



PROPERTY OWNERS' ASSOCIATION RULES AND REGULATIONS

As amended and adopted, November 22, 2021

All property within the Subdivision is governed by the Declaration of Protective Covenants, Articles of Incorporation, and Bylaws. In addition to the specific provisions in these documents, certain other rules and regulations are established that are designed to complement and carry out the intent of the Covenants. Such rules and regulations are set forth below:

1. Procedure for Review and Approval of Plans for Construction, Drainage, Landscaping, and Improvements.

Every proposed design and structure must be approved by the Board of Governors of the Y.C.C.S. Property Owners' Association, Inc. (POA). Subsequent remodeling or improvement that includes changes to exterior walls or roof, changes to the exterior appearance or major revision of landscaping shall also be approved by the Board of Governors.

Prior to commissioning an architect, obtaining a building permit, or the initiation of any construction, an application for approval must be submitted on the POA Request for Construction form, which is available at the Community Association Managers office and on the POA website.

- A. For NEW construction, submit a provisional site plan showing setback along with an exterior house view. After preliminary provisional approval, two sets of plans must be submitted to the POA for approval, together with an architectural design rendering and a check payable to the POA for \$250.00 to cover handling costs.
- B. One set of plans, approved by the appropriate Martin County Building Department and accompanied by the official Martin County building permit, must be submitted to the POA prior to the commencement of construction. If the plans are approved, a copy of the Martin County approved plans will be returned to the prospective builder or agent. Should changes be required before approval can be given, the applicant will be advised of the necessary changes.
- C. The approval granted shall terminate automatically six months after the date of grant if the construction of the approved structure or improvement is not begun within that period. Construction once begun shall be continued to completion as promptly as possible.

- D. Approved plans must be strictly adhered to insofar as site plan, finished grading plan and exterior house dimensions are concerned. The Martin County approved plans must be on-site during construction and be available for inspection by an authorized representative of the POA. Landscaping plans must not be materially varied, particularly as to the scope of the work to be done. Changes in any plan must be approved by the Board of Governors prior to implementation.

The approval granted is limited by the provisions of the Covenants, and any applicable building code and approval shall not be interpreted as approval of any variation from restrictions or conditions imposed by such Covenants or code.

2. Approvable Construction Plans

Plans to be considered for construction of houses or additions in the Subdivision of The Yacht & Country Club must comply with the requirements of the Martin County Building Department, the Declaration of Protective Covenants, Restrictions, etc., and with the following requirements of the POA.

- A. Design Criteria - Property owners and builders are urged to utilize the services of a registered architect of an individually designed home, compatible with the lot in question and with the other houses in the immediate vicinity. Stock plans that are often repeated will not be favorably considered.
- B. Drawing - Each sheet of the plans must have a title block showing the owner, locations of the proposed construction, the architect, and the signature of the owner showing his approval of the plans submitted. Plans must show square feet of living area, garage, patios and porches.
- C. Survey - A survey of the lot performed by a registered surveyor is required. A site plan shall be submitted showing the following information:
 - (1) Location of the building on the site with dimensions to each property line.
 - (2) Location of well, if used, and septic system and location of same for adjacent lots if improved.
 - (3) Elevations at each corner of the lot, the center of the property, finished floor grade, centerline of front street and grades of adjacent lots. Mean sea level values are preferred.
 - (4) Location of all improvements including air conditioning equipment, pools, enclosures, driveway, walks, etc.
- D. Landscaping - A plan to scale for the landscaping of the property shall accompany the architectural plan, and preparation of the site, landscaping, etc., shall conform to the landscaping requirements as covered under that heading on the following pages.

E. Specifications – All specifications are subordinate to the Martin County specification and requirements

- (1) Dwelling - A minimum of 1800 sq. ft. of the living area must be contained in the proposed house.

(Amendment approved at the November 16, 2020 Board of Governors meeting)

- (2) Setback Lines, Structures to Property Lines, Minimum required:

	Below Ground Pools & Deck	Opaque Walls & Roofs	Above Ground Transparent Screens
Front	25'	25'	25'
Side	10'	10'	10'
Side Corner	25'	25'	25'
Rear	15'	25'	15'
Rear Water- front*	20'	25'	20'

* To nearest waters edge, or property line, as per Martin County Zoning Ordinances.

- (3) Roof – A 5 x 12-inch minimum pitch using either tile or shake shingles. Shake or tile roofs consisting of fiberglass, plastic, or materials giving the appearance of tile or shakes may be used with prior approval. Asphalt shingles of any style or type including any roofing materials that have the appearance of asphalt, are not permitted. Roofs with other pitch minimums are grandfathered.

