

Congratulations on your new home and welcome to Vintage View. We are happy that you are here and hope that you will enjoy living in and being a part of the Vintage View Community. The following information and requests are from your Community Association.

1. **Trash pick up** in Vintage View is on Wednesdays for garbage and recyclables (Gainesville Solid Waste, 334-5040). Your trash can, “Big Blue” and the orange container should be placed at the foot of your driveway no sooner than the evening before pick up and returned to your garage the evening of pick up. Please make arrangements with a neighbor or friend if you will be unable to take in your trash receptacles that evening

Yard trash pick up is on Wednesdays as well. It must be in a receptacle approved by the collector (i.e. old trash can or yard waste bags).

2. **Pest control** is provided on a bi-monthly basis, on the second Monday of the month.

The exterior of homes on SW 51st Way and SW 9th Lane are sprayed in February, April, June, August, October and December.

The exterior of homes on SW 50th Way and SW 10th Lane are sprayed in January, March, May, July, September and November.

3. **Monthly Association Dues** are due on the first of the month and are considered late after the 15th of the month. Dues not postmarked by the 15th are subject to a \$15.00 late fee and other penalties. Dues can be mailed to:

Vintage View Community Association
5050 SW 9th Place
Gainesville, FL 32607

OR

Placed in the black mailbox by the front door of
927 SW 51st Way
(Treasurer’s home)

Dues, made payable to Vintage View Community Association, can be paid monthly, quarterly, semi-annually, or annually. Bills for dues are not rendered. This is an obligation, like rent, that is to be paid without notice.

4. A reminder that mulched and/or graveled parking areas are guest parking areas only Your personal vehicles must be parked in your garage or

driveway. Within 30 days of moving into your new home, the Association requests that you clear your garage sufficiently to use it for the parking of one of your vehicles. During this 30 day period, if you need to park your vehicle in the mulched or graveled areas, **you must have a parking permit or your vehicle will be towed.** See your street captain for permits. See Page 2 for list of street captains. If you have a second vehicle, it must be parked in your driveway, keeping guest spaces available for visitors' use. **Do not park on lawns or green spaces!**

5. The Community Association's Board of Directors meets monthly at the clubhouse, typically on the 4th Wednesday evening of the month at 7:00 pm. All Vintage View homeowners are invited to attend and become active participants in our Community. Committees of the Association (Maintenance, Grounds, Pool and Clubhouse, Welcoming, Helping Hands, etc.) are eager for new homeowner involvement and it is a great way to meet new neighbors and friends. Hope to see you at the next Board of Directors meeting.

It is the objective of the Vintage View Community Association to create an efficient and well-organized Association and to preserve the values and integrity of Vintage View, making our neighborhood a pleasant place in which to live. We appreciate your assistance and attention to these matters. If you have any questions, please feel free to call one of our Board Members.

Thank you,

Vintage View Board of Directors

VINTAGE VIEW COMMUNITY ASSOCIATION
RULES AND REGULATIONS

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PREFACE

This handbook of *Rules and Regulations* of the Vintage View Community Association was adopted by the Board of Directors on March 27, 1991, in accordance with the *Declaration of Protective Covenants and Restrictions of Vintage View*, Article IV, Section 4., and Article XI, Section 2. (g), and has been reviewed and revised by the present Board of Directors on June 22, 2011.

These *Rules and Regulations*, as well as the *Protective Covenants and Restrictions*, were formulated to preserve the quality of life of all residents of the Vintage View community and to enhance our neighborhood.

**VINTAGE VIEW COMMUNITY ASSOCIATION -
VOLUNTEERS AS OF APRIL 2013**

1. TREASURER (Dues)
2. ROOFS & SKYLIGHTS
3. GROUNDS COMMITTEE
4. TREES
5. LIBRARY
6. INTERIOR PAINTING (Skylight/Roof Leaks only)
7. CLUB HOUSE AREA
8. CLUBHOUSE RESERVATIONS
9. CRIME WATCH
10. SOCIAL ACTIVITIES
11. EXTERIOR MAINTENANCE
12. INTERIOR MAINTENANCE (Owner's Responsibility)
13. WELCOME & DOCUMENTS
14. HELPING HANDS
15. TENNIS COURT/POOL
16. COMMUNITY GARDEN
17. LAMP POST CHECK
18. TERMITES
19. WEBSITE
20. HISTORIAN
21. KID'S MOVIE

STREET CAPTAINS:

50th Way

9th Lane

51st Way

10th Lane

BOARD MEMBERS:

Non-Emergency GPD (955-1818)
GRU (334-3434)
Emergency Electric (334-2871)
Water (334-2711)
Superior Towing (373-7374)
City of Gainesville for tree across road (393-8181)
"Call before digging" 811

MAP

Omitted from online copy

AIR-CONDITIONING/HEATING UNITS

Homeowner's responsibility.

