

WORLD GOLF VILLAGE TURNBERRY COMMUNITY

RULES AND REGULATIONS TURNBERRY HOMEOWNERS' ASSOCIATION



FEBRUARY 1, 2021

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August 2013

www.turnberrywgv.com

To all Property Owners:

The Board of Directors, as authorized by Association governing documents that we all accepted when we purchased our property, has developed and approved the attached Rules and Regulations for the Turnberry Homeowners Association, Inc.

It is not our intention to make Turnberry a community with unnecessary or frivolous rules. It is our intention, however, to protect and enhance your individual and our shared assets and to continue to upgrade and beautify our community.

Homeowners found to be in violation of these Rules and Regulations who do not make corrections within the specified time period will be asked to appear before the community's Rules Enforcement Committee. This committee has the legal right to impose fines for noncompliance. (See Article X, Section 8, Covenants and Restrictions).

If there is a rule or regulation you strongly oppose, or if there is one you think we should have but do not, we invite you to attend one of our posted Board meetings. The Board will certainly consider recommendations for changes.

Turnberry Homeowners Association, Inc.
Board of Directors
August 2013

Turnberry Homeowners Association, Inc.

Rules and Regulations

INTRODUCTION

Rules and Regulations have been established to preserve the look and quality of life at Turnberry, protect property values and assure pleasant and harmonious living for all residents and their guests. These Rules and Regulations are based on, and supplemental to, the Declaration of Covenants & Restrictions and Governing Documents of the Turnberry Homeowners Association.

Article I (f) of the Declaration of Covenants and Restrictions provides for the Board of Directors to adopt rules, regulations and policies. Article X, Section 8 of the Declaration of Covenants and Restrictions specifies the Enforcement procedure for violations. All Owners, as well as residents, renters, guests and invitees shall be subject to and held responsible for compliance with the Declaration of Covenants and Restrictions, Articles of Incorporation, Bylaws of the Association and these and all future Rules and Regulations.

Rules and Regulations

I. COMMON AREAS

- Homeowners and their guests using any common areas shall remove any trash or debris that they generate.
- Radios and music devices shall be set to a volume that does not disturb others in the area.
- Boating, swimming, wading or playing in any of the ponds or lakes is forbidden.

II. EXTERIOR MAINTENANCE OR ENHANCEMENT

- Each homeowner is responsible for the maintenance of the exterior of their home and lot. Maintenance includes, but is not limited to, the exterior paint, roof, siding, light fixtures, trim, gutters, mailboxes, mailbox posts, walks and driveways, grass and plantings. If an owner does not maintain the property in a reasonable manner, the Association may provide maintenance to any home or lot requiring same, when necessary, in the opinion of the Association's Board of Directors to preserve the beauty, quality or value of any of the property. Such maintenance shall include, but not be limited to painting, roof repair and replacement, repair of rain gutters, down spouts, exterior building surfaces and yard clean up and maintenance. The cost of remedial maintenance undertaken by the Association shall be a lot assessment against the homeowner of the lot upon which such maintenance is performed. Any such assessment shall be lien upon the lot assessed and the personal obligation of the owner of the lot and shall become due and payable, together with interest, late fees, attorney's fees and costs of collection. Each affected homeowner shall have fifteen (15) days to perform the required maintenance after being notified; in writing by the Association that such maintenance is necessary before the Association undertakes the remedial maintenance.

- The Architectural Review Board (ARB) is responsible for establishing standards and guidelines to assure a pleasing and consistent appearance for the neighborhood. The ARB Standards and Guidelines are posted on the website, www.turnberrywgv.com. Before any major exterior project is undertaken, the ARB should be consulted to determine if approval is required for the project. Some limited examples where approval is needed are: house painting, driveway resurfacing or painting, landscaping that includes tree/shrub addition or removal, fencing, patios, porches/lanais and installation of sporting equipment. An owner will be subject to a fine if a project is started without proper ARB application and/or approval.

III. ANIMALS

- No animals, except common domestic household pets may be kept, maintained or cared for on any lot or within the property. The number of pets per household shall not exceed three (3).
- No Pets are allowed to be loose in the neighborhood for any reason and must be leashed when off the owner's property. Collection and proper disposal are required for pet's waste either on the homeowner's property or when a pet is off the homeowner's property.
- Owners are responsible for always supervising their animals, keeping their dogs from barking unnecessarily and ensuring their animals are not a nuisance to their neighbors and common property. Pets need to be kept off the front lawns and bushes of other owners.
- Pets are not permitted in the community pool, playground or picnic areas for health reasons.

