

RULES and REGULATIONS

INCLUDING SOME ARC GUIDELINES and USE RESTRICTIONS

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ADMINISTRATION

Every owner shall comply with the restrictions and rules set forth in the Declaration of Master Covenants, Conditions, and Restrictions for Avalon Park Property Owner's Association, Inc. recorded at Official Records Book 5593, Page 2234, Public Records of Orange County, Florida, as amended from time to time (the "Declaration"), and any and all Rules and Regulations adopted by the Board as set forth in the Declaration. The following are the Use Restrictions and Rules of the Association (hereinafter "Rules") which may be amended, modified, or added to from time to time as provided in the Declaration and the Bylaws of the Avalon Park Property Owners Association, Inc., recorded at Official Records Book 5593, Page 2323, Public Records of Orange County, Florida, as amended from time to time (the "Bylaws"). Capitalized terms used but not defined herein shall have the meaning set forth in the Declaration.

Residential Use: Avalon Park, subject to these restrictions and rules and except as permitted under the planned development zoning, shall be used for residential living units and related recreational facilities only and for no other purposes. Uses which do not conform to Orange County zoning ordinances, the Second Amended and Restated Development order for Avalon Park or Master Plan as amended from time to time, shall not be permitted.

Change of Address: In order to change your billing address, please contact the Association or Management Company in writing. It is the responsibility of the owner to keep the Association informed of the owner's current mailing address for all properties including those that are rented or leased. **Late charges which are incurred because the Association did not receive written notice of an address change will not be waived.**

Sale of Home: It is the responsibility of the owner/seller to notify the escrow company/buyer that the Association or Management Company must be contacted in writing fifteen (15) days before the transfer of ownership is completed. The owner of record is responsible for payment of assessments until the close of escrow/transfer of ownership. Any proration of assessments is to be done by escrow.

Enforcement Procedures: **The Homeowner, by purchasing a property in Avalon Park, has consented to the adoption, by the Board of Directors of the Articles of Incorporation, Bylaws and/or Association Rules and Regulations.**

The Association, in its discretion, may take legal action to bring a property into compliance. All legal fees and costs incurred by the Association may be assessed to the legal owner and, if unpaid, may be the basis for a claim of lien on the property.

The current procedure for notifying homeowners of non-emergency violations is as follows:

1. A letter is sent to the homeowner notifying them of violations of the Declaration, Rules, or ARC "Design Guidelines" adopted pursuant to Article IV of the Declaration. The letter shall be mailed to the address as it last appears on the Association's records and shall include a description of the violation and a reasonable timeline for correction of the violation. A minimum of fourteen (14) days should be provided in the notice to correct the violation unless circumstances dictate a longer or shorter period of time in the discretion of Management acting at the direction of the Board.
2. A second letter is sent if the violation is seen again by the Manager, designated staff, or a member of the Board. The second letter shall clearly state that the violation has not been corrected within the allotted timeframe and a minimum fourteen (14) day timeframe shall be provided to avoid further action. The homeowner shall be notified of their responsibility for all costs incurred by the Association in connection with enforcement action.
3. If the violation continues and is seen again by the Manager, designated staff, or a member of the Board after expiration of the timeframe for correction set forth in the second demand letter, a third and final demand letter shall be sent to the homeowner advising that the account will be turned over to the Association attorney if the violation continues. The letter shall provide no more than fourteen (14) days to correct the violation to avoid further action.

4. If the violation continues after the expiration of the timeframe set forth in the third and final demand letter, the account will be sent to the attorney to seek injunctive relief.
5. Violations that reoccur within 3 months' time of correction may bypass the 14-day timeframe.
6. The attorney will then seek to rectify the condition by corresponding with the homeowner and by seeking injunctive relief through the court system, including, but not limited to, providing the owner with a Statutory Offer of Mediation.

Further Restrictions: The restrictions contained herein are intended to be minimum restrictions applying to the Properties. The Board and/or the Association will have the right to subject the Properties to further restrictions and covenants by way of the Declaration.

Anything deemed to be an emergency violation would be handled on a case-by-case basis. The Board of Directors shall have the discretion and authority to determine that a particular violation warrants a specific remedy or timeframe (including acceleration of the timeframe), and its remedies shall be cumulative.

Non-Waiver: No delay in enforcing these rules as to any breach or violation thereof shall impair, damage, or waive the right of the Association to enforce the same, to obtain relief against or recovery for a continuation or repetition of such breach of violation or of any similar breach of violation thereof at a later time or times.

In no event should owners who witness another Owner in violation of the Declaration, Articles, Bylaws, or these Rules rely upon the existence of that violation as grounds to believe that the Association has waived its right to enforce that restriction or that the Association is engaging in selective enforcement. The violation should be reported to the Association for enforcement.

AIR CONDITIONERS AND EQUIPMENT/SHIELDING

No window air conditioning units shall be permitted. All air conditioning units, heating units, propane tanks, and pool equipment shall be shielded by landscaping or fencing, so that they shall not be visible from the right of way.

ANIMALS

Each household shall not exceed a total of six (6) animals, consisting of dogs and/or cats. No horses, cattle, swine, goats, poultry, fowl, or any other animals not commonly considered household pets shall be kept on the Properties. The Association may, from time to time, publish and impose reasonable regulations setting forth the type and number of animals that may be kept on the Properties. In no case should animals be raised for commercial breeding purposes.

All pets shall be kept on a leash that is continually under the control of the owner, or the person walking the pet, when not on the pet owner's fenced in unit or on a designated area for such pets and no pet shall be allowed to roam unattended.

All residents must clean up after their pets. Pet waste should be disposed of properly in a community provided waste container or the weekly trash. Trash stored on property must be kept away from neighboring properties to prevent odor.

Written complaints received by the Association concerning barking dogs, pooper scooper violations and unleashed pets on private, public, or common areas, will be issued a warning by the Association if the alleged nuisance has been reported with sufficient evidence. In addition, the Association may monitor the alleged nuisance and reserves the right to refer the matter to Association's legal counsel for handling if appropriate.

ANTENNAE

Without the express prior written consent of the ARC no exterior radio television dish or other antennae or device for sending or receiving electromagnetic signals will be erected or maintained in Avalon Park. The ARC shall consent to requests for approval of such equipment provided aesthetic impact to surrounding properties is minimized by fencing or other screening materials to the extent permitted by applicable law.