- a) Standing seam or snap-lock with no exposed fasteners metal roofs, except silver metallic mill finish, may be approved through review and vote of the Board of Governors. In addition to the Standing seam or snap-lock with no exposed fasteners metal roofs, Gerard Roof Systems in the classic tile, canyon shake or barrel vault may be approved through review and vote of the Board of Governors. All metal roofs must have a quality coating on all surfaces, and the type of coating must be approved for all metal roofs. For Standing seam or snap-lock with no exposed fasteners metal roofs, the paint must be “Kynar” or equivalent polymer finish. All metal roofs must have a minimum of a 30-year warranty for the surface appearance. The manufacturer’s warranty must be included for review by the Board of Governors.

- b) Patio/porch roofs are exempt from roof pitch requirements, but Architectural Review Committee approval is required.

- (4) Driveways - Changes to driveways are subject to approval by the Board of Governors. The County Engineer has no objections to “driveways” within the YCCS being constructed without a swale in the driveways along the roads within the YCCS. The Board of Governors will determine on a case-by-case basis if a drainage pipe installed below the driveway is required.

New and resurfaces driveways can be installed to eliminate an existing swale.

All driveways must be hard coated. Gravel, sand, or other aggregate surfaces are not permitted unless previously approved by the Board of Governors.

- (5) No separate or detached buildings or structures are permitted without written approval by the Board of Governors of the POA.
- (6) Septic System - All premises shall be connected to a public sewer system or have a septic system installed. The construction shall be in accordance with the laws and regulations of the public authorities having jurisdiction of this matter and subject to the approval of the Board of Governors.
- (7) Electric - Only underground electric service is permitted.
- (8) Air Conditioning - No units permitted on the roof. No window/wall units are permitted unless completely shielded from view from the road, golf course, or Crooked Creek.
- (9) Exterior equipment such as pool and air conditioning units, generators, heaters, tanks, pumps, filters, as well as trash and/or garbage containers, shall be buried or screened so as not to be visible from surrounding property or the street. Gas tanks shall be buried at least 10 feet from the house or any ignition source.
- (10) Fencing - Fencing of any type is not permitted within The Yacht & Country Club, with the following exceptions:
 - a) Screening of exterior equipment - Aesthetically attractive wood or masonry enclosure may be used but it shall not be higher than needed (no more than six (6) feet) and present a pleasing appearance in keeping with the house design. The use of shrubbery is preferred and must be dense and large enough at planting to screen the equipment within one year completely.
 - b) Pool enclosures - All pools must be surrounded by screen enclosure or fences conforming to Martin County regulations. Enclosure and fences may only enclose the pool or pool patio and may not be placed anywhere else on the property unless approved by exception through submission to the Board of Governors of a written request with catalog pictures and structural details of the proposed fence. Chain link fences are not allowed.
(Amendment approved at the October 21, 2019 Board of Governors meeting)
 - c) Dog Runs – May only be constructed within the area from the rear of a residence to the inside rear setback line closest to the residence, not within the setback area. The fence must be no higher than forty-two (42) inches high, with a minimum size of 10 feet X maximum 30 feet, not to exceed 300 square feet. The fence must be attractive and blocked by shrubbery. Chain link

fences are not acceptable. Fence design and construction must be approved by the Board of Governors.

(Amendment approved at the November 16, 2020 Board of Governors meeting)

- (11) Lighting - Exterior, front yard lighting is encouraged (such as carriage, coach post, low-level lighting...etc.), however, it is necessary to use appropriate design. Exterior side and back lighting will also be confined to the following All exterior lighting is to be indirect and shielded with dark material to prevent glare and spill over onto adjacent Lots. Flood or Bullet-type security fixtures and exposed light bulbs are prohibited. Low voltage lighting should be used in the interest of energy conservation. Maximum allowable wattage should be limited to sixty (60) watts incandescent bulbs, fifteen (15) watts compact fluorescent bulbs or eight (8) watts L.E.D. bulbs, with cut-off optics to minimize light spillage.

Light fixtures should be consistent in theme to match the residence, and photographs or sketches of proposed light fixtures must be submitted to the A.R.C. for approval for all exterior lighting. Electrical outlets should be located conveniently around the home's exterior walls.

