

**Fleming Island Plantation
Owners Association
Rules**

Dear Resident:

The goal and purpose of the Fleming Island Plantation Owners Association is to maintain the quality of the property and the lifestyle of the community. All members, and their tenants, have the responsibility to occupy, use and maintain their property in accordance with the documents of the community. These documents are titled the Fleming Island Plantation Declaration of Covenants Restrictions and Easements and Fleming Island Board of Architectural Review Guidelines.

For owners, these documents should have been provided to you by your closing agent; and for tenants, it is the responsibility of the owner to provide a copy of these documents when signing a leasing agreement.

Enclosed, is a summarized list of the Fleming Island Plantation (FIP) Rules and Regulations. A more detailed explanation of each can be found in the Declaration of Covenants Restrictions and Easements recorded with the Clay County Clerk of Circuit Court, Book 1834, and Page 0819.

Remedies for Violations

Fines up to \$100 per day may be imposed for failure to comply with the Rules and Regulations of the Fleming Island Plantation.

Any resident (owner and/or tenant) breaking these Rules and Regulations will receive a violation letter from the FIP Owners Association. Each violator is responsible for correcting the violation as stated in the letter.

The adopted FIP Violation Procedure is as follows:

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| 1 st Reminder Notice Letter | 7 days or less to correct the problem |
| 2 nd Letter, same matter | 7 days or less to correct the problem |
| 3 rd Letter, same matter | Notice of Intent to Impose Fine |

Included in the Notice of Intent to Impose a Fine, the Owner will be provided a date and time when he/she may present his/her argument to the Fining Committee. The Fining Committee is comprised of FIP owners, or peers, who will determine the final fine amount for the violation.

The Association also has the right to enter your property should you fail to maintain it in a neat, clean and attractive condition as described in the Fleming Island Plantation Declaration of Covenants Restrictions and Easements, Article VIII, Section 1 (g).

Please take a moment to read the FIP Rules and Regulations, and continue to do your part in keeping Fleming Island Plantation a beautiful community! Thank you.

Article IV, Section 4

- a. **Temporary/Movable Structures** – no sheds, trailers, mobile homes, tents
- b. **Grading** – no changes in elevation of the property
- c. **Trash Cans** – closed containers must be hidden from view of adjoining neighbors
- d. **Window A/C Units** – no window units; all compressors screened from view
- e. **Fence, Hedge, Walls Docks , Piers** – required BAR approval
- f. **Antennas** – required BAR approval
- g. **Solar Energy Devices** – required BAR approval and screened from view
- h. **Driveways** – all changes require BAR approval
- i. **Recreational/ Playground Equipment** – required BAR approval
- j. **Mailboxes** – required BAR approval; standard mailbox and letters established
- k. **Wells, Sewage** – no wells or septic tanks are allowed
- l. **Window Coverings** – exterior appearance of window must be a neutral color
- m. **Dust Control** – use of silt barriers, soil moistening, sod and mulch
- n. **Water Conservation** – limited irrigation during drought conditions
- o. **Irrigation** – underground irrigation systems are required
- p. **Clotheslines** – not allowed
- q. **Artificial Vegetation** – no artificial grass, plants; required BAR approval

Article VIII, Section 1

- a. **Garage Doors Closed** – closed unless in use
- b. **Garage/Yard Sales** – community effort unless unit is transferring ownership
- c. **Solid Waste** – subject to Clay County collection
- d. **Hazardous Materials** – no hazardous or toxic materials, no polluting
- e. **Utility Lines Underground** – all lines underground; boxes above ground
- f. **Lawful Use** – no improper or unlawful use of the property
- g. **Maintenance** – all property shall be neat, clean and attractive at all times
- h. **No Further Division** – no subdividing property without Board approval
- i. **Nuisances** – no activity that is an annoyance or nuisance to neighbors is permitted
- j. **Off-street Operation of Motor Vehicles** – allowed on paved roadways and driveways only
- k. **Open Air Burning** - Prohibited
- l. **Pets and Animals** – maximum of four (4) domestic animals allowed; no unreasonable noise; must be leashed
- m. **Signs/Billboards** – no signs allowed except FIP uniform realtor signs
- n. **Exterior Holiday Decorations** – must be removed within 30 days after the holiday
- o. **Picketing/Demonstrating** – owner cannot ridicule or impugn the character of another owner
- p. **Vehicular Restrictions** – no repairing or overhauling of vehicles; no oversized vehicles, boats, trailers, commercial vehicles, campers or motor homes