ARCHITECTURAL CHANGES, EXTERIOR

Awnings, shutters, non-approved screen doors (you can contact Marco Stewart for the approved screen door), window tinting and outside antennas are prohibited. Solar collectors, decks, screened porches, satellite dishes (see Appendix 1) or any proposed alteration or addition to the exterior of the unit requires written approval from the Board of Directors of the Vintage View Community Association prior to the intended change.

ASSESSMENTS

Community Association dues may be paid annually, semi-annually, quarterly, or monthly. Dues not postmarked by the 15th of the month for which they are due are subject to a \$15.00 late fee. (See Appendix 2 - Board resolution regarding late fees). Checks received by the Treasurer which are deemed uncollectible are subject to a \$15.00 penalty.

CHILDREN

Children under 10 years of age must have adult supervision in the recreation areas. Children under 14 years of age must be accompanied by an adult when swimming in the pool.

CLUBHOUSE

The clubhouse is available for reservation by residents with a \$75.00 deposit which is refundable only after satisfactory clean-up immediately following the use or no later than 8:30 a.m. the following day. Should the

Association incur any cost for repair or clean-up exceeding the deposit amount, the excess shall be assessed to the resident(s).

Reservation of the Clubhouse does not include reservation of the Pool or Tennis Court.

Use of the Clubhouse shall not extend beyond 12:00 midnight.

The clubhouse must be restored to the same condition as before the event not later than 8:30am the next day. Items placed in the refrigerator for the event must be removed. Trash must be placed in plastic bags and taken away by the person reserving the clubhouse, since there is no garbage pickup at the clubhouse. Also, heat or air conditioning must be turned off at the conclusion of the event. Keys to the clubhouse shall be returned to the person from whom they were obtained not more than 24 hours following the event.

To make reservations, call volunteer for Clubhouse Reservations (see page 2)

COMMUNITY GARDEN

Space is available near the pool area for a limited number of residents to plant a garden plot. The space will be divided into plots for property owners or renters. There is plenty of sun in this area and water is available. The plots will be assigned on a first come first serve basis and will require the “gardeners” to keep their assigned area well tended and in good order. No illegal or invasive species are allowed. If the plot is not planted for a growing season, it will be reassigned. For more information, call volunteer listed on page 2.

CRIME WATCH

We are fortunate to be a part of Crime Watch in coordination with the Gainesville Police Department. Crime in Vintage View has been almost non-existent and we hope to maintain that excellent record. As a new resident in this community you can help us by getting to know your neighbors and being watchful for unusual or suspicious occurrences. If you're going to be away, have your newspaper delivery stopped or ask a neighbor to collect your papers for you during your absence. Keep your car locked and, better yet, in your garage. A garage door left open to public view invites burglaries. In the event you observe suspicious activities or hear your neighbors' security alarm, call the Police Department's non-emergent number (955-1818), or if you think there is an emergency, call 911.

Also, please inform our Crime Watch Chairperson (see page 2) of any suspicious activity.

We participate in National Night Out in early August. Watch your minutes for more information.

DRIVEWAYS

A 1994 decision of the Board to make driveway repair a responsibility of the owner was repealed. Henceforth, driveway repair will be the responsibility of the Association and the Board will determine if the repair is necessary.

ESTATE SALES

Homeowners wishing to conduct estate sales must do the following:

- 1) Notify the Vintage View Board of their intention to hold an estate sale and provide the name of the agent or company conducting the sale;

2) Instruct the agent or company conducting the sale to do the following: a) Make certain that people attending the sale park only in guest parking areas or along 9th Place; b) No sale items to be placed outside the residence; c) Garage doors to be kept closed.

EXERCISE CLASS

During the winter months, there is an exercise class in the clubhouse on Tuesdays and Thursdays at 9:30 am.

FIREWOOD

According to Covenants, no firewood may be stored on the premises.

FIRE SAFETY

All portable barbeque grills may be stored next to the unit when not in use. When in use, they must be ten feet from the building. No tiki lights, fire pits or any other items producing flames are permitted.

GARAGE DOORS

A 1994 decision of the Board that made replacement of broken garage doors the responsibility of the owners was repealed. Under the new Board decision, the Association is responsible for replacing a broken garage door unless the damage was caused by the owner or a guest. The owner is still responsible for the door's mechanisms. Garage doors are painted at the same time the building is painted.

HELPING HANDS

In the event a Vintage View resident needs transportation to and from medical appointments, rides will be provided if possible. See Volunteer list (page 2) for contact. If you have news (good or bad), please call so cards can be sent.

