or in undesignated locations. Residents of Regal Ridge and Mockingbird should contact their community manager for specific trash and yard waste procedures.

44. All household trash must be placed curbside—positioned as close to the street as possible—by 9:00 AM on scheduled pickup days. Trash must be contained in securely knotted or tied plastic bags to prevent spills, odors, and pest attraction. Under no circumstances may trash be left out overnight. This includes bags, bins, or loose items. Overnight trash poses health risks, attracts wildlife, and detracts from the community’s appearance. Violations may result in fines or corrective action.

45. Residents and contractors are responsible for the immediate removal of any unauthorized items upon notification by the Administration Office. Failure to comply within 24 hours of notice will result in Maintenance removing the items and billing the responsible party for the actual removal cost plus a 20% administrative fee.

If you are unsure whether an item is permitted in a designated container—or if you are unable to lift or properly dispose of it—please contact the Administration Office for assistance. Business hours are Monday through Friday, 8:00 AM to 4:30 PM. Phone: 863-424-2839.

Items left improperly in common areas or near containers will be subject to video review. If identified, the item will be returned to the resident’s home or lot along with a formal notice.

Please ask first, **please contact the Administration office for assistance. Business hours 8am-4:30 Monday – Friday. 863-424-2839** —we’re here to help ensure safe, compliant, and respectful disposal practices for all residents.

We appreciate your commitment to maintaining the standards that make Deer Creek a safe, respectful, and well-managed community. The final sections of this document outline how rules are enforced, how residents can share feedback, and how vendors and property owners are expected to operate within our guidelines. These provisions ensure fairness, accountability, and transparency for all. By working together and staying informed, we continue to build a community rooted in trust, courtesy, and shared responsibility.

VIOLATION ENFORCEMENT & FINES

Violations of the rules and regulations outlined above are subject to the following enforcement measures:

- **First Offense:** Written warning issued to the homeowner or responsible party.
- **Second Offense:** Fine of \$100.00.
- **Third and Subsequent Offenses:** Fine of \$200.00 per occurrence.

Continued non-compliance may result in additional enforcement actions, including but not limited to:

- Fines levied against the homeowner.
- Formal notice of violation.
- Pursuit of liens or legal remedies as authorized by the association's governing documents.

Please note: This list is not exhaustive. Each Deer Creek sub-community operates under its own HOA covenants, rules, and regulations. Contractors and owners are expected to adhere to all applicable guidelines, including those specific to construction, access, and conduct.

“Our goal is to ensure a safe, respectful environment for all. Enforcement measures are in place to support that shared commitment.”

Resident Feedback & Vendor Protocol

To ensure all issues are properly documented and addressed, residents must submit complaints, concerns, or incident reports through the Administration Office using the official complaint or incident form.

Residents must not approach vendors or employees directly during service. This protects both parties and ensures proper follow-up.

Contact the Administration Office at **863-424-2839** for assistance or to request a form.

Owner Information & Record Update

It is the responsibility of each homeowner to ensure that all personal and property-related information on file is accurate and current. This includes:

- Contact details
- Emergency contacts
- Gate access numbers
- Email addresses used for official communications and electronic voting

Updates may be submitted online using the link: <https://deercreekrvonline.com/dc-owner-info-form/>
Failure to maintain current records may result in missed communications, access issues, or delays in service.