(Amendment approved at the November 16, 2020 Board of Governors meeting)

3. Demolition and Changes

- A. Any changes from the construction as described in plans approved pursuant to 2. above must be approved by the Board of Governors before construction is initiated.
- B. The Board must approve variances from the requirements of the Subdivision of The Yacht & Country Club of Governors. A request for a variance must be submitted on the form approved by the Board of Governors at the time the plans for the proposed construction are submitted. No construction may be initiated until the plans are approved, and all variances must be approved in writing.
- C. Demolition:
 - a) After complete demolition of an existing dwelling, if new construction is not started within two weeks, the landscaping of the lot shall be maintained in accordance with the landscaping requirements in these Rules.
 - b) If partial demolition is intended, i.e., some existing wall will remain:
 - i. Demolition shall not be started unless the owner has obtained (a) plans for the rebuilding approved pursuant to 2. above and by the Martin County Building Department and (b) septic system plans approved by Martin County Health Department and
 - ii. If construction is not started within two weeks following partial demolition, (a) a temporary, opaque fence which is six feet high

shall be installed and maintained around the affected area until construction is started, and (b) portions of the lot outside the fence shall be maintained in accordance with the landscaping requirements of these Rules.

(Amendment approved at the January 24, 2022 Board of Governors meeting)

- D. Installation of exterior antennas is permitted with the approval of the Board of Governors.

The only exterior antennas permitted are:

- a) Single whip antennas placed in an unobtrusive location.
- b) One meter (40 inches) or smaller satellite dish antennas may be placed on a lot and should be placed in a location as unobtrusive as possible if an acceptable signal can be achieved.

- E. Repairs to the perimeter and interior wall are the responsibility of the Property Owners' Association and, when needed, should be reported to the Community Association Manager. To establish a uniform color appearance, and approved paint color has been selected and will be supplied by the POA upon request through the Community Association Manager.

F. **Construction:**

General – The Community Association Manager will monitor at the direction of the Board of Governors compliance with the following rules:

- (1) Construction is limited to the following hours: 8:00 AM to 6:00 PM, Saturday: 8:00 AM to 4:00 PM, year-round with no work permitted on Sundays or holidays. No work holidays include New Years' Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
- (2) No dogs are allowed on construction sites.
- (3) No dirt is to be removed from the confines of the Subdivision of The Yacht & Country Club. The Architectural Review Committee will designate the area where excess earth may be dumped.
- (4) All contractors are specifically prohibited from damaging any adjoining property. Removal of any trees, plants, or shrubs from YCCS property is forbidden unless approval is granted in writing. The same applies to the dumping of dirt on YCCS property. Contractors should coordinate problems of this nature with the Community Association Manager. Contractors will be held liable for damage to YCCS property.

(5) A dumpster or POD (portable storage unit) is allowed on established YCCS properties for a maximum of 30 days for one (1) year. All dumpsters are to be registered with the Security Staff. In the event of extenuating circumstances, property owners may request an extension in writing.

(6) All portable toilets on construction sites must be screened from view.

4. Landscaping Requirements

Landscaping is a necessary part of overall architectural planning. The final result can be best obtained by professional planning and execution. Landscaping must be completed within 45 days of the issuance of a certificate of occupancy or, if none has been issued, within 45 days of determination and notice by the Board of Governors that it considers construction to be complete.

The following rules concerning landscaping, grading, tree removal, or other forms of land improvement must be complied with before any work is started.

- A. The finished grade shall conform to the existing grade or established grade of finished adjacent property insofar as possible. Also, positive surface water drainage to the nearest drain facility shall be provided.
- B. Existing trees shall be retained to the greatest extent possible. An ARC form should be submitted for review and approval by the Board of Governors for major landscaping projects as well as the removal of invasive trees and any tree endangering structures and septic systems. Trees to be removed are to be identified on a drawing.

Placement of shrubbery shall not extend to within six (6) feet of the street. Placement of shrubbery and trees should be shown on the plan in detail. Plans are required for initial as well as significant re-landscaping projects. Care should be taken to consider the growing characteristics of the plant material and not infringe on the sight-lines of neighbors living in adjacent properties.

- C. An automated sprinkler system shall be included in the plan, installed before landscaping and maintained after that in good operating conditions.
- D. It is highly recommended that the services of a landscape architect be retained to assure an attractive appearance and conformity with adjacent properties. As a guideline, such landscaping, not including sod and sprinkler costs, should be in the area of 3% of the house costs.
- E. If St. Augustine type of grass is sodded, a barrier must be placed at the property lines to assure it does not creep on the golf course. The same is true of adjoining properties unless those owners are agreeable to not installing such a barrier.