HOSES

Hose reels for the storage of garden hoses may be attached to the side of the garage no higher than 24” from the ground, or hoses may be coiled and stored on the ground in the landscape bed of that unit.

INSURANCE

Each homeowner is responsible for insuring the interior of the unit along with the household contents and personal property. Certificates of insurance, as may be required by mortgage lenders, can be obtained from the Association’s master policy insurer.

LANDSCAPING

The Association maintains common grounds. It also maintains the grounds in front of each unit from the street to the front door. The Association does not take care of side and back yards.

Watering: Residents are responsible for watering the lawn and shrubbery adjacent to and surrounding their unit. Any loss of landscaping due to lack of watering shall be replaced at the unit owner’s expense.

Vegetative Buffer: Common property natural vegetative buffer zones are not to be cleared and shall be preserved in their natural state.

Unit Landscaping: Any contemplated alteration, addition, deletion, or change to the existing woody ornamentals or grass landscaping of a unit must be presented to the Board of Directors in writing for approval prior to such proposed changes. Landscaping additions made by a unit owner or resident are to be maintained by that resident at his/her expense.

Yard Ornaments: The Architectural Committee will decide any issues regarding personalization of owner's property. A letter to the Board President should be submitted.

LEASING OF HOME

Lessees must agree in writing to abide by the rules and regulations of Vintage View Community Association. Ultimately, the homeowner is responsible for any and all violations (see Appendix 3a and 3b).

MAILBOXES

The mailboxes and keys for your mailbox are independent of the Vintage View Community Association. The boxes are the property of the U.S. Postal Service and keys are provided to you from the Postal Service. The Community Association does not have duplicate keys. Therefore, if you lose your key or have difficulty with your mailbox or mail delivery, please contact the Post Office on 34th Street.

MEETINGS OF THE ASSOCIATION

Monthly meetings of the board of Directors are held on the 4th Wednesday of each month at the Clubhouse at 7:00 p.m. unless otherwise posted on the bulletin board. All residents are encouraged to attend. See page 2 for list of Board members.

The Annual Meeting and election of the Board of Directors of the Community Association is held on the third Wednesday of September of each year at 7:30 p.m. You will be notified by mail at your last known address of this meeting. A proxy will be included. Please return the proxy if you are unable to attend.

NEIGHBORS

Consideration and respect for another's rights are the key words to being a "good neighbor." Should you and a neighbor have a problem, we encourage you to mutually "work it out." Continued violations of Vintage View Community Association's Restrictive Covenants should be reported in writing to the Board of Directors for review and/or action.

NUISANCES

Vintage View will not permit or tolerate anything done within his/her unit which will increase the insurance rates on his unit or the common properties, or which will obstruct or interfere with the rights of other members or annoy them by unreasonable noises after 11:00 p.m.; nor shall a member commit or permit any nuisance, immoral or illegal act in his unit or in or on the common property.

PARKING

Mulched parking areas are reserved for Guest Parking only, and the asphalt parking lot adjacent to the clubhouse is reserved for visitors to the recreational facilities.

Residents of single-car garage units must park their two permitted vehicles in their garage or driveway.

Residents of double-car garage units must park their four permitted vehicles in their garage and driveway.

Parking on lawns and green spaces is prohibited.

See Appendix 4 for more details on parking restriction.

Mulched parking areas are for guests and not for resident use. Cars improperly parked may be towed (See Appendix 5).

Parking permits for guest parking are valid for guests **only** and are valid for three nights. If your guests are staying longer than three nights, you may obtain a “long-term guest permit” from a Board member or your street captain (see page 2). These long-term permits will be valid for one week.

Non-resident owners are responsible for delivering the guest permit to renters and/or lessees and are responsible for informing said renters/lessees of rules and covenants regarding parking.

Workmen must, if possible, park their vehicles in the driveway of the unit in which they are working. (It is suggested the homeowner park their own car in the mulched areas.) If for any reason that is not possible, they must park perpendicular to that driveway and as close to it as possible. If they block the traffic on any street they must move their vehicle promptly upon request. In all cases, street traffic takes precedence over work vehicles. Under no circumstances should service vehicles park on the grass.

PEST CONTROL

Spraying for insect control is provided on a bi-monthly basis around the exterior of the buildings. This protects your unit from interior pests.

PETS

Each home is allowed one household pet, to be kept inside the unit. Pets are not allowed inside the pool area, clubhouse or tennis court. Pets must be kept on a leash when outside the unit and owners are to pick up and dispose of all animal waste in a sanitary manner.

