

ZELLWOOD STATION RULES AND REGULATIONS

TABLE OF CONTENTS

- A. General**
- B. Residency and Occupancy**
- C. Safety**
- D. Maintenance & Appearance of Homes and Home sites**
- E. Architectural Requirements for the Community**
- F. Guests**
- G. Pets**
- H. Vehicles – General**
- I. Vehicles – Parking**
- J. Bicycles**
- K. Golf Carts and Other Non-Highway Motorized Vehicles**
- L. Boats and Boating**
- M. Trash Removal**
- N. Use of Recreational Facilities – General**
- O. Use of Tennis Courts**
- P. Use of Swimming Pools**
- Q. Use of Billiards Facility**
- R. Fishing in Zellwood Station**
- S. Enforcement of Rule & Regulation Violations**

Addendum “A” – Use of The Depot Complex and ClubHouse

- A. Use of Recreation Facilities**
- B. User Responsibilities for Recreation Facilities and Equipment**
- C. Use of Zellwood Station Co-op Clubhouse Community Room**

ZELLWOOD STATION RULES AND REGULATIONS

A. GENERAL

1. The Board of Directors of Zellwood Station Community Association and Zellwood Station Co-op, Inc. and Banbury Village Association, Inc., Citrus Ridge Village Association, Inc. and Oak Grove Village Association, Inc. shall be responsible for promulgating the Rules and Regulations for the benefit of all residents and to assure that each resident is provided the opportunity to enjoy living at Zellwood Station to the maximum extent possible. Initial enforcement of the rules and regulations shall be the responsibility of the appropriate Management Agent (Park Manager or Condo Manager). The application of these Rules and Regulations shall not be construed to deny any person the rights granted by Florida State laws identified as Chapter 718 F.S., Chapter 719 F.S., Chapter 720 F.S., and Chapter 723 F.S. & Chapter 617 F.S. Copies of these Statutes are on file at the Administration Office (White House) for review.
2. As used herein, "Board of Directors" shall refer to the Board of Directors of the Co-op, Community Association or Banbury, Citrus Ridge or Oak Grove Condominium Villages with governing authority, as appropriate.
3. Residents shall comply with all the Rules and Regulations. Residents shall be responsible for the compliance with the Rules and Regulations by their guests.
4. There shall be no door-to-door soliciting or peddling within Zellwood Station except as approved in advance by the Community Association Board of Directors.
5. There shall be no public intoxication or offensive conduct in or around any common areas within Zellwood Station. Alcoholic beverages shall not be served or consumed in any common buildings, areas or facilities, except as approved by the appropriate Board of Directors.
6. Speed limits, stop signs and other traffic control signs, including parking restrictions, shall be observed by operators of all vehicles, including golf carts and bicycles. Posted speed limits and traffic and parking rules shall be enforced by the Safety Patrol. Florida vehicle and traffic laws shall be followed.
7. Contractors are not permitted to begin work anywhere within Zellwood Station prior to 7:00 AM Monday through Saturday. They must clean up their work area of tools and debris and exit Zellwood Station no later than 6:00 PM. The only exception is emergency repairs, or when a state of emergency has been declared resulting from a natural disaster, i.e. hurricanes. Contractors will not be allowed to perform work on Sundays and National Holidays unless prior arrangements have been made with the Park Manager. National Holidays observed are Christmas, New Years, Memorial Day, Fourth of July, Labor Day and Thanksgiving.

8. Vendors making deliveries of medical supplies shall be allowed entry at any time, day or night. Vendors making deliveries of other items, such as food and flowers will be permitted entry every day up to 12:00 midnight.

Move-ins and move-outs will be permitted Mondays through Saturdays with personnel and vehicles required to depart Zellwood Station no later than 6:00 PM. Move-ins and move-outs will not be permitted on Sundays or specified National Holidays. EXCEPTION: A Zellwood Station resident or new owner who has rented a moving van which does not exceed 14' in length and can be parked in the owner's driveway (not to exceed 24 hours) will be permitted entrance to the park. Unloading is permitted up to 6:00 pm. Other exceptions may be authorized by the Park Manager.

9. Complaints concerning alleged violations of any rule or regulation, other than traffic or parking rules and/or regulations, should be communicated to the Administration Office. Procedures given in Article XIII of the ZS Community Association By-Laws shall be followed in handling these types of complaints. To review these By-laws, contact administration. Complaints concerning alleged violations of traffic or parking rules/regulations should be communicated to the Safety Patrol Office and a copy of the complaint forwarded to the Administration Office. Complaints will be investigated and when found to be valid, the offending resident, guest or other person will be informed in writing concerning the alleged violation and will be given a reasonable opportunity to respond to the complaint. The details of all complaints, the offending person's response to the complaint and a statement of any enforcement action taken will be logged in and kept on file at the Administration Office.
10. The administrative management and control of the Safety Patrol and the Architectural Committee shall be the responsibility of the Zellwood Station Community Association.