- F. All lawns adjacent to streets must be sodded to actual paved area of the street.
- G. There shall be only ONE (1) receptacle for the receipt of mail, parcels, or newspapers per address. Only mailboxes provided by the POA are acceptable. Repairs and maintenance of mailboxes are the responsibility of the POA needed mailbox repairs should be reported to the Community Association Manager.

5. Use of YCC Club Property

Should a property owner wish to beautify golf course property adjacent to the owner's property by clearing the area, installing plantings, or irrigation, the owner is to obtain approval from the Board of Governors of The Yacht & Country Club, Inc. and notify the POA. Application for a revocable license for such projects shall be addressed to the Board of Governors of The Yacht & Country Club, Inc. along with a copy to the Community Association Manager. The application should include a description of the beautification project, an indication that the owner will maintain the property once the project is completed, a statement that the owner acknowledges that approval of the plans does not amount to an appropriation of Club property by the owner, and an agreement that the Club is authorized to remove any plantings or other items approved under the plan, should it become necessary to do so in the future. The application should also indicate whether adjoining neighbors concur with or have no objection to the proposal. Forms for this purpose are available at the Yacht & Country Club, Inc. office.

The Board of Governors of The Yacht & Country Club, Inc will respond to the application in writing. No portion of the project may be initiated on Club property until written approval is received. The same type of application will be required when owners or their contractors with access to golf course property in connection with a construction project on the owner's lot. Specifically, no clearing or dumping of fill on golf course property will be authorized without the written approval of the Board of Governors of The Yacht & Country Club, Inc.

6. General

A. Visitors

- (1) All visitor vehicles will be issued a guess pass, specifying the address of the homeowner, speed limit in the community and expiration date.
- (2) All residents are requested to notify the gatehouse Security before the expected arrival of visitors or workers to facilitate entry. In the absence of notice, visitors or workers will be refused admittance until the resident can be reached to authorize entry.
- (3) If a resident is expecting the arrival of ten or more non-resident vehicles at their home, the resident must notify the Security Staff by noon of the preceding day and furnish a list of expected guests. If in the judgment of the Security Staff, extra

personnel will be required to direct the parking of cars, a minimal charge can be made for this service.

- (4) Only individuals identified by name in advance will be admitted. Unidentified members of the general public arriving at the security gate to attend house auctions, real estate open houses, etc., will not be admitted, and no activity of any sort involving attendance of the general public should be scheduled by a resident unless specific advance approval of the Board of Governors of the POA has been obtained establishing conditions to safeguard community security. All individuals requesting to conduct an Open House event must submit their request through the Community Association Manager via email: YccsLcam@advpropmgt.com.
- (5) Authorized hours for work of service personnel, are limited to Monday through Friday: 8:00 AM to 6:00 PM, Saturday: 8:00 AM to 4:00 PM, year-round with no work permitted on Sundays or the following holidays: New Years' Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. If there is an emergency, residents should contact the Security Gatehouse (772-287-7444) to arrange for entry of such personnel during non-authorized hours.
- (6) No door to door sales, solicitations or canvassing is permitted within the Subdivision of The Yacht & Country Club for any events without prior approval of the POA Board of Governors.

B. Motor Vehicles

- (1) All YCC property owners and year-round Club members in an active status are authorized two (2) vehicle barcodes at no cost. Any property owner requesting additional vehicle barcodes for family members living, or renters residing on the property must receive approval from the Community Association Manager and pay a fee for each additional barcode.
- (2) Any family member of a property owner not living on YCC property and requesting a vehicle barcode must obtain written authorization from the POA Board of Governors before the barcode can be issued. It is the policy of the YCCS POA that only property owners and Club members in an active status be issued vehicle barcodes unless an exception is granted by the Board of Governors.
- (3) There shall be no parking from sunset to sunrise of commercial vehicles of any type, in driveways, streets or on Dwelling Units except within a garage. Notwithstanding the foregoing, a standard pickup truck or sport utility vehicle of up to ¾ ton capacity owned by residents or their visitors may be parked on a driveway provided:
 - a) there is no visible signage or lettering;
 - b) the suspension system has not been altered from original manufacturer's specifications;

- c) the exhaust system has not been altered from the original manufacturer's specifications;
- d) the wheel and tire size has not been altered from the original manufacturer's specifications;
- e) any open beds have a factory installed tailgate or a substantially similar equivalent,
- f) remaining in the "up" position (no mesh or cargo type tailgate); no ladders, racks or cargo are visible in any open bed;
- g) no utility bodies;
- h) there are no dual tires or more than two (2) axles; and
- i) there are no after-market toppers or camper type bed coverings (except for tonneau or professionally installed fiberglass or vinyl bed covers) cap size not to exceed roofline of the cab.

