

Mayport Landing Owners Association, Inc.

Rules and Regulations & Violation/Fining Process and Fining Schedule

Residents will be considered to be in violation when they do not abide by the Community Rules and Regulations, specifically:

- Declaration of Covenants, Conditions and Restrictions (CC&R's)
- Architectural Review Committee (ARC) Rules
- HOA Community Rules and Regulations

The State of Florida Statute 720.305 gives Homeowners Associations the right to fine residents for violations. Mayport Landing Owners Association, Inc. now has two options for addressing non-compliance, namely fining and the more costly and time-consuming option of turning matters over to the attorney.

Violation Process

- First Notice of Violation
 - Sent for each specific violation.
 - Lists specific rule/regulation that applies.
 - Defines a date by which the violation must be cured.
- Notice of Violation and Intent to Levy a Fine
 - Sent when violation is not cured by defined date.
 - Defines the fine that will be imposed.
 - Defines specific date and time of the Fine Committee hearing, at which time the resident will have the opportunity to address the committee.
 - Sent by Certified mail. Postage cost applied to Homeowner's account.
- Compliance Committee
 - Review all Resident violation fine appeals.
 - Approve/Disapprove the recommendation of the Board of Directors.
- Notice of Fine
 - Mailed to Resident after Compliance Committee review.
 - Defines outcome of review.
 - Date by which fine must be paid.
- Fine
 - Fine will continue without further notice until violation is cured or total fine reaches \$1,000.
 - 18% interest will accrue on any unpaid balance.
- Attorney
 - Employed after fining, if violation is still not cured.
 - Payments must now be made directly to Attorney until account is paid in full.
 - Attorney fees will be applied to Homeowner's account.

MAYPORT LANDING HOMEOWNERS ASSOCIATION, INC.
Rules and Regulations
&
Violation Fining Schedule

1. Trash: No Garbage, recyclables, trash, refuse, or rubbish shall be kept on any lot, except in sealed trash containers or recyclable bins. Containers must be concealed from view, either inside the gated area, in the rear of the unit, or within approved storage bin along the side of the end units.

Collection days: Yard Waste, Regular Trash - Monday

TEMPORARY SUSPENSION OF RECYCLING BY CITY
Bulk- Monday

By evening of pickup, empty containers and uncollected refuse shall be promptly retrieved. If containers remain curbside, they are subject to being placed inside the unit's gate area by our custodial workers which will result in ten dollars (\$10.00) service charge, in addition to any fines that are assessed. The placement of trash/recyclables out on the wrong days is also prohibited.

Trash fine schedule:

- | | |
|----------------------------------------------|---------------|
| 1) First violation fine | \$ 25.00; and |
| 2) Second and each subsequent violation fine | \$ 50.00 |

2. Parking: The only authorized parking areas for personal vehicles are the paved spaces that are provided in front of each unit. There shall be no parking on any grass area, nor shall there be any unsightly, inoperable vehicles (such as vehicles with flat tires, dismantled vehicles, or vehicles with no tags) parked on any property in excess of 48 hours. All vehicles must have a current tag when parked on this community.* In addition to fines, repeated offences may incur towing at the owners expense.

No recreational vehicle, such as boats, jet skis, campers, motorhomes or trailers shall be kept on any lot. No commercially designed vehicles shall be parked on a regular basis and never overnight. Commercially designed vehicles include, but are not limited to; flatbed trucks, panel trucks, 18 wheelers, cabs, dump truck and other construction type vehicles.

Parking fine schedule:

- 1) First violation fine \$ 25.00;and second subsequent violation fine \$50.00

3. **Vehicle Repairs:** There shall be no make or repairing/restoration of any type of vehicle, which would render it inoperable and/or unsightly for a period in excess of 48 hours. Emergency repairs only.

