

## **EXHIBIT "D"**

### **SAVONA AT HAMMOCK DUNES, A CONDOMINIUM**

#### **RULES AND REGULATIONS**

##### **A. GENERAL RULES**

1. Passenger automobiles, sport/utility vehicles, mini-trucks, vans and street-legal motorcycles (used for personal transportation and not commercially) that do not exceed the size of a parking space are authorized. Commercial vehicles, trucks, campers, motor homes, trailers, boats and boat trailers are prohibited. Vehicle maintenance outside garages, except car washing in designated areas, if any, is not permitted on the Condominium property. All vehicles must be currently licensed and no inoperable or unsightly vehicles may be kept on condominium property. The Developer shall be exempt from this regulation for vehicles which are engaged in any activity relating to construction, maintenance or marketing of residence, as are commercial vehicles used by vendors of the Association while engaged in work at the Condominium.
2. No exterior radio, television or data reception antenna or any exterior wiring for any purpose may be installed without the written consent of the Directors. Consent shall be given in accordance with the Federal Communications Commission Guidelines applicable to condominiums.
3. To maintain harmony of exterior appearance no one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium property visible from the exterior of the building or from the Porto Mar Neighborhood Common Property without written consent of the Directors.
4. All common elements inside and outside the buildings will be used for their designated purposes only, and nothing belonging to owners, their family, tenants or guests shall be kept therein or thereon without the approval of the Directors, and such areas shall at all times be kept free of obstruction. Owners are financially responsible to the Association for damage to the common elements caused by themselves, their tenants, guest and family members.
5. No more than two commonly accepted household pets, such as two (2) dogs or two (cats) and no more than 2 caged birds, and a reasonable number of tropical fish, not being kept or raised for commercial purposes shall be permitted upon the following conditions:
  - a. There is no weight limit.
  - b. On the exterior common elements and the Porto Mar Neighborhood Common Property, pets shall be under hand-held leash or carried at all times.
  - c. Messes made by pets must be removed by owners or handlers immediately. The Directors shall designate the portions of the property which shall be used to accommodate reasonable requirements of owners who keep pets.

- d. Pets that are vicious, noisy or otherwise unpleasant will not be permitted in the condominium. In the event that a pet has become a nuisance or unreasonably disturbing in the opinion of the Board of Directors, written notice shall be given to the owner or other person responsible for the pet and the pet must be removed from the condominium within 30 days.
  - e. Guests and tenants are not permitted to have pets.
  - f. The Board of Directors has the authority and discretion to make exceptions to the limitations in this regulation in individual cases and to impose conditions concerning the exceptions.
6. Disposition of garbage and trash shall be only by use of the receptacles approved by the Association or by use of garbage disposal units. Specifically, trash must be securely bagged and newspapers are required to be bundled. Food and vegetable scraps are to be disposed of in the individual residence garbage disposal.
7. All persons occupying residences other than the owners shall be registered with the Property Manager or other designate of the Association at or before the time of their occupancy of the residence. This includes renters and house guests.

Residences may not be rented for periods of less than thirty (30) consecutive days no for longer than one (1) year. A copy of these Rules and Regulations must be given to the tenants and guest by the owner, or the owner's agent. No residence may be permanently occupied by more persons than the number of bedrooms times two, nor may more persons, including guests, occupy a residence overnight than the number of bedrooms times two, plus two.

This regulation may not be amended in a way that would be detrimental to the sales of residences by the developer so long as the developer holds residences for sale in the ordinary course of business.

8. The Association shall retain a pass key to the residences, and the owners shall provide the Association with a new or extra key whenever locks are changed or added for the use of the Association pursuant to its statutory right of access to the residences.
9. Children under the age of 12 shall be under the direct control of a responsible adult. Children shall not be permitted to act boisterously on the condominium or the Porto Mar Neighborhood Common Property. Skateboarding, and loud or obnoxious toys are prohibited. Children may be removed fro the common elements for misbehavior by or on the instructions of the Directors.
10. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc, shall be regulated to sound levels that will not disturb others and if used in the vicinity of a swimming pool shall be used only with earphones. No vocal or instrumental practice is permitted after 10:00 p.m. or before 9:00 a.m.
11. Use of barbecue grills shall only be allowed in areas designated as safe and appropriate by the Directors, if any. Grills shall not be used on terraces.