ARCHITECTURAL REVIEW

No exterior modification on a Lot, including but not limited to, new construction or remodeling, including changes in exterior color, landscaping, decks, balconies or patios, or the placement or installation of any kind of structure or statue is to occur on any lot or exterior of any home without the prior approval of the appropriate reviewing entity under the Declaration ("Reviewer"). Architectural review and approval shall likewise be necessary in connection with replacement of existing structures, landscaping, and repainting to ensure the structure/color, etc., is consistent with these Use Restrictions as modified from time to time. The responsibility of architectural review is to ensure that the harmonious, high-quality image of Avalon Park is implemented and maintained. **Any request for architectural review filed after work is already started or completed prior to approval is subject to removal.** If you have any questions as to what needs architectural approval, please call the Association office during normal business hours

Exterior Appearances and Landscaping: The painting, coating, stain, roof shingle and other exterior finishing colors and materials on all residential buildings may be maintained as originally installed, without prior approval of the Architectural Review Committee (the "ARC") or other reviewing entity, according to the Declaration. Notwithstanding, **owners are encouraged to apply even if they think they are using the same color, shingle, or finish to avoid situations where the color or material utilized looks different than what was originally used.** The ARC's determination is final and conclusive. Prior approval by the ARC shall be necessary before any such exterior finishing color or material is changed. However, if you do not have the exact paint specification or other exterior finish identification and you intend to match the original color, prior written approval should be obtained to ensure that the match is consistent with the Association's current color palette.

All paint colors (base, trim and accent colors) must be selected from the approved color schemes located in the POA office. A Lot or Unit landscaping, including, without limitation, the trees, shrubs, lawns, flower beds, walkways and ground elevations shall be maintained by the Owner substantially as originally installed by Developer unless the prior approval for any change, deletion or material addition is obtained from the ARC.

If an application is disapproved, the owner may appeal the disapproval, in writing, to the Board of Directors. The Board of Directors must receive the written request not more than forty-five (45) days following the disapproval by the ARC. The Board of Directors shall then reply to the appeal within forty-five (45) in writing.

AWNINGS

All awnings need approval of the Architectural Review Committee. Color and size must be compatible with home's exterior colors and dimensions. **Metal awnings are prohibited.**

BASKETBALL COURT RULES

1. Basketball courts are only to be used by Avalon Park residents only unless special approval is provided by the board.
2. No profanity or loud music permitted.
3. No bicycles, skates, skateboards, inline skates, hockey, or other activities permitted on courts.
4. Court hours are from dawn to dusk.
5. No pets are allowed on courts. (Registered service animals only)

Any leagues/coaches charging for lessons on courts need prior approval provided by the APPOA. Avalon Park POA reserves the right to approve various groups/coaches/teams to use Basketball Courts. Rules are subject to change.

TENNIS COURT RULES

1. Tennis Courts are to be used by Avalon Park residents only unless special approval is provided by the board.
2. Court hours are from 7am – 10pm.
3. No street shoes/Black soled shoes are allowed on courts. Only tennis shoes may be worn.
4. 1.5-hour time limit for singles. 2-hour limit for doubles when residents are waiting.
5. Gates must be closed at all times.
6. No bicycles, skates, skateboards, inline skates, hockey, or other activities permitted on courts.
7. No pets are allowed on courts. (Registered service animals only)
8. Sitting, pushing, or pulling on tennis nets is prohibited.
9. Climbing or abuse of fencing will not be tolerated.
10. Any leagues/coaches charging for lessons on courts need prior approval provided by the APPOA.
11. No profanity or loud music permitted.

Any leagues/coaches charging for lessons on courts need prior approval provided by the APPOA. Avalon Park POA reserves the right to approve various groups/coaches/teams to use Tennis Courts. Rules are subject to change

COMMUNITY POOL RULES

1. No glass containers permitted.
2. No alcoholic beverages permitted.
3. No smoking.
4. No pets (registered service animals only)
5. No food or drink within 5 ft of the water.
6. No more than 3 guests per household.
7. No children under 16 allowed without supervision.
8. No large floats or play equipment in pool.
9. No large parties, loud music or profanity allowed.

Avalon Park POA reserves the right to approve various groups/coaches/teams to use Community Pools. Rules are subject to change.

BOATS

The use of internal combustion motors and electric motors on boats is prohibited on the lakes and waterways. Small boats, under 14 feet, canoes, and other non-motorized watercraft consistent with the foregoing length restriction are allowed in the lakes. No boats shall be parked or stored on any of the properties or common areas.

All boats stored on a lot must be stored within a fully enclosed garage provided said storage does not result in motor vehicles being parked in violation of the Declaration or any Rule set forth herein.

BUILDING - DAMAGE

If all or any portion of a home or Unit is damaged or destroyed by fire or other casualty, it shall be the duty of the Owner thereof, with all due diligence to rebuild, repair, or reconstruct such home in a manner which shall substantially restore it to its appearance or condition immediately prior to the casualty. Should a dispute ensue between any Owner and their insurance carrier which results in the carrier refusing or delaying the payment of a claim beyond ninety (90) days from the date of the casualty, the Owner shall proceed with the repairs and reconstruction at their own expense.

No building or structure shall be permitted to fall into a state of disrepair. In the event any building or structure is damaged or destroyed, the owner is responsible for the immediate commencement of repairs or reconstruction. Reconstruction shall be undertaken within two (2) months after the damage occurs, unless prevented by governmental authority. The owner of every home or structure is responsible at all times for keeping the buildings in good condition, and adequately painted or otherwise finished.

Proper permitting along with documents showing the scope and duration of the repair(s) shall be provided to the Association.

BUILDINGS – TEMPORARY

Detached and temporary structures of any kind are strictly prohibited absent a specific provision to the contrary. Attached structures and modifications to the residence must be constructed in a professional and workmanlike manner and incorporated architecturally and structurally to the residence consistent with the Use Restrictions set forth herein. A structure not so incorporated into the residence shall be considered a temporary or detached structure and strictly prohibited as set forth herein. No tents, trailers, vans, shacks, sheds, storage units, tanks or temporary or accessory buildings or structures shall be erected or permitted to remain on the Properties. Temporary POD type storage will be permitted for a period not to exceed fourteen (14) days with association approval as long as it is not blocking any common areas.

BUSINESS - IN HOME BUSINESS

No trade or business will be conducted or carried out within the Residential Units or on Residential property, except that an Owner or occupant residing in a unit may conduct business activities within the Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the unit; (b) the business activity conforms to all zoning requirements for the Properties; (c) the business activity does not involve persons coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties; and (d) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, a

The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefore.

CABLE TELEVISION / INTERNET

The Association (or its successor or assigns) shall have the right to install, or enter into contracts for, the installation of a bulk cable television system or internet provider for the use of its residential Units in the community. Any agreement for services may provide that basic services shall be available for all Residential Unit Owners. In connection with the installation, maintenance, and operation of such systems the Association reserves access, installation and service easements over, across and under Common Property and Residential Property necessary to provide such cable television services to all Owners of Residential Units; provided, however, such easements shall be reasonably located by the Association so as to not unreasonably impair the value of use of Residential Property or the Residential Units.