IV. HOME BUSINESS

- No business or commercial building may be erected on any lot.
- No business shall be conducted from a single-family residence without prior approval of the Turnberry Board of Directors.
- No signs advertising a business may be displayed on any residential lot.

V. NOISE & NUISANCE

- Exterior noise and noise emanating from building or other lot improvements shall be reasonably inaudible beyond the boundaries of the lot from which it originates. All noises such as radio, tape players, CD's, conversations, etc. shall be kept at such a volume as not to constitute a nuisance or unreasonable annoyance to the neighbors.
- Exterior lighting, flood lights and unshaded lighting from within buildings or other lot improvements shall not illuminate another lot.

VI. OUTDOOR EQUIPMENT

- All sporting equipment, including, but not limited to, basketball backboards, trampolines and skateboards ramps, must be portable and movable. The location must be approved by the ARB prior to placing it on the lot.
- All toys, kiddie pools, bicycles, strollers etc. must be stored within the residence when not in use.
- Furniture, equipment, tents or other objects placed on the common property shall be removed at the end of each day.

VII. TEMPORARY SPECIAL EVENTS STRUCTURES

- Temporary event structures, such as canopies, tents and inflatable play structures are permitted. These structures may only be erected and used in the back yard of a residence and may be left in place for a maximum of 72 hours. Temporary event structures in the front or side yards of a residence are never permitted.
- Temporary holiday event items may be erected in rear, side and front yards. These items may be left in place a maximum of 3 weeks following the date of the holiday.

VIII. PARKING

- The overnight parking or storage of a commercial vehicle of a homeowner or renter, including any vehicle with commercial signs affixed, is prohibited, unless such vehicles are housed in a garage. Homeowners will be given a one-time violation notice. For the second and subsequent violations within a 6-month time period, the homeowner will be fined.
- Vehicles parked in driveways must not block sidewalks at any time. Homeowners will be given a one-time violation notice. For the second and subsequent violations within a 6-month time period, the homeowner will be fined.
- Overnight parking on the street is prohibited between 11:30 PM and 6:00 AM. Violators (homeowner) will receive a one-time violation notice. Homeowners will be fined on the second violation, for that residence, that occurs within a 6-month period. If there is a third violation within a 6-month time period, the vehicle will be towed.
- Parking on lawns and Turnberry common areas is prohibited.
- Parking in the pool area is for temporary visits to the pool and playground.
- No vehicles shall be parked overnight in the pool parking lot without prior approval. To obtain approval, contact and provide vehicle tag # to the MAY Management Property Manager. Overnight parking is subject to a maximum limit of 72 hours. If additional time is required MAY Management may approve. Homeowners will be given a one-time violation notice. For the second and subsequent violations within a 6-month time period, the homeowner will be fined.
- Storage PODs are allowed for a period of time, not to exceed 72 hours. They must be located on the driveway and cannot block any portion of the common area or sidewalk.
- Construction/commercial vehicles and trailers will be allowed only at a home site under construction or an existing home while undergoing renovation. Overnight parking of construction/commercial vehicles or trailers will only be allowed on the home site under construction or renovation and not on the street, common areas or adjacent property. MAY Management needs to be notified of any vehicle to be parked at a home site for a period of more than 3 days or if the vehicle will be on site over a weekend. No construction material is allowed on the street overnight or to block the community sidewalk.
- Refuse dumpsters are allowed for a period of time, not to exceed 72 hours for an existing home under renovation. If overnight parking required, the dumpster must be located on the driveway and cannot block any portion of the common area or sidewalk.
- When using street parking, vehicles should be parked so they do not block traffic, neighboring driveways or mailboxes or be against the flow of traffic (St. Johns Ordinance).
- Parking of unregistered vehicles in driveways and streets is prohibited. They may be parked in the garage. Additionally, covering vehicles on driveways with custom covers is permissible. Use of tarps, plastic and related materials is prohibited.