POST LIGHTS

Keeping the post light operational, including replacement of the bulb, electronic sensor and post light fixture, is the responsibility of the resident. See Appendix 6 for additional post light information. Power to post lights **must** be provided. Do not have your electricity turned off.

PLUMBING

Homeowners are responsible for all interior and exterior fixtures and pipes extending from their home to the water meter and main sewer lines. An emergency shut-off valve is located near the front outside water faucet and also at the water meter in the yard. If you are unclear as to who is responsible for plumbing problems, call the Maintenance Coordinator (see page 2). If it is determined to be a Vintage View responsibility, the HOA will repair. Caution: Do not repair yourself and present the bill to the Board for reimbursement. **It will not be paid.**

ROOF LEAKS

Repair of roof and/or skylight leaks are the responsibility of the Association. Please call the chairperson of the Roof and Skylight Committee (See page 2) if a problem occurs.

SECURITY SYSTEMS

It is a County ordinance that all security alarm systems be registered with the Alachua County Control Coordinator. If you hear your neighbor's alarm sound, please call 911!

SIGNS

FOR RENT or FOR SALE signs must be no larger than 18 x 24 inches and are to be placed within 4 feet of the unit. Any and all other signs must have written consent of the Board.

SPEED LIMIT

Speed limits (as posted by the city) must be observed.

SWIMMING POOL

Residents must accompany their guests. Children under 14 must be supervised by an adult. Pool hours are from 8:00 a.m. until 10:00 p.m. All rules for the use of the pool are posted at the pool and must be adhered to for the safety and well-being of residents and guests. (See Appendix 7 for more information.)

TENNIS COURT

The tennis court is for playing tennis only. Any other activity on the court is prohibited. Tennis shoes must be worn on the courts at all times. The court may be reserved for up to two hours on weekdays before 5pm, one hour weekdays after 5pm and any time Saturday or Sunday. Reservations may be made by writing your last name and first three digits of your address in the proper space on the sign-up board next to the restrooms. Please

remove your name after the game is over. Reservations are void ten minutes after a no-show. Please remove your reservation if not needed so that the court will be available for others.

TRASH COLLECTION

Garbage, trash and recyclable items are collected on Wednesdays. Your official garbage container with lid is to be placed at the street on the morning of pick up and returned to your garage that same day. Overflow garbage should be tied securely in plastic bags approved by the collection agency.

Recyclable items are to be secured in their containers so as not to litter the area.

Yard clippings are collected on Wednesdays. They must be put into an old trash container or approved paper bag. Yard waste may not be raked on common property. Approved paper bags are inexpensive and can be purchased at local hardware stores.

WATER AEROBICS

During the summer months, there is a water aerobics class in the pool on Monday through Friday at 10:00 am.

VINTAGE VIEW COMMUNITY ASSOCIATION GEMS TO LIVE BY

- Take your garbage and recycle containers in on the same day after they have been emptied.
- Close your garage door if you are finished in the garage area. **Note: Leaving the door up and going away invites robbery.**
- Park your vehicles in your garage or your driveway.
- Tell your guests and tradespeople to please park in the mulch, not on the grass.
- Water your grass, groundcover and shrubs during dry spells.
- Keep your post light operative.
- Love your neighbor, but keep your music to yourself.
- Be friendly; help newly arriving people to get acquainted with our community.
- If you know the name of someone who is moving into Vintage View, give their name(s) to the Welcome Committee (see page 2)
- Find something that you can do for your Vintage View Association. **Note: Vintage View is run by Vintage View volunteers.**

HELPFUL HINTS

Ground Fault Interrupters

Electrical outlets located near water sources, such as in your kitchen or baths, are special circuits designed for protection from electrical shock. If they or the appliance connected to them, come in contact with water, the circuit “interrupts”, or ceases to work. These circuits can be reset by locating the electrical outlet that has a Reset/Test button. Look for this outlet in one of your baths, the kitchen, or in the garage.

Fan/Light Switches

You may find in your home light switches, which may not appear to turn anything on or off! These electrical switches may be in the bedrooms, living room or family room. One of the switches will operate the overhead room light; the other is available to operate an overhead paddle fan, so that if you choose to install a paddle fan with light, each will operate independently.

Switched Receptacles

Another switch that may not appear to turn anything off or on is wired to a receptacle located in your living room. Again, if you plug a light or your vacuum cleaner into this receptacle and find that your fixture or appliance doesn't work, try using the switch on the opposite wall.