Homeowners shall retain the right to secure and install any cable or internet provider of their choice at their own expense.

CLOTHES DRYING

Clothes drying structures may be used only for purpose of clothes drying and must be temporary structures and located in the back of the property only. The clothes drying structure must be removed and properly stored when not in use for such purpose

CONSERVATION AREA

If your property backs up to a conservation area, special care needs to be exercised. It is illegal to dump anything into or disturb in any way the area beyond your lot line. This includes clearing, sodding, etc. Residents and their invited guests are not permitted to enter the conservation areas. **No hunting will be permitted anywhere on any grounds within Avalon Park.**

CONSTRUCTION & ADDITIONS

All construction and additions must obtain ARC approval.

The interests of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, and preservation of views, light and air, and other aspects of design which may have a substantial effect on neighboring properties.

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties, and the neighborhood setting. Compatibility is defined as harmony in style, scale, materials, and color and construction details. The proposed construction must likewise be professionally integrated into the residence, consistent with industry standard and professional construction practices, with the intent of creating a fully integrated appearance of the addition and residence.

Florida Room/Lanai: Limited to the rear of the home. Roof must be pitched and shingled to match the existing style of the home. All exterior materials shall match the home, including, but not limited to, a professionally stucco exterior. All additions must submit an ARC application with survey, existing and proposed elevations, plan, and drawings for review

Screen Rooms: Limited to the rear of the home. Screen rooms that are installed must have a roof with a slope consistent to match the roof pitch of the home and must be shingled. Windows are not permitted on screen rooms. Screen enclosures must be a dark brown/black (bronze) only with charcoal screening with a maximum of a 16-inch kick plate. Entire enclosure must be aluminum. Windows/glass is not permitted on screen rooms.

CURTAINS

ARC approval is required to install exterior curtains or shades. Color must be neutral and compatible with home's exterior colors.

DOG HOUSES

Residents must have Architectural Review Committee approval if the dog house is to be visible from the street or adjacent properties.

DOG PARK

Dog Park rules are posted at the dog park as follows:

1. Owners must clean up after their pets.
2. Dogs with a known history of dangerous behavior are prohibited.
3. Dogs must be licensed and current on all vaccinations.
4. Dogs must wear a collar at all times.
5. Leaving dogs unattended is prohibited.
6. Owner should carry a leash at all times.
7. Young children must be closely supervised.
8. Dogs should be leashed prior to entering and upon leaving the park.

DRAINAGE

No changes in elevations of the property subject to these restrictions shall be made which will cause undue hardship to adjoining property or be inconsistent with the approved draining plans for Avalon Park or any part thereof. Proper drainage must be installed when adding pavers, tiles, pools etc.

DRIVEWAYS/WALKWAYS/DECKS/PATIOS/PAVERS

All driveways shall be maintained and kept stain-free. Owner shall secure ARC approval prior to paving walkways, driveways, driveway aprons, pool decks, sport courts, or patio areas with any paving material including concrete, asphalt, brick, flagstone, stepping stones, and pre-cast patterned or exposed aggregate concrete pavers. Any paved areas must have proper drainage installed on the sides.

Extending, expanding, staining, resurfacing, or repaving of any walkways, driveways, driveway aprons, pool decks, sport courts, or patio areas requires ARC approval.

Driveways cannot be extended beyond the line of the side wall at either side of the garage or exceed 24' in width. Driveway apron extensions must match the line of the driveway and run parallel with the sides of the apron. The ARC will not approve extensions or expansions for the purpose of providing side yard parking.

Walkways/Pavers/Concrete installed around the perimeter of a house must not exceed three feet (3') in width and are all considered on a case-by-case basis. Overall appearance and architectural design of walkways for the specific home will influence the ARC decision. Landscaping/sod should be incorporated in proposals to prevent too much hardscape and AC units/tanks/etc must be shielded from the public right-of-way.

If paving with material other than concrete a sample of the paving material or colored photo and color name must be submitted for ARC review. If staining, a sample and color name of the concrete stain is required for ARC review. Resurfacing, other than concrete, of the sidewalk is not allowed.

EASEMENTS

Easements for the installation and maintenance of utilities are reserved as shown on the recorded plats and Master Plan covering the Properties and as provided herein. Within these easements, no structure, planting, or other material may be placed or permitted to remain that will interfere with or prevent the maintenance of the utilities. The area of each Unit covered by an easement and all improvements in that area shall be maintained continuously by the Owner of the Unit, except as provided herein to the contrary and except for installations for which a public authority or utility company is responsible.

EXTERIOR MAINTENANCE

Grounds: Each Homeowner shall maintain Unit grounds and surrounding areas in a neat and attractive manner and as provided elsewhere herein. Upon the Homeowner's failure to do so, the Association may, at its option after giving the Owner written notice as provided in the Declaration or By-Laws, have the portion of the grass, weeds, shrubs, and vegetation which the Owner is to maintain cut when and as often as the same is necessary. The Association may also remove and replace dead trees, shrubs and plants and may have any portion of the Lot or Unit re-sodded or landscaped.

Structures: Each Homeowner shall maintain Unit structures at all times in good repair and appearance and as otherwise required herein. Owners should familiarize themselves with publications available from such sources as the University of Florida, UF/IFAS, which include recommended maintenance standards for plant materials. Upon the Homeowner's failure to do so, the Association may, at its option, after giving the Owner written notice as provided in the declaration or By-Laws, (thirty (30) days written notice) make repairs in a workmanlike manner. No bids need be obtained by the Association for such work and the Association shall designate the contractor in its sole discretion. The Association, through its duly authorized agents, employees or independent contractors shall have the right, after reasonable notice to the Owner, to enter upon any unit at reasonable hours on any day to accomplish the work described herein. **The cost of any of the work performed by the Association upon the Owners' failure to do so shall be immediately due and owing from the Owners of the Unit upon which the work was performed collectible in a lump sum, secured by a lien and Specific Assessment charged against the Unit on which the work was done, and shall be the personal obligation of all Owners of such premises.**

FENCES / WALLS

The composition, location and height of fences and walls must be approved by the ARC prior to installation in accordance with the standards and requirements set by the ARC. No fences shall be installed on or across alley or front easements.

Fencing Guidelines are as follows:

1. Only white or beige PVC, black or white aluminum picket and wrought iron materials will be permitted.
2. All backyard fencing must not exceed 6 feet in height, Front Setback 35' (Typically from back side of sidewalk), Corner Setback 3', Side Setback 0', Alley lots Rear Setback 12' (Typically 3' from edge of alley pavement), Non Alley lots Rear Setback 0'.
3. Fencing along the front of the property (*forward of the midway point of the residence*) must not exceed 3 feet in height.
4. Privacy Fencing along ponds and or lakes shall be a maximum of 4 feet in height along the rear of the property (*rear of the midway point of the residence*) or 5 ft. for aluminum/picket fencing. Privacy fencing on the side must transition from 6 ft. to 4 ft. in height. This transition must begin in the last 15 feet of the fence as it approaches the rear property line.
5. Fencing along the front yards are limited to 3 feet in height and PVC picket or aluminum/wrought iron only. Front setback is 0 ft. and side setback is 0 ft. for front yard fencing.