All parking violations will be documented by the Security Officers with a violation report and photos which include vehicle tag number. Documentation will be forwarded to the Board and May Management. Florida Statute 493 prohibits the Security Officer from pursue or the restraint of an individual.

IX. SWIMMING POOL, PLAY & PICNIC AREAS

- The Turnberry pool facility (including basketball court) hours are dawn to dusk year-round.
 - The swimming pool and surrounding recreation area is for private use of homeowners and their guests.
 - For safety's sake, children under the age of 14 years shall not be permitted in the pool area unless accompanied by an adult over the age of 18.
 - Personal furniture, equipment, or other objects used on the pool property shall be removed at the end of each day. Homeowners and their guests shall be responsible for the removal of trash and debris they generate.
 - Up to 4 guests may accompany residents to the pool at one time. House guests may use the pool without the resident being present if a pass ID is secured from MAY Management by the resident. If there are 5 or more guests this constitutes a "Party" requiring a special reservation and deposit.
 - The pool cabana area may be reserved by residents through MAY Management for private parties; however, the pool itself will remain open to residents. Owners reserving the cabana area are responsible for cleaning the area and removing all trash or debris that they generate.
 - Please remember, pool furniture is your furniture - maintain it as such.
 - Bicycles, roller blades or skateboards are not permitted within the pool area.
 - Kindly adhere to all the posted pool rules.
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- **Turnberry Pool IDs (July 2018)**
 1. To assist in insuring only residents and their guests are using the Turnberry, each Residence is provided a Community Pool ID at no cost. Every resident aged 14 or older is to be provided with an ID. These pool IDs are the property of Turnberry and need to be turned in to MAY Management when the current resident leaves the community.
 2. If the pool ID is lost, the replacement cost is \$5 for the first replacement and \$25 for the second and subsequent replacements.
 3. Each time a resident or their guests use the pool, the Pool ID needs to be brought to the pool and worn.
 4. The Board of Directors authorizes Security to do periodic checks of persons at the pool. If there is no pool ID and proof of residency for Turnberry cannot be established the persons in question will be asked to leave the pool until a pool ID is obtained. If the person will not leave per Security's direction a member of the Board (or any resident) may be requested to intervene and ask the person to leave. Security will be provided a current list of all residents to assist with residency verification.
 5. Residents are not to challenge those persons using the pool but let Security know if there is someone in question.
 6. Persons who use the pool without bringing a pool ID will be sent a letter informing them a pool ID is required and one must be obtained.
 7. Guests will be issued a temporary ID. The pool ID must be secured from MAY Management by the resident.

X. TRASH & GARBAGE

- All trash, garbage and other waste containers shall be stored within the confines of the building or behind an approved fencing screen.
- Trash and recycling containers shall not be placed at the curb prior to 3pm on the day before collection. All containers shall be returned to their storage area by the end of the day of the collection.
- Pruning debris and yard waste shall not be placed at the curb prior to 3pm on the day before pickup (hurricane debris exempt).
- No lot or portion of the common property shall be used or maintained as a dumping ground for rubbish or any waste, including garden waste.
- The storage or collection of rubbish of any kind, and materials that emit foul or noxious odor is prohibited.
- Residents who are in violation of the “Trash & Garbage” rules outlined in this Article will be fined \$100 per occurrence.

XI. GARAGE SCREENS

- Garage screens are not permitted

XII. HOMEOWNER’S SALES (i.e., Yard, Garage, Estate, etc.)

- The Master Association will organize Community Yard/Garage Sales each year. All other Yard/Garage type sales within Turnberry are prohibited unless authorized and permission given by the Turnberry Homeowners Association Board of Directors.
- If a resident is leaving Turnberry due to moving into a nursing/assisted living residence, death, or due to severe health reasons, the Turnberry Homeowners Association Board of Directors may grant permission for an Estate Sale. Written application must be made to the Board no less than 10 days before the requested sale date and a refundable fee of \$100 for each planned sale date is due with the application. If an Estate Sale is approved, the following rules will apply and be agreed to in writing by the operator of the Estate Sale:
 - The sale can be no more than two (2) consecutive days;
 - Sale hours cannot begin before 8am and must end by 3pm;
 - No advertising signs can be on the property in advance of the sale;
 - On the day(s) of the sale one sign is allowed within Turnberry (see Section XIII) and any signs placed on Royal Pines Parkway must confirm to the responsible HOA regulations. NO signs are ever allowed on International Golf Parkway.
 - Parking will only be allowed on one-side of the street;
 - Temporary “No Parking” signs will be erected by the sale manager a minimum of two (2) hours before the sale. The Turnberry Board will decide and inform the sale manager on the area that the signs need to cover. All signs need to be removed each day at the end of the sale hours;
 - A Traffic/Security officer will be provided by the sale manager to ensure safety and compliance of rules.
- If any Homeowner type sale occurs without the approval of the Turnberry Homeowners Association Board of Directors, the matter will be referred to the Rules Enforcement Committee for appropriate action including the levy of fines.