All other trucks, sport utility vehicles, and recreational vehicles, including mobile homes, campers, camper trailers, and the transport vehicle, may be parked in driveways only for the purpose of loading or unloading for not longer than 48 hours within a 30- day period. This 48-hour period can be divided for the purpose of loading or unloading by advising security. No parking of un-garaged commercially identified vehicles on streets or Dwelling Units except for delivery or pickup, or while performing services to a Dwelling Unit or the Association. The Board of Governors of the Association may promulgate additional rules and regulations concerning the parking of vehicles as provided in Article IV below.

(Amendment approved June 2021 by majority of the Owners by written consent)

- (4) Vehicles are not to be parked in a residential driveway, whether covered or not, in the same spot for over two weeks without approval by the Community Association Manager. All vehicles must have a valid and current license tag while in the Subdivision of The Yacht & Country Club or on resident driveways overnight. All vehicles must be operational with all tires fully inflated. Other than construction vehicles on an active construction site, no vehicles of any kind are permitted to park on the lawns of a residence. This includes vehicles that park under a tree to shade from the sun.

Arrangements may be made to store RVs, boats, and boat trailers up to 40 feet in length through the Yacht & Country Club office.

- (5) Parking of un-garaged commercially identified vehicles is not permitted in the subdivision except for pickup and delivery, while performing services, or for emergency services. No vehicles with commercial advertising are permitted to be

parked in driveways after 6:00 PM. All commercial advertising on resident-owned vehicles parked in YCCS driveways must be removed after 6:00 PM

- (6) Overnight parking on streets by any vehicle is not permitted.
- (7) Vehicles violating parking rules and regulations will be ticketed by Security. Additional violations will result in progressive fines as described in Motor Vehicle Violations and Fines (9. Fine System for Rules Violation.)

C. Boats

- (1) As a courtesy to our waterfront residents and our local manatees, please observe the no-wake zone signs along Crooked Creek.
- (2) Boats must be registered and licensed as required by the State of Florida.
- (3) All boats, whether owned, leased, borrowed or guests, on Crooked Creek, must be registered with YCCS Security. Registration forms are available at the YCCS Security Staff.
- (4) All boats on Crooked Creek are to be in current working and usable order, clean and free of damage.
- (5) Boats may be parked in driveways only for cleaning, loading or unloading for no longer than 48 hours within 30 days. These 48 hours can be divided for loading or unloading by advising security.

D. Entry Gates

- (1) All persons entering the main gate must be identified and authorized to enter by the Security Officer on duty. At the discretion of security, identification may be required on exit.
- (2) Handheld Pedestrian Decals are issued exclusively to property owners or renters that reside on YCCS property and are intended for the residents' personal use when entering or exiting through the East Gate. The handheld device is not to be given or loaned to unauthorized individuals. All Handheld Pedestrian Decals will deactivate on December 31 of each year. To re-activate the handheld barcode, the Security Supervisor must physically examine and account for each barcode before re-entering the device into the YCCS Security database. For security reasons, any new handheld pedestrian decal will only be issued by the Community Association Manager.

(Amendment approved at the January 20, 2020 Board of Governors meeting)

E. Safety

- (1) All vehicles, including golf carts and bicycles used after dark, must be lighted.