Living fences, or hedges, may be used in lieu of fencing for privacy but also require prior ARC approval and follow the same height and setback restrictions.

Permanent wall structures are also acceptable. An application for a permanent wall will require structural details along with the standard required information.

No small decorative non-permanent fencing will be approved. Porch Railings/Gates will be reviewed case by case

FLAGPOLES

Flags must be in good condition, not torn or faded, and secured to a properly installed flagstaff or flagpole.

No more than one (1) flagstaff and one (1) flag with a maximum length of six (6) feet, mounted at a forty-five (45) to ninety (90) degree angle from the vertical face of the house may be attached to the front of a house. Flagstaffs can only be attached to the house at one point.

One (1) freestanding flagpole no more than twenty (20) feet high is allowed anywhere on the owner's property as long as it is not on an easement and does not obstruct sightlines at intersections.

Two (2) flags will only be permitted in the case that: One (1) United States flag and one (1) State of Florida flag or Armed Forces flag or POW-MIA flag may be displayed at all times. The United States flag may be 3' x 5' or the maximum size (4.5' x 6') allowed by the Florida Statutes. The State of Florida, Armed Forces, and POW-MIA flags must be equal to or smaller than the United States flag. All other flags shall be a maximum of 3' x 5'.

Flags that are offensive in nature shall not be permitted. "Offensive" includes, but is not limited to, the following categories of words, expressions, or depictions:

1. Profanity or curse words
2. Vulgar or obscene expressions, graphics, or depictions

GARDENS

Gardens will be allowed in rear yards only and must not be seen from the street. Excessive pots shall not be permitted. Gardens must be installed with Avalon Park Landscape standards. Please submit ARC for approval.

GAZEBOS/PERGOLAS

ARC approval is **required** prior to placing a gazebo or pergola on the property. Black, white, brown, house body or trim color are the only colors permitted. ARC must include a photo, measurements and location for the gazebo/pergola.

HEDGES

All hedges or shrub lines along the perimeter of the house should be below the windowsill or even with the porch railing.

Pruning or removal can be required if trees grow together and look like a hedge or fence or impede sight lines.

For lots that back up to a lake, hedges along ponds or lakes must be a maximum of 4 feet in height along the rear of the property. Sides must be a maximum of 6 feet and transition down to 4 feet the last 20 feet near the rear of the property.

Non-alley lots may have shrubs/hedges in the rear no higher than 10 feet. They must be regularly pruned and not impede on neighboring properties.

Live Fences: See Fencing Guidelines

Any landscaping that does not meet guidelines is subject to removal or modification if they do not meet guidelines.

HOLIDAY DECORATIONS

Outdoor holiday decorations must be removed within twenty (20) days after the respective holiday.

HOUSE NUMBERS

House numbers must be no less than three (3) inches but not more than eight (8) inches in height and be affixed to the front elevation of the house.

The numbers must be black, white, gold or silver and contrast with the immediate background material.

House numbers must not be internally illuminated, except when it is solar powered with white light, placed at the front plant bed (closest to the house) and integrated with the landscape and only used as an addition to the affixed house number.

House numbers must be properly displayed and easily viewed from the street.

HUNTING

No hunting of any kind will be permitted anywhere on any grounds within Avalon Park.

IRON BARS

Iron or steel bars, or similar fixtures installed on any window opening or door opening of any home or business are not permitted.

LAKES / PONDS

The use of all lakes and water bodies existing or created in Avalon Park will be in accordance with rules and regulations adopted from time to time by the Association.

Swimming: No swimming is allowed in the lakes and waterways in Avalon Park.

Fishing: Fishing is permitted in Avalon Park ponds as long as the fishing is not within fifteen (15) feet of any fountain.

Boats: The use of internal combustion motors and electric motors on boats is prohibited on the lakes and waterways. Small boats, under 14 feet, canoes, and other non-motorized watercraft consistent with the foregoing length restriction are allowed in the lakes. No boats shall be parked or stored on any of the properties or common areas.

LANDSCAPING

All landscaping shall be maintained as originally installed by the builder. Any changes to the landscape bed require ARC approval and will be approved on a case by case basis. Any unapproved changes noted by covenant enforcement may be deemed a violation at any time.

All homes should contain a planting bed that runs the length of the front elevation with a minimum width of 3 ft.

All homes should contain a minimum of one understory/accent tree and two shade trees or more based on what was originally installed. All homes require the Live Oak Tree in the easement. **All homes should also contain a tier of foundation shrubs along the front elevation and a secondary tier of plantings unless otherwise approved.**

All planting beds should be **full** of plantings/shrub material. Any large bare areas will need approved plant material installed.

Spacing of planting materials should be as follows:

Bushes, shrubs, and plants that are planted as hedges should be planted a maximum of 2 feet apart or closer depending on shrub growth.

Ground cover or ornamental plants not planted as hedges should be planted a maximum of 2 feet apart or closer. (Groundcover may not be used for the entire landscape and landscape bed must have the required foundation shrubs)

Small landscape trees should be planted for proper clearance of buildings or any other structure and other trees. (For additional information on trees see section: Trees)

Maintenance: All landscaped areas (including the paved public right-of-way) shall be maintained in a live, healthy and growing condition, properly irrigated and trimmed. Any planting of grass, shrubs or trees which become badly damaged or are dead shall be replaced with similar, sound, healthy plant material. Annuals and ground cover planted in the county right-of-way must be maintained at a height less than 18 inches.

Weeds and Underbrush: No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon the Properties and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon.

Landscape Bed Curbing: The only approved curbing will be stone, concrete curbing, low profile composite edging, or stacked bricked pavers. No plastic, metal or wire edging will be permitted. All borders on property must be consistent throughout and no more than 8 inches in height unless otherwise approved

Mulch and/or other types or acceptable substrate, i.e. rock/stone and or recycled materials is required and must be consistent throughout the property. **White rock is not permitted.**

A landscape resource book containing examples and ideas is available in the POA office or online at www.avalonparkpoa.com

LAWNS

All lawns shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal, and replacement of dead or dying plants, removal of weeds and noxious grasses and removal of trash as needed.

St. Augustine, Bermuda and Zoysia are the only grass types permitted.

Grass can be no higher than 6" or have seed heads. Grass shall be kept neatly trimmed around all stationary objects. Grass type must be consistent.

If a lawn is 25% or more weeds, bare ground, or dying grass it must be restored/replaced.