12. Illegal and immoral practices are prohibited.
13. Lawns, shrubbery or other exterior plantings may not be changed without permission of the Association.
14. Laundry, bathing apparel, beach and porch accessories shall not be maintained outside the residences or limited common elements (terraces), and such apparel and accessories shall not be exposed to view.
15. No nuisance of any type or kind shall be maintained upon the condominium property.
16. Nothing shall be done or kept in any residence or in the common elements which will increase the rate of insurance on the buildings or contents thereof, without prior written consent of the directors. No owner shall permit anything to be done or kept in his residence or in the common elements which will result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law or building code.
17. Persons moving furniture and other property into and out of residences must do so only Mondays through Saturdays between the hours of 8:00 A.M. and 5:00 P.M. Moving vans and trucks used for this purpose shall only remain on condominium property when actually in use. All move-ins must be coordinated through Property Management Company.
18. Repair, construction, decorating or re-modeling work shall only be carried on Mondays through Saturdays between the hours of 8:00 A.M. and 5:00 P.M. and the rules for decorators and subcontractors set forth herein be complied with.
19. Units which are for sale may be shown by prior appointment only. "Open Houses" are prohibited. No signs of any kind including "For Rent," "For Sale," or "Open House" may be erected on the Common Areas.
20. These Rules and Regulations shall apply equally to owners, their families, guests, staff, invitees and lessees.
21. The Board of directors of the Association may impose up to a \$100.00 fine for each violation of these Rules and Regulations or any of the condominium documents.
22. These Rules and Regulations do not purport to constitute all of the restrictions affecting the condominium and the Porto Mar Neighborhood Common Property. Reference should be made to the Condominium and community Association Documents.

**B. RULES FOR DECORATORS, CONTRACTORS AND SUB-CONTRACTORS**

1. The unit owner must pre-register with the Property manager giving him the name, address, telephone number and fax number of the unit owner's representative who will be overseeing the work being done in the unit whether it be the interior decorator, the general contractor or the unit owner.
2. Prior to commencing work, the unit owners must provide to the Property Manager, a list of names, address and telephone number of the people who will be working in the unit, together with a schedule for their work.
3. Work hours are 8:00 a.m. to 5:00 p.m., Monday through Saturday. **Only "quiet" work is allowed on Saturday.** Please confirm with the property manager what is acceptable.

4. The contractor and all sub-contractors must have Type "B" licenses in Flagler County and submit proof of same for the Property manager's file.
5. Prior to authorization for access, the contractors and all sub-contractors must produce from their insurance carrier a Certificate of Insurance of general liability of no less than \$250,000 per occurrence and no less than \$500,000 aggregate, and provide proof of Worker's Compensation coverage for the Property Manager's file.
6. All Loading and unloading shall be done utilizing the elevators located on the garage level.
7. All trash and debris shall be hauled off by the workers on a daily basis.
8. Grout, paint, wall mud or any other material may not be poured down the building drains, sinks, toilets or bathtubs.
9. Breaks and lunches, if taken inside building, should be confined to the owner's unit.
10. No radios will be allowed in the building unless used with headphones.
11. Do not tamper with or hang extension cords from any of the sprinkler heads.
12. Unit smoke alarms are to be left in place. They are to be properly protected during the interior finish work which generates heavy airborne particles, i.e. sanding and painting.
13. Workers are not to wander around in areas other than the specific area or unit they are assigned to.
14. **FLOORING** – Each unit owner in other than ground floor units who elect to install in any portion of his unit hard surface flooring materials (i.e., tile, marble, wood) shall first be required to submit for approval to the Board of Directors or its representative the proposed hard surface floor. Written approval for the proposed materials including sound insulation materials is required prior to installation of hard surface flooring.
15. The unit owner is responsible for his decorator's contractors and sub-contractor's action and inactions while on the premises. Decorators, contractors, and sub-contractors are on the premises at their own risk and agree to indemnify and hold harmless the condominium Association and WCI Communities for any liability or damages which might arise in connection with their activities on the premises.
16. **\*\*Should a decorator, contractor or sub-contractor \_\_\_\_\_**  
Must notify the Property manager immediately so the deficiency may be \_\_\_\_\_  
doing any work which might be impacted by the defect.
17. Smoking, while discouraged, will only be allowed in the individual units with the owner's permission.
18. Please help us keep the buildings clean.

Activities will be monitored during the day. Non-compliance may result in your decorator, contractor or sub-contractor being barred from the building.

If you have any questions please contact the Property Manager.