- (2) Posted speed limits of 20 mph throughout the entire community and STOP signs must be observed and all signals and directions of Security Officers obeyed. The speed limit is enforced by radar.
 - (3) Due to the absence of sidewalks in the community, skateboards and motorized cycles must be used with caution at all times. Skateboards and motorized cycles must observe all traffic signs and yield to vehicular traffic. Motorized cycles and skateboards must be registered with security.
 - (4) Minors under 16 years of age are prohibited from operating motorized cycles, golf carts or go-carts within the confines of The Yacht & Country Club Subdivision, except that a motorized cycle may be operated for the purpose of entering or leaving the Subdivision if the minor is properly licensed to operate such cycle on the public highway.
- F. Property Damage - Damage to property of the Y.C.C.S. Property Owners Association or The Yacht & Country Club, Inc., by a resident or guest or other persons for whom the resident is responsible, shall be paid for by such resident.
- G. Animals - Animals are not allowed anywhere on the golf course or other Club property, except for the "Dog Park," located near the Club's Sports Complex. Dogs shall not be permitted to roam unleashed anywhere within the YCCS, except the dog park, and it is the responsibility of a dog's owner to assure that the dog does not leave the owner's premises unless under leash and accompanied by a person competent to exercise control. An unleashed dog off the owner's premises (a) will be considered a nuisance under Article 2 (d) of the Protective Covenants and Section 9.A. and 9.B. of these Rules and Regulations, and (b) if the situation warrants, may be turned over to the County Animal Control authorities. All dog owners MUST collect all waste from their animals regardless of where on the YCCS property this may occur.
(Amendment approved at the November 22, 2021 Board of Governors meeting)
- H. Use of docks by Non-Residents - For reasons of security, a resident owning a dock on the canal may not rent or otherwise permit the use of the dock by a non-resident (unless the non-resident is a Club member) except for temporary use in connection with a social visit by a non-resident. The reason is that a non-resident renter would not be permitted entry at the gate and so would not have access to his/her boat. A resident who expects a visitor to arrive by water should notify Security before the expected arrival just as would be done if the visitor were arriving by land.
- I. No signage of any kind is to be displayed within the Subdivision of The Yacht & Country Club property to include privately owned vehicles or residences during the day or night without the approval of the POA Board of Governors, per the YCCS, Property Owners' Association Protective Covenants.
- J. Drones- Can Only be flown over a resident's own property.

K. Noise- Residents are requested to be considerate of neighbors with noise and music. No excessive noise of loud music (heard outside of one's residence) is allowed after 10:00 PM Sunday through Thursday, and 11:00 PM Friday and Saturday. Noise and loud music will be monitored and enforced by the Security Staff. Repeated violations will be considered a "nuisance" and will result in progressive fines.

L. Holiday Decorations

- (1) "Christmas Decorations" may be displayed no earlier than November 1; however, no lights or lighted displays may be lit before November 15. All lights and decorations must be removed by January 30.
- (2) Other holiday or observance decorations may be displayed beginning 30 days prior to the holiday for which such display is placed and must be removed by 15 days after such holiday.
- (3) No holiday display or decoration shall shine into adjoining parcel windows or constitute a nuisance to neighboring properties or residents.
(Holiday decoration rule approved at the July 23, 2018 Board of Governors meeting)

7. Property Appearance

In order to maintain a high standard of appearance of the community, residents are requested to be attentive to the care of their individual properties, including lawn and landscaping maintenance, painting and house repairs, roof cleanliness, etc. From time to time, residents may receive notice of failure to meet minimum standards.

A. Property appearance expectations:

- (1) Roofs – Cleanliness: free from dirt, mildew, mold, algae, and rust stains or in need of repair or replacement.
- (2) Driveways
 - a) Concrete Driveways – Cleanliness: free from dirt, rust stains, weeds, cracks, or in need of being re-sealed, re-surfaced or replaced.
 - b) Asphalt Driveways – Cleanliness: free from dirt, rust stains, weeds, cracks, or in need of being re-sealed, re-surfaced or replaced.
 - c) Paver or brick Driveways – Cleanliness: free from dirt, rust stains, weeds, cracks, or in need of being re-sealed, re-surfaced or replaced.
 - d) Driveways with culverts should be maintained by the homeowner on a regular basis to maintain proper functionality. Any collapse of the culvert's configuration or structure should be corrected by the homeowner as soon as possible. Any collapse of the culvert due to the failure of the culvert structure

itself will be considered by the POA for warranted assistance in the required repair. The homeowner is responsible for re-installing the driveway, i.e., pavers or concrete replaced.

- e) Trash receptacles and recycle bins must be stored out of sight from the road and golf course at all times. Fencing to shield such receptacles is permitted, although it must be approved by the Board of Governors before construction. Trash receptacles and recycle bins should not be placed in the street prior to 8:00 PM the night before the scheduled trash pick-up day and removed no later than 8:00 PM the evening of the scheduled trash pick-up.
- (3) Right-of-Way. The right-of-way extends from six (6) feet to 16 (sixteen) feet from the edge of the asphalt road; the correct distance is shown on the property owner's survey. The right-of-way is owned by the POA but must be maintained by the property owner. The property owner cannot put anything in or on the right of way without permission from the Board of Governors. Other than sod, large bushes, trees, boulders, planters and other landscaping features can become sight hazards and create maintenance problems for the POA. NOTE: Mailboxes are allowed in the right-of-way and are maintained by the POA.
- (4) Landscaping
- a) Lawns are to be well maintained by cutting, proper watering, and weed control.
 - b) Bushes and hedges are to be trimmed on a regular basis.
 - c) Trees need to be trimmed of dead branches and dead palm fronds removed.
- (5) Houses (from the street, golf course, and creek)
- a) House numbers are to be 3 ½ inches tall (Martin County code) and visible from the street. This is a safety concern to ensure that emergency vehicles can locate your house in a timely manner.
 - b) House structure should be free from dirt, stains, mold, and algae. Repair and painting should be up to date at all times.
- (6) Painting Exterior house and trim colors must be approved by the Board of Governors. An approved color spectrum palette for house colors is available from the Community Association Manager. Colors not within the approved color spectrum palette are not allowed without exception issued by the Board of Governors.
- (7) Hurricane Shutters. Hurricane Shutter cannot be installed or mounted prior to May 1st and must be removed no later than December 15 each season. This applies to plastic window coverings as well. Plywood or similar material may only be used as