A suitable alternative to sod on the easement between sidewalk and curb would be a ground cover such as jasmine, **ARC approval will be required**

Any artificial turf requests will be reviewed by the ARC Committee on a case-by-case basis ONLY. No artificial turf shall be visible from the public right-of-way unless approved by the ARC.

Any artificial turf requests that are considered must follow the following guidelines:

Proper installation of underlying layers including thatch fiber, acrylic, or silica sand, maxflow drainage system, three inches of crushed stone base and synthetic nail board. Turf should be field green or olive green in color.

Turf should drain a minimum of 300 inches per hour. French drains may also need to be installed if deemed necessary by the ARC depending on the location and slope of the area.

LIGHTING

No exterior lighting fixtures shall be installed on any residential unit without adequate and proper shielding of fixtures. No lighting fixture shall be installed that may be or may become an annoyance or a nuisance to the residents of adjacent residential units. It is required that when landscape lighting is added to any Townhome unit the owner will assume lawn maintenance around each fixture.

No exterior lighting of a Unit shall be permitted without prior approval by the ARC.

MAIL BOXES

Receptacles of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall not be erected on any lot. If and when the United States mail service or the newspaper or newspapers involved indicate a willingness to make delivery to wall receptacles or Office Neighborhood Delivery and Collection Box Units, each homeowner shall be required to install an ARC-approved wall receptacle.

NUISANCE

Nothing shall be done on the Properties which is illegal, or which may be or may become an annoyance or nuisance to the neighborhood. Questions as to what may be or become a nuisance shall be submitted in writing to the Board of Directors or Management. The Board has the discretion to determine whether a particular activity constitutes a nuisance and its determination shall be final and binding.

A dated picture, video or resident calling in can be used to report a violation to the Association. These are for violations that may not be able to be monitored by the Association staff or member of the Board of Directors, i.e. unleashed pets, pet excrement violations, vehicles etc. A violation letter can be sent based on the Association Manager's judgment. If a homeowner receives a letter which may have been sent in error the homeowner should contact the POA office.

ORNAMENTATION

The utilization of non-living objects as ornaments in the front or side yard requires approval by the Architectural Review Committee. Non-living objects will not be permitted in the County Right-of-Way.

Approval is required for all non-living objects. Some examples of non-living objects include, but are not limited to fountains, patio sets, figurines, wall hangings, plant pots, statues, birdbaths, etc.

The judgment of the ARC regarding the non-living objects' integration into the overall landscape and its compatibility with the composition and tone of the landscaping may be subjective and will be done on the basis of the extent that the non-living objects blend with the surrounding area.

OUTSIDE STORAGE

Compost: ARC approval is required for the installation of compost containers. They must be kept in the back portion of the property out of sight from the right of way.

Debris: **No open outside storage on any Unit is permitted.** No stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles or portions thereof, no furniture or appliances designed for normal use or operation within (as distinguished from outside of) the home, or any other debris or unsightly material, shall be parked, permitted, stored, or located upon any Unit. No lumber, brick, stone, cinder block, concrete or any other building materials, scaffolding, mechanical devices, or any other thing used for building purposes shall be stored on any Unit, except for purposes of construction on such Unit and such material shall not be stored for longer than is reasonably necessary in which the same is to be used.

Rain Barrels: A total of no more than two (2) rain barrels are permitted per household; they are to be kept in the back portion of the property out of sight from the right of way

Sheds: No tents, trailers, vans, shacks, sheds, tanks or temporary or accessory buildings or structures shall be erected or permitted to remain on the Property. However, the foregoing shall not restrict or prevent the construction or maintenance of temporary sales models and other such temporary facilities, provided they are in compliance with appropriate governmental requirements applicable thereto. Temporary POD type storage will be permitted for a period not to exceed fourteen (14) days.

PAINT

Residents will be required to paint and restore the exterior of the home if any single side is 25% or more faded, mildewed, chipped, or cracked.

ARC approval will be required for all changes to the existing color scheme.

Before any painting may be commenced, the owner must first notify Avalon Park POA of such repainting project and submit an ARC using the approved colors located in the Avalon Park POA office or supply proof, acceptable to the Avalon Park POA, that the colors to be used were previously approved by either the ARC committee or the builder. If matching the existing color of the home, a color sample or name must be provided to the POA office.

Base and accent colors must be a flat or satin paint finish only

Door and trim colors must be a gloss or semi-gloss finish only.

Porch floor colors may only be of a neutral tone (trim color or white) that is complimentary to the home's exterior.

Downspouts to gutters may only be painted the base color of the home or remain the standard manufactured white.

Paint requests for fascia, soffits, drip edge, downspouts, or gutters require ARC approval and all requests for such are reviewed on a case-by-case basis. Review criteria may include, but not limited to, consideration of the home's architecture and existing accents.

All paint colors must be selected from the approved color book located in the POA office.

PIPES / TANKS

No water pipe, gas pipe, drainage pipe or storage tank shall be installed or maintained on the properties above the surface of the ground, except gas tanks, propane tanks, hoses and movable pipes used for irrigation purposes or water treatment systems and systems for pools and spas, but these must be shielded from sight from the street. No property shall be used for the purpose of boring, mining, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel, or earth. Provided, however, that nothing contained herein shall prohibit or restrict removal of fill or earth materials to construct or create approved drainage structures (including lakes) or landscaped berms.

POLLUTANTS

No owner shall discharge or allow to be discharged any pollutant, hazardous waste, or toxic material and in the event of such discharge shall be liable for all cleanup and cost incurred in connection therewith.

PRESSURE WASHING

Owners shall maintain the exterior of their home and surrounding areas in a clean and attractive manner. Pressure washing may be required if deemed necessary by the management/Board in areas surrounding an owner's property including, sidewalks, walkways, driveways, exterior of home, roof (soft wash), fences, plant bed borders, storm drains etc.

RECREATION EQUIPMENT

Recreation equipment (trampolines, soccer nets etc.) are allowed in rear yards only, excluding the driveway. The rear yard begins at the edge of the rear of the house and may not extend into the side yards.

Basketball equipment may be located only on the back half of the driveway closest to the house. All equipment must be kept in clean and good condition.

ARC approval is required prior to construction of permanently installed recreation equipment. Approvals will be given on a case-by-case basis only.

While Avalon Park does not prohibit it, Orange County may have some restrictions against using play equipment in public streets. If a resident would like to report the act of playing in the street so that the Orange County Deputy Sheriff can take action, they should call the police non-emergency number.

Above-ground swimming pools are not permitted.

Lighted tennis courts or basketball courts are not permitted.