Satellite Dish Rule

Adopted by Vintage View Board of Directors, April 24, 2002

WHEREAS, Article XI, Section 5 (h) of the Declaration of Protective Covenants and Restrictions of Vintage View states:

TV and Radio Antennas. Unless approved in writing by the Community Association, no masts, towers, poles or radio or television antennas shall be erected, constructed or maintained on or in any Unit in such a manner as to be visible from the outside of such Unit.

and **WHEREAS**, the Federal Communications Commission has superseding authority and has enacted Title 47, Section 1.4000 of the Code of Federal Regulations with respect to these matters,

and **WHEREAS**, reasonable regulations are still permissible,

The Board of Directors of Vintage View Community Association, Inc., hereby adopts the following:

Rule Regarding Reception of Direct Broadcasting Satellite (i.e., Television) Services

1. Definitions. As used herein:
 - a. "Antenna" shall mean an antenna for the reception of direct broadcasting satellite (i.e., television services).
 - b. "Vintage View" shall mean the properties comprising Vintage View Community Association, Inc. and all the individual Units thereof.
 - c. "Board" shall mean the Board of Directors of Vintage View Community Association, Inc.
2. No antenna may be installed within Vintage View unless it conforms to the requirements of this rule
3. No antenna may be installed on any tree within Vintage View.
4. An antenna may be mounted on a pole within the property of the Unit Owner if necessary for the reception of an acceptable quality signal. If such an antenna is so mounted, the pole may be attached to the fascia of the building for added strength and stability.
5. No antenna may be installed on the roof of any Unit within Vintage View, unless no other means exists for the reception of an acceptable quality signal. Before an antenna may be installed on the roof of any Unit within Vintage View, the Unit Owner must first:
 - a. file a Restrictive Covenant with the Public Records of Alachua County, Florida, stating that the unit owner, and the Unit Owner's successors in interest, shall be liable for any and all damage caused by the installation of said antenna, and
 - b. file a copy of such Restrictive Covenant with the Secretary of Vintage View
6. All existing antennas installed on the roof of any Unit within Vintage View must be removed within thirty (30) days of the publication of this rule in the Minutes of the Board or unless, within such thirty (30) day period, the Unit Owner:
 - a. files a Restrictive Covenant with the Public Records of Alachua County, Florida, stating that the Unit Owner, and the Unit Owner's successors in interest, shall be liable for any and all damage caused by the installation of said antenna, and
 - b. files a copy of such Restrictive Covenant with the Secretary of Vintage View

Delinquent Dues and Special Assessments Policy

Approved by Vintage Board of Directors, March 23, 2011 and amended June 22, 2011

This replaces policy approved by Board June 26, 2002

Refer to Vintage View Declaration of Protective Covenants and Restrictions: Article VII, Assessments, beginning page 7 through 10

Association fees:

Association fees are due the first of the month and are considered late if not paid by the 15th. At that time, a late fee of \$15 will be added, plus interest at the rate of eighteen (18%) percent per annum will be charged on the balance at the end of each month..

Cost and procedure of collection:

Thirty (30) day notice will be sent stating the following costs:

Current dues owed

\$15 late fee applied on the 16th of each month

18% per annum on unpaid balance applied on the last day of each month and prorated for estoppel purposes.

Sixty (60) day **final notice** will be sent stating:

Current dues owed

\$15 late fee per month

18% per annum on unpaid balance

Fifteen (15) days after final notice, an **intent to file lien** will be sent.

Unit owner will be required to pay an additional \$50 plus cost of certified letter.

If payment is not received within 45 days after receipt of intent to file lien letter, all records will be **turned over to our attorney** who will file lien and engage in collection process including court action (foreclosures and personal judgments).

The attorney will add additional attorney fees and court costs which will be charged to the owner.

Page 10 of Protective Covenants, second paragraph, states: If a monthly installment upon the annual assessment is not paid within fifteen (15) days after the date when due, the community association, shall have the right at any time thereafter to **accelerate and declare the entire balance of the annual assessment for that year immediately due and payable** and the assessment shall bear interest from the date of delinquency at the rate aforesaid. The Community Association may bring an action at law against the Owner personally obligated to pay the same, or may **foreclose** the lien against the Unit in the manner and method provided in Section 1.

VINTAGE VIEW HOA REQUIREMENTS OF LANDLORDS AND TENANTS

The following Provisions shall apply to any unit owners who rent their unit pursuant to a written or oral Lease that commences on or after September 27, 2007:

1. Unit owner remains one-hundred percent responsible for compliance with any and all provisions of the Vintage View Homeowners Association regulations, by-laws, and covenants, including but not limited to any that may be subsequently modified or added.
2. Unit owner must furnish prospective Tenant(s) with a copy of the Vintage View Homeowners Association regulations, by-laws, and covenants and, prior to the effective date of commencement of tenancy, unit-owner shall deliver to the President of the Homeowners' Association the attached form (Appendix 3(b), signed by the prospective Tenant(s), affirming that all prospective Tenant(s) fully comply with the Association's regulations, by-laws, and covenants.
3. In the event unit owner fails to adhere to the previous Provision, then, for any Tenant violation subject to fine or penalty, that fine or penalty shall be doubled, and assessed against the unit owner.