impending hurricane emergency protection. If used, such material must be removed within seven (7) days after the threat of a storm has passed. Exceptions may only be approved by the Board of Governors.

(8) Yard Waste

- a) Yard waste is defined as grass clippings, branches, limbs, pine needles, pine cones, palm fronds, and any other small vegetative waste.
- b) Yard waste should never be placed in plastic bags for disposal. Yard waste should be containerized in paper bags, boxes, or garbage cans.
- c) Refuse and waste from work performed by individual property owners, may be left at the roadside no earlier than the night before the regularly scheduled Wednesday yard waste pickup day.
- d) Yard waste that is too bulky to containerize is considered Bulky Yard Waste. Bulky items can be no larger than six inches in diameter or longer than five feet in length and cannot weigh more than fifty pounds per item. Bulky Yard Waste will be tagged by the Waste Management driver and picked up within 7 working days. Residents can call Waste Management at 772-546-7700 to schedule a pickup.
- e) No yard debris, including grass clippings, twigs, branches, leaves or any other materials, including trash, are to be placed in Crooked Creek.
- f) Refuse and waste, resulting from work performed by a contractor, must be removed by that contractor at the completion of the work performed. Failure of a contractor to comply with the removal of debris generated by the contractor's work may result in a fine imposed upon the property owner.
- g) Any vegetative or yard waste that is generated from land clearing, contractor tree companies, or landscapers is NOT considered as part of Martin County's scheduled pickup and must be disposed of by the contractor generating the waste. The property owner is responsible for ensuring that the contractor removes the waste and debris.
- h) Martin County regulations specifically state, "Should the yard waste that is placed next to the curb NOT meet the above criteria, and the material will be 'tagged' to let the property owner know that they are responsible for the hauling and disposal of the waste.

(9) Other

- a) AC units and all utility items (pool pumps, well pumps, water softener tanks, propane tanks, and generators) should not be visible from the street, golf course or Crooked Creek and may be enclosed by either shrubs or an approved fence.

- b) Docks and sea walls must be kept clean and well maintained.
- c) Pools should be kept clean by keeping them free from dirt, algae, leaves, and other types of debris.
- d) Screen enclosures must be maintained by promptly repairing or replacing any torn or damaged screens. Enclosures should be kept free of rust stains and painted.
- e) Maintenance: Repair and painting of the interior portion of the perimeter wall adjacent to one's property is the responsibility of the POA.

B. Property Appearance

As a property owner, you are required to keep your property well maintained so that it or parts of it do not become an eyesore to your neighbors and the rest of the community. The Property Appearance Committee assisted by the Community Association Manager is responsible for the monitoring of the community rules and regulations as they pertain to property appearance.

Homeowners should express concerns on perceived violations to the Community Association Manager on the Resident Complaint Form available online and at the Community Manager's office.

Property Appearance Inspections are made randomly all year at which time particular attention is given to several areas to maintain "Curb Appeal" at all times. This will help maintain the value of YCCS properties.

8. Lease and Rental Agreements

Yacht & Country Club property owners may not lease nor rent any portion of their property more than once every 12 months. A copy of the signed lease must be filed with the Community Association Manager. Before the leasing of the property, the leasee must complete and submit a security form and fee for review and acceptance by the POA Board of Governors. The lease will not be in force until approved by the Board of Governors. Maintenance and appearance of the property will remain the responsibility of both the owner and tenant in accordance with current Y.C.C.S. Property Owners' Association Rules and Regulations. (Article XIII, Protective Covenants).

9. Violations Review Committee

A fine or suspension levied by the Board of administration may not be imposed unless the Board first provides at least 14 days' notice to the parcel owner and, if applicable, any occupant, licensee, or invitee of the parcel owner, sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the

Board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, the proposed fine or suspension may not be imposed. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the Board. If the proposed fine or suspension levied by the Board is approved by the committee, the fine payment is due five (5) days after the date of the committee meeting at which the fine is approved. The association must provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel owner.