RENTAL RESTRICTIONS

Single family Units may be leased by their Owners to no more than 6 (6) individuals (excluding children under the age of eighteen (18)). Units may be leased only in their entirety and no fraction or portion of a Unit may be leased or sub-leased. Individual rooms of a Unit may not be leased under any circumstances. Garage apartments are not deemed individual rooms per this restriction and may be leased in their entirety in accordance with the requirements. No transient tenants may be accommodated in a Unit at any time.

An Owner may lease his or her Unit only pursuant to a written lease agreement, a copy of which shall be supplied to the Association at least fifteen (15) days prior to the commencement of occupancy of the Unit by the proposed tenant(s). A filing fee may be imposed for new or updated leases. All lease agreements shall provide emergency contact telephone numbers for each Lessor and Lessee. The Owner shall conduct a criminal background check on each prospective tenant at the Owner's sole expense, and shall provide a copy of each prospective tenant's criminal background check to the Association at least fifteen (15) days prior to the commencement of occupancy of the Unit by the proposed tenant(s)

No lease agreement shall provide for a term of less than one (1) year or more than two (2) years. Each tenant, as part of each written lease agreement, shall be obligated to comply with all of the terms and conditions of the Declaration and all other Governing Documents of the Association, including all Use Restrictions and Rules, and all policies adopted by the Association's Board of Directors, as the same may be amended from time to time (the "Governing Documents and Policies").

Each Owner leasing a Unit shall be obligated to remove, at the Owner's sole expense, by legal means, if necessary (including prosecution of eviction proceedings), any tenant who refuses or fails to comply with all of the terms and conditions of the Governing Documents or Policies of the Association. Notwithstanding the foregoing, should an Owner fail to perform his or her obligation to remove, by eviction, if necessary, any non-compliant tenant, the Association shall have the right, but not the obligation, to commence eviction proceedings against such non-compliant tenant. To facilitate this remedy, each lease agreement between an Owner and a tenant shall contain mandatory language designating the Association's duly authorized officer or management agent as the Owner's attorney-in-fact for the purpose of, and with the authority to, terminate the lease agreement and bring an eviction action against any tenant committing two or more violations of any of the provisions of the Governing Documents or Policies of the Association, or a single violation constituting either a serious breach of the peace, an act of property destruction, or other criminal or nuisance activity.

The Association shall notify the Owner of any and all violations committed by his or her tenant(s) and provide the Owner with a reasonable opportunity to attempt to effect a curing of a violation within no more than ten (10) days of the delivery of such notice; provided, however, that if any tenant commits a violation constituting either a serious breach of the peace, act of property destruction, or other criminal or nuisance activity, the Association shall remain obligated to provide notice to the Owner concerning said violation, but shall not be obligated to provide any opportunity for curing of such violation. Delivery of notice by the Association to an Owner shall be deemed effected upon the placement of a correctly stamped and properly addressed notice to the Owner in the U.S mail directed to the address provided by the Owner in the lease agreement, or such other address as the Owner may apprise the Association of in writing subsequent to the execution of the lease agreement. The Association shall recover all of its reasonable cost, including reasonable attorney's fees and paralegal fees and court cost, from the Owner and the tenant(s), jointly and severally, should the Association prevail in the prosecution of an eviction against a tenant or tenants.

To avoid excessive stress and wear upon the Common Areas, all Owners leasing Units shall be deemed to have delegated exclusive use of the Common Areas to the Owners' tenants, and the Owners shall not be permitted to utilize any of the Common Areas during the term of the lease

ROOFS

Full replacement requirements: Only architectural shingles will be approved for full replacement. Shingle samples must be provided to the ARC for approval. Metal and tile roofs will be reviewed on a case-by-case basis based on color.

Repairs: If the area of the patch is greater than 25% of the roof plane, then the shingles must match the existing shingles to the extent that the naked eye cannot distinguish where the new shingles stop, and the existing shingles start.

Additions: If shingles are on an addition, shingles must match the existing shingles to the extent that the naked eye cannot distinguish where the new addition stops, and the existing shingles start. If this is not the case, the entire plane must be replaced.

Maintenance: Homeowners must keep their roofs free of mildew. The Association will treat the situation as a violation if 25% or more of a roof surface is discolored. Roofs must be uniform in color, or the entire plane needs to be replaced.

Casualty Damage: In the event of damage to all or a portion of a roof as a result of a casualty event (hail, windstorm), the Owner must proceed diligently to make all repairs and replacements and in no event more than six (6) months following the casualty event.

SCREEN ENCLOSURES

ARC approval is required to install any new screen enclosures and screen rooms, defined as an enclosure attached to the residence, and composed of screened panels on all sides. No screen enclosure may have a roof and all other enclosures or additions of any kind shall be subject to the provisions set forth herein governing temporary and detached buildings, and Construction and Additions (i.e., florida rooms and lanais).

Screen Enclosure Limited to the rear of the home. These are intended for covering a pool area or patio. Screen enclosures must be a dark brown (bronze) or white anodized aluminum with charcoal screening with a maximum of a 16-inch kick plate. Entire enclosure must be aluminum.

Screen Rooms: Limited to the rear of the home. Screen rooms that are installed must have a roof with a slope consistent to match the roof pitch of the home and must be shingled. Windows are not permitted on screen rooms. Screen enclosures must be a dark brown/black (bronze) only with charcoal screening with a maximum of a 16-inch kick plate. Entire enclosure must be aluminum. Windows/glass is not permitted on screen rooms.

*For Florida Room/Lanai/Enclosed Lanai- Please see section **Constructions and Additions****

SCREEN/STORM DOORS

ARC approval is required for the addition of any screen or storm doors. The door frame color must be dark brown, bronze, white or off-white, and the screen color must be charcoal.

Doors with security bars are not permitted

SHUTTERS

Shutters must be of a material similar to and of a color and design generally accepted as complementary to the exterior of the house and require ARC approval. Shutters should not be added to windows with architectural banding unless approved by the ARC.

SIGNS

No sign of any kind shall be displayed in the county right-of-way between the sidewalk and the curb.

Permitted signs:

One (1) "For Sale/Rent" sign; will be permitted and must follow Avalon Park POA sign guidelines (available on POA website). The sign may not exceed four (4) feet in height when placed in the ground.

Home occupation signs on those Units approved for such use in accordance with Orange County Zoning ordinances. Such signs shall not exceed four (4) square feet per Unit, and shall be subject to ARC approval; and

One security sign not to exceed 8"x8" may be displayed discretely on the property in the plant bed near the front door or on the fence.

One political sign per politician may be placed on the lot not to exceed 2x2 feet wide.

Such other signs as the ARC may approve.

SOLAR EQUIPMENT

All panels should be located on the rear and side roofs of houses whenever possible. Pipes must be painted the same color as the background where it is mounted. The solar panels may be placed on the front of the house only if facing south. In this case the homeowner will be required to submit a certified survey of the roof, depicting the exact location where the solar panels are to be installed. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building architecture. Solar panels mounted on racks are not permitted.