I, _____,

TENANT OF _____

FROM _____ THRU _____

HAVE RECEIVED, READ AND AGREE TO ABIDE BY THE RULES AND REGULATIONS
SET FORTH BY THE VINTAGE VIEW HOMEOWNERS ASSOCIATION.

TENANT _____

TENANT _____

UNIT ADDRESS _____

TENANT PHONE CONTACT NUMBER _____

TENANT EMAIL ADDRESS _____

DATE _____

VINTAGE VIEW COMMUNITY ASSOCIATION

Parking Regulations

April 24, 1996

As amended on June 22, 2011

As provided in the DECLARATION of PROTECTIVE COVENANTS AND RESTRICTIONS OF VINTAGE VIEW (the "Deed Restrictions"), Article XI, Section 5 (f), the Board of Directors has adopted the following rules and regulations with respect to parking in the Vintage View Community. The regulations will take effect, and will be enforced, as of June 1, 1996.

1. Every unit will be provided with three (3) re-usable parking permits (cards), to be given to their guests. Guests should visibly display the permit in the front window of their vehicle. The permit authorizes the guest to park the vehicle in the designated (mulched) guest parking areas for a consecutive period of 3 nights. See subsequent, more restrictive, rules however, for campers, buses, trailers, etc.
2. No permit is required to park in the garage, or in the unit driveway of the guest's host, provided no more than one car is parked in the driveway of a one-car garage unit, or two cars in the driveway of a two-car garage unit.
3. Travel trailers, mobile homes, campers, utility trailers, buses, motor homes, boats or the like, may be parked:
 - a) in a unit's garage for an unlimited period, or
 - b) in the driveway for a continuous period not exceeding 24 hours, or
 - c) with a properly displayed parking permit, in the designated (mulched) guest parking areas for a period not exceeding 6 hours. Because of their size, these vehicles are not permitted to park on paved roads.
4. Parking on the grass, by anyone, at any time, is not allowed.
5. Enforcement:
 - a) Vehicles parked on the grass will be towed, without notice at owner's expense.
 - b) Vehicles may be parked on 9th Place only, but not between 1:00am and 6:30am. Cars parked overnight are subject to being towed.
 - c) Campers, buses, trailers, etc., parked on the road will be towed, without notice at owner's expense.
6. The administration and enforcement of these rules and regulations is the responsibility of the Board.
7. Residents may obtain additional/special/extended parking permits for **limited** periods, for themselves or their guests, from their street captain. It is resident's responsibility to obtain these special permits **in advance**, and to inform their guests of the parking rules and regulations.

Vintage View Community Association
Gainesville, FL 32607

September 30, 2008

Mulched parking areas are reserved for Guest parking only and the asphalt parking lot adjacent to the clubhouse is reserved for visitors to the recreational facilities.

Resident of single car garage units are to park their two permitted vehicles in their garage or driveway.

Double car garage units are to park their two permitted vehicles in their garage and driveway.

Parking on lawns and green spaces is prohibited.

Cars parked in violation of the rules will be tagged and if the violation continues, owners will be fined. See Appendix 4 for more details.

Mulched parking areas are for guests and not for resident use. Cars improperly parked may be towed by Ultimate Towing.

Parking permits for guest parking are valid for guests **only** and are valid for three days. If your guests are staying longer than three days, you may obtain a “long term guest permit” from a Board member or your street captain. These long term permits will be valid for one week.

Non-resident owners are responsible for mailing the guest permit to renters and/or lessees and are responsible for informing said renters/lessees of rules and covenants regarding parking.

VINTAGE VIEW COMMUNITY ASSOCIATION

February 10, 1998

ROAM TOWING EFFECTIVE MARCH 1, 1998

During the Vintage View Board of Directors' meeting of January 28, 1998, the Deed Restrictions Committee submitted to the Board a proposal to institute roam towing on Vintage View community property during the hours of 1:00 am and 6:30 am.

The Deed Restrictions Committee, charged by the Board of Directors with the enforcement of April 24, 1996 parking regulations, which took effect on June 1, 1996, reported continued violations of the restricted overnight parking on Vintage View roads and in guest parking areas. Enforcement was reported to be difficult due to the requirement that violators could not be towed until six hours had elapsed.