B. RESIDENCY AND OCCUPANCY

1. Each lot shall be used for a "single family residence" and for no other purpose. Each house brought into Zellwood Station must be approved by the Co-op/Condo Boards of Directors and conform to state and local building codes and Architectural Committee requirements. The house must be a double-wide or triple-wide single story mobile/manufactured house having shingle roofing, single-ply coated over-roof, single ply insulated membrane roof or aluminum pan roofing; aluminum or vinyl lap siding; masonry skirting; an attached utility room; an attached screened porch or Florida room; an attached carport or garage; a concrete driveway and carport floor and a sodded lawn surrounding the house. No Free standing building will be allowed to be brought in and/or attached to an existing building. If a golf cart path is included, it must be concrete.
2. No more than three (3) adults can occupy a house, unless prior approval is obtained from the appropriate Co-op or Condo Board of Directors. Occupancy of all homes in Zellwood Station shall not be permitted unless at least one person in such home is fifty-five (55) years of age or older; provided, however, that all other occupants of the home are at least forty-five (45) years of age. The Co-op/Condo Board of Directors may, in the event of unusual circumstances consider temporary residency of an

individual under age forty-five (45). Such consideration requires specific forms to be completed by both the resident over fifty-five (55) and the individual under age forty-five (45). Temporary residency, if granted, is in effect for a period not to exceed 90 consecutive days. Possible renewal by reapplication and verification of information for an additional ninety (90) consecutive days. Total maximum allowable time 180 consecutive days. In the event that all occupants of a home who are fifty-five (55) years of age or older shall die or otherwise discontinue permanent occupancy of the home, then the Co-op/Condo Board of Directors reserves the right to terminate the occupancy of the home by all persons under fifty-five (55) years of age.

2a. Resident Designation

Only designated adult family member(s) or designated representative(s) of the deceased will be granted access to Zellwood Station for the purpose of cleaning and preparing a home for sale. Proper notification must be provided to the administration at the White House for any additional help that is required. An emergency contact form on file with the White House will suffice as notification of the designated family member(s).

-The designated adult family member(s) or designated representative(s) may stay in home for a period of one (1) month if necessary. The security guards must be informed so that an accurate entrance/exit form is in place.

-If the home is to be sold, it should be ready for sale within (2) months. Only minor repairs should be made, no major structural remodeling. In extenuating circumstances an extension may be granted by special request to the administration at the White House.

-When ownership changes, by whatever means, the new owner must legally and properly change such ownership.

-The requirements for residents in Zellwood Station must be met before anyone occupies subject home.

3. No residence within Zellwood Station may be used for the purpose of conducting commercial or business activity of such a character that involves customers physically visiting such residence. Estate sales permitted **ONLY** with Administrative permission on Friday and Saturday between 8:00 am and 2:00 pm. Individual items may be posted for sale on the Post Office bulletin boards with approval of the Recreation Director.

*****Note – Resident must apply and obtain approval from the white house prior to sale and comply with approved guidelines.**

4. No obnoxious or offensive activity shall be carried on within the community, nor shall anything be done therein which is or may become an annoyance, disturbance, nuisance, or interference to any resident or which shall constitute a breach of the peace. No firearms of any kind shall be operated in the residential or common areas of Zellwood Station. No loud noises or obnoxious odors shall be generated. The Park Manager shall have the right to determine whether or not any noise, odor or activity constitutes a nuisance, in accordance with Florida Statutes.
5. a. A Renters Packet MUST be completed PRIOR to the renter's entrance into the park. It is strongly recommended that the resident and tenant arrive at the White House together for a short meeting to complete the required paperwork. Otherwise,

these papers may be picked up at the front desk at the White House. If the paperwork is not done prior to the renter's entering the park a pass will not be given for entrance. There is a **\$75.00 non-refundable administrative fee**, which must accompany the renter paperwork. This fee MUST be paid by check payable to Zellwood Station Co-op, Inc. One person in the home MUST be 55 years of age and no one under age 45. **Anytime the home is used, one person must be 55 years of age. No exceptions! All renters must have valid entry stickers.** Zellwood Station homeowners are allowed to rent a home twice in a calendar year for no less than five months each time. Homeowner's properly renting or leasing houses shall be responsible for providing persons to whom they rent or lease a copy of the Rules and Regulations. All persons residing in the unit must be on the lease. Failure by any renter or lessee to comply with the Rules and Regulations, upon notice of such failure, shall be considered basis for termination of any rental or lease agreement, whether explicitly stated in such agreement or not.

b. Beginning December 1, 2013, except as set forth below, no Member may rent out more than one unit at a time regardless of the number of units that the Member owns. A husband and wife are counted as "one" Member for purposes of this Rule. For example, if a husband and wife own four units, regardless of whether they are both on the title to each unit they may only rent out one of them at a time. A person or entity leasing a unit under a Contract for Deed or under a Lease with an Option to Purchase is not a Member and shall not be allowed to rent out or lease out the unit to anyone else.