Solar panels for hot water systems may be mounted on brackets necessary to raise the panels to comply with the technical requirements of residential solar hot water system installations. The distance between the bottom surface of the panel and the roof should not exceed 2" in height. Solar panels for hot water system that are mounted on roofs facing east or west are permitted to be tilted to face south and must be located at the back roof. The longer side of the panel must be parallel to the roof slope with the shorter side tilted. The maximum distance between the top of the tilted panel and the roof must not exceed 17" in height.

ARC approval is required for installation of all solar panels and equipment.

SOLICITATION

No solicitation is permitted in Avalon Park.

The following are a set of guidelines prepared by a representative of the Sheriff's Department. These guidelines were issued to all of the Deputies who work in Avalon Park to help define the rights and responsibilities of solicitors.

For Profit organizations: Must have the proper County license and display it for review. Such organizations cannot operate under a blanket license. License must be specific to Avalon Park and a copy must be on their person or you can ask them to leave.

Not For Profit Organizations: Exempt from the licensing requirement but must show proof of such documentation issued through the State indicating such exemption.

Solicitors can traverse on any county roadway.

SPECIFIC ASSESSMENTS

The Association has the authority, pursuant to the Declaration, to impose a Specific Assessment against a Lot to secure recovery of costs incurred in bringing an Owner into compliance with the Declaration or these Rules and Regulations. The costs include any costs incurred in maintaining a Lot where the homeowner fails to do so or attorney's fees and costs incurred where the matter is turned over to legal counsel for enforcement. The homeowner will receive written notification of the costs incurred, together with a reasonable opportunity to satisfy the costs. Should the homeowner fail to reimburse the Association for the costs incurred, they shall receive at least fourteen days' notice of the Board meeting at which the Board will consider imposing a Specific Assessment against the property to secure recovery of the costs incurred. The homeowner has the right to appear before the Board and present cause as to why the Specific Assessment should not be imposed. If the Board votes to impose the Specific Assessment, the homeowner will receive written notice of the Assessment with thirty (30) days to pay it. Should they fail to do so, a lien may be imposed, and foreclosure proceedings instituted on the home.

STORM SHUTTERS

ARC approval is required to install hurricane shutters and screen.

For temporary storm panels: the header and sill angle must be mounted no more than 2" from the edge of window opening or 1" from the outer edge of the window trim. They must be clear or aluminum panels. The header, sill angle, mounting screws, bolts and nuts that remain on the header and sill angle, must be painted the same color as the background where it is mounted.

For accordion type shutters: the assembly which includes the header, sill tracks, vertical side angles and accordion stack must be centered and custom fit to the window opening in accordance with the manufacturer's recommendation, keeping the exposed wall surface between the assembly and the window opening to a minimum. The stack must be split half on each side of the window opening.

Roll Down Shutters: the assembly which includes the shutter box, sill stop and vertical side tracks must be centered and custom fit to the window opening in accordance with the manufacturer's recommendation, keeping the exposed wall surface between the assembly and the window opening to a minimum.

The color of the accordion and roll-down type shutters and assembly should either be a manufacturer's standard white, almond, or buff color, and must be compatible with the overall exterior paint color scheme of the house.

Use of storm shutters shall be allowed only after a storm warning has been issued by the U.S. Weather Service. Permanent and temporary protective coverings must be opened or removed within 48 hours after the "all clear" is announced.

STORM WATER

The Avalon Park development contains a stormwater management system constructed and permitted in accordance with applicable State and local requirements, including a permit issued by the St. John River Water Management District. The provisions of the Declaration, including Articles VII, XI, and XIX, address the existence of stormwater management systems and structures in Avalon Park, as well as maintenance responsibility for same. All Owners should familiarize themselves with the provisions of the Declaration and the conditions existing on their Lot, and whether easements or structures are located on their Lot which are a part of the stormwater management system or otherwise provide for proper drainage of stormwater runoff. No structure, fence or landscaping that interferes with the flow or retention of storm water shall be permitted, and no refuse shall be placed upon or allowed to remain on any part of any Unit within any easement area for storm water drainage. Retention areas, including drainage swales or retention ponds, shall not be filled, or otherwise changed so as to alter or block the flow or the quantity of water. Owners of Units, within which any easements for storm water drainage or retention are located, shall be responsible for the maintenance of such areas to permit the flow and retention of water in accordance with the storm water drainage and retention system plan required and approved by Orange County. If any owner shall fail to comply with any part or all of the restrictions contained in this Section, the Association shall notify the Owner in writing. If not corrected the Association shall have the right to correct such failure and to assess and collect the cost thereof and a Lien shall be placed upon the Lot upon which the work was performed.

SWIMMING POOL / SPAS

ARC approval is required prior to construction of a swimming pool or spa. All requests must be accompanied by a screen or fence plan as well as a plat of the property with the pool plan indicated thereon. If access is needed using property other than the homeowner's, written permission from the neighbor will be required.

Materials, design, and construction shall meet standards generally accepted by the industry and shall comply with applicable governmental regulations.

Spas will require ARC approval and may require landscaping, screen or fencing surrounding it.

Any changes to the lot grading should not affect or change the flow of runoff water. **Above-ground swimming pools will not be allowed.**

TIME SHARE RULE

No Residential Property or Residential Unit shall be owned or used in a multiple or time share ownership requiring registration pursuant to the provisions of the Florida Statutes, as amended from time to time.

TRASH / GARBAGE

Storage: No lumber, metals, bulk materials, refuse or trash shall be kept, stored, or allowed to accumulate on the Properties except building materials during the course of construction of any approved structure. No garbage, trash containers, or yard waste shall be permitted to be seen from surrounding properties except on days of collection. Containers must be stored in garages, behind privacy fences or in front of garages as long as they are not visible from the public right of way.

Collection: When trash is put out on trash pick-up days, trash must be placed in county required containers with lids secured with the exception of yard waste, which is required by the County to be secured or placed in bags.

Refuse Disposal: There shall be no usage of any commonly owned property, (including lakes) for the disposal of or dumping of any type of refuse, bio-degradable or non-bio-degradable, under any circumstance.

TREES

Street Trees: Single-Family homes are required to have one Grade A, single leader, 3" caliber, Live Oak Tree installed in the right-of-way in front of the home. These trees are the maintenance responsibility of the homeowner and must be maintained to achieve a healthy and neat appearance and may not be shaped. Branches hanging lower than 6 ft should be trimmed up appropriately to allow for pedestrian clearance on sidewalk side and vehicle clearance on roadside. **These trees are not to be removed. If the tree becomes damaged, they must be replaced.**

Any tree ring, border or paver used around the easement tree must be leveled and in good condition and no more than 8 inches in height. Mulch, plants, and flowers may also be installed and be kept in trimmed clean condition. **ARC approval will be required.**

Tree removal/replacement: **ARC approval is required for removal of any tree from the property.** Trees which are approved for removal must be replaced with another similar or like tree unless otherwise approved. ARC approval is needed if the homeowner wishes to move a tree to an alternate location on the property.