(Amendment approved at the November 18, 2019 Board of Governors meeting)

10. Fine System for Rules Violations – This system is permitted by the addition of Article XII – Enforcement, to the By-laws of the Y.C.C.S. Property Owners' Association.

All fines for Residents are subjected to the fourteen (14) day appeal process. Failure to pay fines within sixty (60) days shall result in a deactivation of appropriate barcodes or, in the case of contractors, access denied until paid.

A. The following guidelines have been established to implement the fine system

(1) Speeding- Speed Limit 20 mph (Residents, Members, and Contractors)

- 21 mph – 25 mph warning
- 26 mph – 30 mph \$25.00 fine
- 31 mph – 35 mph \$50.00 fine
- 36 mph – 40 mph \$100.00 fine
- 41 mph & over \$100.00 fine and a 30-day deactivation of the barcode.

(2) Failure to Stop at signs (Residents, Members, and Contractors)

- First violation – warning
- Second violation - \$25.00 fine.
- Additional violations - \$50.00 fine.

(3) Parking Violations (Residents)

- First violation receives a written warning to the resident of record.
- Second violation within one year receives a \$25.00 fine to the resident of record.
- Third violation within one year receives a \$50.00 fine to the resident of record.
- All subsequent violations within one year receives a fine of \$100.00 for each subsequent violation to the resident of record.

(Amendment approved at the January 20, 2020 Board of Governors meeting)

(4) Guest Violations- Every Resident and non-resident YCC member is responsible for

the actions of their guest. The penalty for any violations by a guest will be applied to their sponsoring Resident or Non-Resident YCC Member.

(5) Nuisances (Occurring within a 12-month period)

- First Offense, written notice, no fine
- Second Offense, \$50.00 fine
- Third Offense, and subsequent offenses, \$100.00 fine for each incident.

(6) Architectural Review, Construction and Demolition Violations

- First Offense, written notice, no fine
- Second Offense, \$50.00 fine
- Third Offense, failure to comply and subsequent offenses, \$100.00 fine for each incident.

(Amendment approved at the November 22, 2021 Board of Governors meeting)

(7) Property Appearance

- First Notice, written notice. The property owner will have thirty (30) days to correct the condition(s).
- Second Notice. If the condition of the first notice is not corrected within thirty (30) days, a letter will be sent informing the property owner of the Board of Governors intent to fine after fourteen (14) days, including a notice that the property owner may request an appeal with the Violations Review Committee. The Initial fine will be \$50.00.
- Third Notice. If the condition of the 2nd notice is not corrected after forty-five (45) days, a letter will be sent informing the property owner of the imposition of a \$50.00 fine, and another opportunity to request an appeal with the Violations Review Committee. The fine will continue at \$100.00 per month until compliance or until the VRC appeal request is submitted.

Failure to pay fines timely may result in legal action against the property owner that may also include legal costs and expenses.

B. The sequence of events in order to levy and collect fines.

(1) Violations

The Board of Governors, may issue fines to the property owners committing or responsible for violations of these Rules and Regulations, including the fines described in 9.A. and for the intentional or negligent destruction of or damage to POA property. The Board shall coordinate its assessment of fines with any appropriate Committee of the POA such as the Architectural Review, Appearance, or Security Committees. In the case of a renter or guest, the property owner remains the primary

party responsible for compliance with the POA Covenants, By-Laws and Rules and Regulations.

(Amendment approved at the November 22, 2021 Board of Governors meeting)

A letter will be issued advising the property owner that a fine to be imposed for the specific violation. The letter will inform the violator of their right to a hearing before the Violations Review Committee (VRC). If the violator responds in writing, requesting a hearing within the fourteen (14) day time frame, then the Community Association Manager will coordinate a hearing before the VRC. The decision of the VRC is final.

(2) Continuing Violations

- Continuing violations will be subjected to a continuing fine with no separate notice and opportunity for a hearing.
- Continuing fines can be levied on a per-day-fine-basis according to FL Statutes.
- Continuing fines are within the authority of the Board of Governors. Failure to pay fines timely may result in the placing of a lien against the property and legal action against the property owner that may also include legal costs and expenses.
- A fine may be issued by the Board for each day of a continuing violation of \$100.00 not to exceed \$1000.00. Any unpaid fine of a \$1000.00 may result in a lien against a property owner's parcel.