The Board approved the proposal that **during the hours of 1:00 am until 6:30 am, any vehicle parked on Vintage View roads or in Vintage View guest parking areas without a properly displayed valid guest parking permit, will be subject to immediate towing, regardless of how long the vehicle has been there.** Enforcement will be delegated to the towing company, who will regularly "roam" the Vintage View roads and guest parking areas during those hours, and who will be authorized to tow any illegally parked vehicles. **The roam towing will take effect on March 1, 1998.**

Please review the regulations. Know how to properly display the guest permit (front window, clearly visible). Tell your guests where they can park, and give them a permit to display. The towing company will ask no questions.

Neither the Board of Directors nor the Vintage View Community Association will assume responsibility for the vehicle or its contents. Neither the Board of Directors nor the Vintage View Community Association receives compensation when vehicles are towed.

Superior Towing can be reached at 373-7374, 1308 S. Main Street.

INFORMATION ABOUT YOUR POST LIGHT IN VINTAGE VIEW

February 4, 2001

Reprinted December 28, 2002 and June 22, 2011

Post lights that are not operating correctly either do not come on after sunset or they stay on all day. The electric eye that operates your pole light is a small rectangular fixture attached to the end of an electrical conduit that is fastened to your garage or house wall. It is usually opposite your pole light.

1. If your pole light does not come on, check the bulb.
2. If a new bulb fails to cause the light to come on, the problem is probably in the electric eye or the post light circuit. Contact an electrician or your handyman to replace the eye.
3. The performance of the electric eye can be checked during daylight hours by covering it with a piece of duct tape. If the bulb is good and the eye is operating properly, your light should come on.

If your pole light stays on all day, the following procedures may be used to check if the eye is faulty.

1. Clean the lens of the eye with a soft cloth and trim plants away from it.
2. Using a flashlight with a strong narrow beam, shine the light on the electric eye for several minutes. If the eye is working properly, it should turn off the light after a few minutes.
3. If the light shuts off when you test it with your flashlight, you have cleaned the lens, and the plants are trimmed away from it, and the light still does not turn off in daylight hours, your problem is probably caused by the location of the eye (not getting enough light). Call your electrician and move the eye to a brighter area.
4. If the light does not shut off with the flashlight test, the eye is defective and must be replaced.

VINTAGE VIEW HOMEOWNERS ASSOCIATION

These rules were adopted by the Vintage View Board of Directors, partly in order to comply with requirements of Chapter 10D-5, Florida Administrative Code (Department of Health and Rehabilitative Services), as authorized by Section 514.021, Florida Statutes. In accordance with Sections 617.304(I) and 713.123(I), Florida Statutes, it is further the purpose and intent of the Board to establish reasonable rules and regulations as are necessary to ensure that the Vintage View pool and clubhouse is maintained for the safe, quiet and peaceful enjoyment of Vintage View residents and their guests.

POOL COMBINATION: *omitted from online copy*

POOL RULES:

1. All owners shall be responsible for the supervision and safety of the pool. (Ch. 10D-5.137(I), F.A.C.) Owners, family members, lessees, and any guests using the swimming pool, tennis court, and recreational facilities do so at their own risk.
2. **Absolutely no pets** in the pool area or recreational areas. (Ch. 10D-5.137(7), F.A.C.)
3. A shower at the pool is required before entering the pool. (Ch. 10D-5.137(7), F.A.C.) The maximum occupancy of the pool is 24 persons.
4. No running in the pool area.
5. **No diving** into the pool. (Ch 10D-5.135(1)c.3.d; Ch. 10D-5.137(7), F.A.C.)
6. No balls, toys nor games of any type may be thrown into the pool area including, but not limited to Frisbees, water pistols, volleyball or basketball, etc.
7. The safety equipment is for emergency use only and is not to be removed from its hooks for use as play equipment.
8. Pool hours are from 8:00 a.m. to 10:00 p.m.
9. Common-sense rules of etiquette and courtesy always apply. Screaming, offensive language, and loud noise will not be tolerated. Furthermore, it is the expressed intent of the Board to remind all users of the pool that this is a relatively small pool for the use of 126 unit owners; it is in close proximity to residences of people who may be resting, sleeping, sick, working, or who do not otherwise wish to be disturbed in their homes by prolonged and excessive noises from the pool. The pool is not a public park or a public recreation area and is only intended to be used for quiet and peaceful relaxation and exercise.
10. Food or drink is prohibited in the pool and on the pool wet deck area. (Ch. 10D-5.133(4), F.A.C.)
11. No glass of any kind is allowed in the pool, deck, or tennis court areas.
12. The pool and other facilities may be used by guests only if they are in the presence of Vintage View residents or have a dated written permission from the resident in their possession. Children less than 14 years old may use the pool only when accompanied by an adult over the age of 18.
13. Refuse must be placed into the receptacles provided. This includes cigarette butts, paper, or other waste objects.
14. Radios and cassettes are not allowed in the pool. While in the pool area radio cassettes are to be used with earphones or headphones.
15. **Appropriate swimwear (bathing suits) must be worn in the pool.**