Vehicle Repairs fine schedule:

- | | |
|----------------------------------------------|--------------|
| 1) First violation fine | \$25.00; and |
| 2) Second and each subsequent violation fine | \$50.00. |

4. **Pets:** No more than two (2) animals may be kept in any unit. No animals shall be left unattended, either loose or tied-up. No dog shall be off a leash, except in a unit's enclosed rear yard. Excessive dog barking is a nuisance and disrespectful of the privacy of your surrounding neighbors and will not be tolerated. All owners are responsible for pet waste pickup. All pets must be licensed with the City of Jacksonville and a copy of the license, vaccines, and a photo of the animal(s) must be provided to the management company.

Pit Bulls (American Staffordshire Terriers), Pit Bull mixed breeds, and any dog deemed dangerous by the Board of the Association are not permitted on the property.

Pets fine schedule:

- | | |
|----------------------------------------------|--------------|
| 1) First violation fine | \$25.00; and |
| 2) Second and each subsequent violation fine | \$50.00. |

*Possession of a Pit Bull(s) (American Staffordshire Terriers), Pit Bull mixed breeds, and any dog deemed dangerous by the Board of the Association, will result in an immediate fine of \$100.00 every day until the animal is removed.

5. **Annoyances, Disturbances, or Nuisances:** No illegal, noxious, destructive, or offensive activity is permitted anywhere within the property, nor shall anything be done within the property that may constitute annoyances or nuisances to any owner or to any other person, at any time, lawfully occupying any lot. Such nuisances and annoyances include, but are not limited to:

- a. Excessive noise;
- b. Unsafe, unclean or cluttered conditions that may detract from the overall appearance of the community;
- c. Dumping trash, garbage or any other item in lakes, natural or residential areas;
- d. Fires, or the burning of trash, leaves, or other debris or refuse shall not be permitted; and
- e. Excessive dog barking.

Annoyances, Disturbances, or Nuisances fine schedule:

- 1) First violation fine \$25.00; and
- 2) Second and each subsequent violation fine \$50.00.

6. **Television Antennas/Satellite Dishes, Aerials:** Television Antennas, satellite dishes, or other aerials and appurtenances must be approved by the Architectural Review Committee, and placed in rear of units. No more than one is allowed per unit.

Television Antennas/Satellite Dishes, Aerials fine schedule:

- 1) First violation fine \$25.00; and
- 2) Second and each subsequent violation fine \$50.00.

7. **Laundry:** Drying of laundry is permitted in the rear yard only. If the drying areas are completely screened from view from adjacent lots and any street (fence enclosed yards). Drying racks/lines must be no more than a height of six (6) feet from the ground. No rugs, drapes, beach towels, or other items shall be hung from any portion of the exterior of any unit.

Laundry fine schedule:

- 1) First violation fine \$25.00; and
- 2) Second and each subsequent violation fine \$50.00.

8. **Basketball Hoops:** Basketball hoops are not authorized for erection on any property or lot.

Basketball Hoops fine schedule:

- 1) First violation fine \$25.00; and
- 2) Second and each subsequent violation fine \$50.00.

9. **Use of Residence:** Each lot shall be improved and used for single family residential purposes only. No trade, business, or profession of any kind may be conducted in, on or from any lot.

Use of Residence fine schedule:

- 1) First violation fine \$25.00; and

- 2) Second and each subsequent violation fine \$50.00.

10. **Fences and Screened Patios:** No items are to be hung or placed against the new vinyl perimeter fence. You will incur any cost for repairs to the fence. No changes or repairs to the exterior appearance, such as detached buildings, sheds, fences, walls, screened patios, or structures of any kind shall be erected on any lot without the written approval of the association. All requests must be submitted in writing, with dimensions, to the Architectural Review Committee. Any unapproved exterior change will be subject to removal at the owner's expense. Window A/C units are not permitted.

Fences and Screened Patios fine schedule:

- 1) First violation fine \$25.00; and
2) Second and each subsequent violation fine \$50.00.

11. **Pest Control:** Owner has the responsibility to provide access to the unit for once a year pest control. Call Armor Pest Control with any questions or problems you may have at 904.396.2847.

The above Rules and Regulations are not all inclusive. Please refer to your copy of the Declaration of Covenants and Restrictions for Mayport Landing for additional information. A copy is also available for review.