**\*\*IF THERE ARE QUESTIONS ABOUT RULE #16, PLEASE CONTACT THE PROPERTY MANAGER**

C. **RULES FOR OWNER PARTICIPATION IN BOARD OF DIRECTOS MEETINS, A BUDGET COMMITTEE MEETING AND A MEETING OF ANY COMMITTEE AUTHORIZED TO TAKE ACTION ON BEHALF OF THE BOARD: AND THE LOCATION FOR POSTING NOTICES OF MEETINGS**

I. THE RIGHT TO SPEAK

1. To the maximum extent practical, the posted Board meeting agenda for each meeting shall list the substance of the matters and actions to be considered by the Board.
2. Roberts Rules of Order (latest edition) shall govern the conduct of the Association meeting when not in conflict with the Declaration of condominium, the Articles of Incorporation or the By-laws.
3. After each motion is made and seconded by the Board members the meeting Chairperson will permit owner participation regarding the motion on the floor, which time may be limited depending on the complexity and effect on the Association.
4. Owner participation will not be permitted after reports of officers or committees unless a motion is made to act upon report, or the Chair determines that it is appropriate or is in the best interest of the Association.
5. An owner wishing to speak must first raise his or her hand and wait to be recognized by the Chair.
6. While an owner is speaking he or she must address only the Chair, no one else is permitted to speak at the same time.
7. An owner may speak only once for not more than three (3) minutes and only on the subject or motion on the floor.
8. The Chair may, by asking if there be any objection and hearing none, permit an owner to speak longer than three (3) minutes, or to speak more than once on the same subject. The objection, if any, may be that of a Board member---- Question will be decided by a vote of the Board.
9. The Chair will have the sole authority and responsibility to see to it that all owner participation is relevant to the subject or motion on the floor.

II THE RIGHT TO VIDEO OR AUDIOTAPE:

1. The audio and video equipment and devices which owners are authorized to utilize at any such meeting must not produce distracting sound or light emissions.
2. Audio and video equipment shall be assembled and placed in a position in advance of the commencement of the meeting in a location that is acceptable to the Board or the Committee.
3. Anyone videotaping or recording a meeting shall not be permitted to move about the room in order to facilitate the recording.
4. At least 24 hours advance written notice shall be given to the Board by any owner desiring to utilize any audio and or video equipment to record a meeting.

III                    **LIMITAION ON THE ASSOCIATION'S OBLIGATION TO RESPOND TO WRITTEN INQUIRES – THE ASSOCIATION SHALL NOT BE OBLIGATED TO RESPOND TO MORE THAN ONE WRITTEN INQUIRY FROM A UNIT OWNER FILED BY CERTIFIED MAIL IN ANY GIVEN 30 DAY PERIOD. IN SUCH CASE, ANY ADDITIONAL INQUIRY OR INQUIRIES MUST BE RESPONDED TO IN THE SUSEQUENT 30 DAY PERIOD OR PERIODS.**

IV                    **ALL NOTICES OF MEMBERSHIP, DIRECTORS AND COMMITTEE MEETINGS AT WHICH OWNERS ARE ENTITLED TO PARTICIPATE WILL BE POSTED IN A LOCKED, CLEAR FRONTED BULLETIN BOARD AT A LOCATION DESIGNATED FROM TIME TO TIME BY THE BOARD OF DIRECTORS.**

D. **AMENDMENT:** Pursuant to the recent Board of Directors meeting on September 18, 2020, the Savona Board discussed amending the current Rules and Regulations for the condominium association. Specifically, the Board reviewed the following rule;

I.    **" All common elements inside and outside the building will be used for their designated purposes only, (common corridor) and nothing belonging to owners ... shall be kept therein or thereon without the approval of the Directors, and such areas shall at all times be kept free of obstruction."**

By a unanimous vote, the Board agreed to amend the Rules and Regulations to state the following:

*All common elements inside and outside the building will be used for their designated purposes only, (common corridor) and nothing belonging to owners...shall be kept therein or thereon without the approval of the Directors and such areas at all times be kept free of obstruction. The Board has approved the following items as a standard for furniture/decoration/planters outside the unit door in the common areas.*

- *For the 01/05 stacks; one potted plant outside of Unit no taller than 5',*
- *For the 02/04 stacks; 2 small chairs or 1 small love seat, 1 small table and 1 potted plant not more than 5' in height. To be specific, the area would equate to 6' wide, by 4' deep and a plant of up to 5' in height. The area would be measured to the right of the door frame (where the window ends and the plaster begins as the starting point for the 02 Units to measure the 6'W. This will ensure that the fire extinguisher is not blocked by any of the outside items. For the 04 Units the measuring is the mirror opposite.*
- *For the 03 Units, nothing should be outside the gated patio, as this creates an issue of clear passage between the exits (elevators/stairwells).*
- *The furniture and plant will be the responsibility of the owner to maintain in good condition.*
- *All furniture and planters must be removed from the West side common areas as well, when a hurricane warning has been issued for Palm Coast and the Hammock.*