(Appendix 8 omitted from online copy)

VINTAGE VIEW HOA AMENDMENTS TO RULES & REGULATIONS

**RE DELINQUENT ASSESSMENTS & COMMON AREA USAGE BY TENANTS
AS AMENDED ON NOVEMBER 28, 2012**

As provided in the DECLARATION OF PROTECTIVE COVENANTS OF VINTAGE VIEW (the "Deed Restrictions") Article V Section 2 "delegate his right of enjoyment of the common areas.....to family, members, tenants and contract purchasers....."

1. APPENDIX 3(a) Paragraph 1 (REQUIREMENTS OF THE LANDLORD AND TENANTS)

Unit owner expressly agrees and understands that his or her failure to comply with any applicable covenants, restrictions, or rules may result in the loss of use of the common areas and that such suspension of use will apply to tenants, family members, or other persons occupying the unit until such time as the Unit is brought into compliance. Unit owner further agrees and understands that the Association, at its discretion, may notify the occupants of the Unit of any non-compliance (i.e.: where dues are delinquent) and the potential penalties, such as of the use of pool, clubhouse, etc). This provision is in addition to any rights and remedies the Association may have against the Unit owner.

2. APPENDIX 3(b) (SIGNATURE SHEET REQUIRED OF ALL TENANTS BEFORE OCCUPYING UNIT)

....."Have received, read and agree to abide by the rules and regulations set forth by the Vintage View Homeowners Association including but not limited to the provisions set forth in appendix 3 (b)."

VINTAGE VIEW AMENDMENT TO RULES AND REGULATIONS

RE: INSPECTION OF UNIT(S) BY ASSOCIATION

AS AMENDED ON OCTOBER 20, 2012

(SEE ARTICLE XI SECTION 2H PAGE 12 OF THE PROTECTIVE COVENANTS & RESTRICTIONS OF VINTAGE VIEW)

Permit the Board of Directors or their Agent(s) to enter any unit(s) for the purpose of maintenance, inspection, repair or replacement. (for example termite inspection required for continued coverage)

This shall also apply in the case of an emergency threatening the unit(s) or the common property.

VINTAGE VIEW AMENDMENT TO RULES AND REGULATIONS

RE: TERMITE INSPECTION

AS AMENDED ON MARCH 12, 2013

(SEE ARTICLE XI SECTION 2H PAGE 12 OF THE PROTECTIVE COVENANTS 7 RESTRICTIONS OF VINTAGE VIEW)

All units will be inspected and treated for termites on an annual basis. Unit owner(s) will be given notice of the date of inspection no later than 30 days prior to the scheduled inspection. Unit owner(s) that cannot accommodate the scheduled inspection MUST contact the Termite chairperson to ensure that unit access is available on the date of inspection. Unit owner(s) who fail to provide access, including owner(s) of units that are leased or rented, may be held responsible for the cost of treatment and repair, including but not limited to actions suffered by an adjacent Unit as a result of termite infestation.

VINTAGE VIEW AMENDMENT TO RULES AND REGULATIONS

RE: LANDSCAPING

AS AMENDED ON OCTOBER 20, 2012

(SEE PAGE 9 OF THE REVISED RULES AND REGULATION)

Before any digging is done, it is required by the City of Gainesville, that the digger(s) phone 811 ("call before you dig" #) so underground utility locations can be determined and marked by Gainesville Regional Utilities. This is to prevent damage to any underground utility cables or wires. If damage occurs, repair shall be the responsibility of the digger(s).

VINTAGE VIEW AMENDMENT TO RULES AND REGULATIONS

RE: PET RESTRICTIONS

AS AMENDED ON OCTOBER 20, 2012

(SEE PAGE 12 OF THE REVISED RULES AND REGULATIONS)

To clarify the definition of "common household pets" as stated in the Protective Covenants & Restrictions of Vintage View Article XI section 5L, Common household pet(s) shall refer to a dog, a cat, tropical fish and caged birds, not larger than 10 inches. Any other type of animal must be approved by the HOA Board that meets on the 4th Wednesday of every month.

No animal may be caged, tied, or otherwise kept in a garage, on a porch, patio, balcony, deck or outside of any Unit unless attended by its owner. No fence is to be erected and used as an animal enclosure.

Any violation of the pet rules may result in revocation of the rights to keep the pet (s).