XIII. SIGNS

- All signs, including House for Sale/Rent, name identification, address identification, security and alarm signs must be approved by the ARB and must conform to WGV standards. The ARB, at its discretion, reserves the right to prohibit certain signs and establish criteria for sign types, location and color.
- House for Sale/Rent signs are to be on the front lawn of the home and not permitted in the easement areas especially between the sidewalk and street. The edge of the pole/sign nearest the sidewalk (or the street curb where there is no sidewalk) must have a setback of a minimum of four (4) feet.
- Political signs are prohibited.
- **Contractor Signs**
 1. One sign may be displayed.
 2. Signs may be displayed starting with the day works begins on a house and must be taken down the day the job is complete.
 3. Signs cannot be larger than 18" x 24".
 4. Signs are to be on the front lawn of the home and not permitted in the easement areas especially between the sidewalk and street. The edge of the pole/sign nearest the sidewalk (or the street curb where there is no sidewalk) should be setback not to interfere with the sidewalk/road.
- Realtors or homeowners selling their own home may display "OPEN HOUSE" signs in Turnberry with the following guidelines:
 1. One sign may be displayed in the home for sale.
 2. One sign may be displayed at the entrance to Turnberry
 3. Signs may be displayed 1/2 hour before the start of the open house and must be removed 1/2 hour after the end of the open house.
 4. Signs cannot be larger than 18" x 24".
- No accent painting shall be done, nor decorative decals/signs be affixed to house surfaces (including front doors, outdoor walls, windows, garage doors) except for short term at holiday times as described elsewhere in these rules.

XIV. SPEED LIMIT

- Speed limit established by the Board of Directors is 25mph on all streets throughout the development.

XV. HURRICANE & OTHER HAZARDOUS CONDITIONS

- All loose outdoor furniture and other objects that could endanger people and property if they are blown into the air should be stored or secured in advance of a storm. Hurricane shutters should be removed and stowed as soon as feasible after conditions return to normal.

XVI. SAFETY ISSUES

- Playing in streets is discouraged. Use of the basketball court at the pool area or World Golf Village playing fields is recommended.
- For safety, pedestrians should use sidewalks, not streets.
- Golf carts must be driven by a licensed driver.

XVII. CONTRACTOR RESTRICTIONS (WORK HOURS)

The Turnberry C&R’s expressly restrict contractors from working on projects within the community on Sundays or nationally recognized Federal holidays. If you have contractors employed to complete your project, please remind them that they cannot work on your project on Sundays or nationally recognized Federal holidays. Our security firm, USSA, is instructed to stop any contractor observed working a job site within the community on a Sunday or recognized holidays. However, this restriction does not mean that you, the homeowner, are restricted from working on your residence.

Contractors are permitted only to work during the following hours:

Time of Year	Monday - Friday	Saturday	Sunday & Holidays
Daylight Savings Time	7:00 a.m. to 7:00 p.m.	8:00 a.m. to 3:00 p.m.	None Allowed
Eastern Standard Time	7:00 a.m. to 6:00 p.m.	8:00 a.m. to 3:00 p.m.	None Allowed

Restricted Holidays include New Years Day, Easter Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day and other Federal nationally recognized holidays.

Outside contractors that do lawn cutting, power washing, pool maintenance, sprinkler maintenance and other non-emergency services for homeowners are subject to these workdays and hours.

XVIII. UPDATES ON RULE CHANGES AND OTHER RELEVANT COMMUNITY INFORMATION

www.turnberrywgv.com, our community website, is continually updated. It can be consulted for all rules and regulations governing the community as well as agendas and minutes of HOA Board meetings and other relevant information for homeowners.