Requests for tree removals with no replacement will be reviewed and approved at the ARC discretion only.

Fruit Trees: Edible fruit trees are acceptable only in rear yards. The fruits that fall from the trees must be removed.

TRELLISES

ARC approval is required prior to placing a trellis on the property. Black, white, brown, house body or trim color are the only colors permitted.

VEHICLE PARKING

THE COVENANTS AND RESTRICTIONS SET FORTH IN THE DECLARATION AND THE USE RESTRICTIONS AND RULES ARE IN THE NATURE OF A PRIVATE CONTRACT. ALL OWNERS, THEIR TENANTS, LICENSEES, GUESTS AND INVITEES AGREE TO ABIDE BY THESE RESTRICTIONS REGARDLESS OF WHETHER OR NOT A ROADWAY WITHIN AVALON PARK HAS BEEN DEDICATED TO THE PUBLIC.

Restrictions: The Avalon Park ARC may from time to time promulgate rules which restrict, limit, or prohibit the use of any driveway or parking area (which may be in front of, adjacent to or a part of any Unit) as a parking place for personal passenger vehicles, commercial vehicles, trailers, recreational vehicles, self-propelled motor homes, motorcycles and boats.

Prohibited Vehicles: No "prohibited vehicle" shall be parked in Avalon Park.

For purposes of this section, a "prohibited vehicle" is:

1. A truck (except a $\frac{1}{2}$ ton or smaller pickup truck which has no camper top, or trailer like appendage attached to it), delivery van, service van or bus.
2. Any commercial vehicle (for example not one designed and used for normal personal/family transportation) and any vehicle bearing lettering, graphics, or other commercial insignia, except if such lettering, graphics, or insignia is/are completely covered with a magnetic or other type covering of the same color as the vehicle which is not unsightly in the sole opinion of the ARC. By way of example and not by way of limitation, the foregoing examples shall provide guidance as to what constitutes a commercial vehicle, but the vehicle's primary purpose shall be conclusive:
 - 2.1. any solid waste collection vehicle, tractor truck or tractor truck/semitrailer or tractor truck/trailer combination, dump truck, concrete mixer truck, towing and recovery vehicle with a registered gross weight of 7,000 pounds or more, and any heavy construction equipment, whether located on the highway or on a truck, trailer, or semitrailer.
 - 2.2. any trailer, semitrailer, or other vehicle in which food or beverages are stored or sold.
 - 2.3. any trailer or semitrailer used for transporting landscaping or lawn-care equipment whether or not such trailer or semitrailer is attached to another vehicle.
 - 2.4. any vehicle licensed for use as a common or contract carrier or as a limousine.
 - 2.5. any vehicle more than twenty-one (21) feet in length or more than nine (9) feet in height including appurtenances attached to the vehicle, or with a width of 102 inches or more, or with a gross weight of 7,000 or more pounds.
 - 2.6. any vehicle carrying commercial freight in plain view.
 - 2.7. any trailer or semitrailer, regardless of whether such trailer or semitrailer is attached to another vehicle.
 - 2.8. any vehicle with three or more axles. Notwithstanding the foregoing, regardless of whether a particular vehicle falls within the foregoing examples, any vehicle used primarily for commercial or business purposes shall constitute a commercial vehicle and shall be prohibited. The Board's determination in this regard shall be final and binding.
3. Any recreational vehicle (R.V.) including but not limited to a camper, mobile or motor home, all-terrain vehicle (ATV or ATC) or dune buggy.
4. A trailer of any type.
5. A boat.
6. A derelict vehicle, including a vehicle with no current license plate or a vehicle incapable of self-propulsion; or
7. Any vehicle longer than 21 feet or higher than 9 feet.

No unregistered or operable/inoperable motor vehicle or trailer of any kind may be disassembled, serviced, or repaired on the Properties in such a manner as to be visible from any point on adjacent property or the street.

For purposes of this section, a "prohibited vehicle" shall not be deemed to be (even if generally described above) any commercial or public service vehicle present on the properties while performing services for or on behalf of Owners or residents of Avalon Park.

Common Area Parking: No vehicle shall be parked on association's common area, except for designated parking areas. Any vehicle parked on common area will receive a violation.

Non-Resident/Visitor Parking: While parking within or upon the Properties, non-residents and visitors shall follow all Avalon Park parking rules and regulations.

Residential Parking: Cars must be parked legally on the streets per County Regulations. Vehicles parked on property must be on the driveway. Vehicles may not be parked on any portion of the home that is not designated for parking (i.e., lawn, porch, backyard)

Wrapped Vehicles: Wrapped vehicles will be allowed to be parked only around the permitted professional offices located in Town Center. Parking may occur during business hours between 8am-6pm. Wrapped vehicle must be representative of the same business its parked by.

Violations: Any vehicle parked in violation of these, or other restrictions contained herein, or in the rules or regulations now or hereafter adopted may be towed by the Association at the sole expense of the owner of such vehicle, if such vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed on the vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing. Once the notice is posted, the vehicle's removal or failure of the owner to retrieve it for any other reasons, shall not be grounds for relief of any kind. For the purpose of this paragraph, "vehicle" shall also mean motorcycles, campers, motor homes, boats and trailers.

An affidavit of the person serving a violation stating that it was properly posted shall be conclusive evidence of such.

WALLS

Masonry walls/ walls will be approved on a case-by-case basis.

WATER CONDITIONERS

Water conditioners may be shielded completely by dense shrubbery or a PVC fence.

WINDOW COVERINGS

All interior window coverings must be maintained in a good state of repair.

Interior window coverings must be manufactured vertical or horizontal blinds, drapes, curtains, shutters, or shades that fit the dimensions of the window and properly mounted. No drawings, pictures, lettering, flags, signs, etc... may be attached or visible in any part of the window other than house security signs. Small garage door windows do not need to be covered, but if they are, the coverings must be maintained in a good state of repair. If the garage door has a section of window panels, the area around the windows must be painted the same color as the garage door.

WINDOW TINTING

Window film must get ARC approval prior to installation. Homeowner must submit sample of film with specifications. Solar window tinting must be non-reflective.

WIRING EXTERIOR

No lines or wires for communication or the transmission of electrical current or electromagnetic pulses shall be constructed, placed, or permitted to be placed on Residential Property unless the same shall be underground, or unless specifically permitted in writing by the ARC.

WOOD PILES

Wood piles must be clean and neat, and they are restricted to rear yard locations.