When a unit or units are owned or held in Trust by a partnership, limited liability company or corporation then that entity shall be counted as one Member, regardless of the number of units it owns. It shall only be allowed and entitled to rent out or lease out one of the units it owns at a time and shall not be allowed or entitled to lease or rent out two or more of its units simultaneously.

Members who currently own more than one unit and rent out more than one unit as of December 1, 2013 may continue to do so until they sell or otherwise transfer one of their units. Thereafter, they may not purchase another unit and be allowed to rent it and a second unit at the same time.

6. Background/Credit Check

All persons desiring to purchase, rent, lease or reside in a home in Zellwood Station will be subject to a background and credit check to insure they are a person of good character and suitable for becoming a resident of Zellwood Station. The authority is provided for in the Zellwood Station Co-op Prospectus, Purchase Agreement #6 QUALIFICATIONS OF PURCHASER. Where the prospective candidate desires to live in a Condominium home, then the respective Condominium President and Condominium Manager will review and sign off on the application for residency prior to final processing of the application. Where the applicant desires to live in a Co-op home, then the Co-op President and Park Manager will review and sign off on the application for residency prior to final processing. When the applicant will be residing in a Condo Village but will also become a shareholder; then, both Condo officials and Co-op officials shall review the application. The potential Buyer, Renter, or Lessee shall pay all fees associated with the Background/Credit check.

Homeowners wishing to rent their property are responsible to ensure their prospective renters receive and complete an application for residency which will include a background/credit check. Should the appropriate Condo/Co-op deny residency to the applicant, then the homeowner will notify the applicant of the decision. When an existing residence is obtained through inheritance; all prospective occupants must complete an application for residency and will be subject to a background/credit check.

Any denial of residency may be appealable to an appeals committee appointed by both the Condo and Co-op boards of Directors. An appeal must be made in writing within (10) days of receipt of the denial and addressed to either the Co-op Park Manager or the Condominium Manager depending on the address where the potential Buyer, Renter or Lessee was going to reside.

The criteria for denial of an application can be obtained from either the Co-op Park Manager, or the Condo Manager upon written request.

NOTE: APPLICANT MAY NOT TAKE OCCUPANCY UNTIL FINAL APPROVAL HAS BEEN MADE.

C. SAFETY

1. Residents owning motor vehicles must apply at the Safety Patrol Office at the Main Entrance for a vehicle identification sticker (decal) for each vehicle owned. The sticker is to be affixed to the inside surface of the vehicle windshield in the lower, left-hand corner, as one looks out the windshield. The sticker is for use by residents of Zellwood Station only. Non-resident owners of houses must use a Daily Pass for entrance into Zellwood Station.
2. All visitors to Zellwood Station, including guests to individual homes, must be checked in by the Safety Patrol at the Main Entrance. Before a visitor wishing to visit a particular resident is granted entry, a Safety Patrol Officer will telephone the resident to verify permission for the visit. In case the resident is not at home or does not authorize the visit, entry of the guests will be refused. Residents may facilitate entry of their guests by advising the Safety Patrol Office in advance the names and approximate times of arrival and length of visit of their guests. When guests and visitors are pre-announced, the Safety Patrol will not telephone residents when the guests or visitors arrive at the Main Entrance, but will allow the guests to enter.
3. LIMITED ENTRY PASS – A resident may request a Limited Entry Pass for non-residents that visit frequently. Each resident household will be allowed four (4) non-resident visitors access without being “called in”. Security must be notified by the resident for all other visitors to be admitted.

A non-resident on the approved list must stop at Security, give their name, whom they are visiting and show proper ID to the officer on duty. Upon checking the approved list the officer will print out a dashboard pass. The pass must be returned to Security when the visitor exits the park. Security will check the passes daily to assure no visitors are staying overnight. **Security must be notified when any visitor is staying overnight.**

4. Residents who depart from Zellwood Station for 30 days or more should advise the Safety Patrol of the addresses and telephone numbers where they can be contacted in case of an emergency. Notification of absences of shorter durations is optional. A form is available at the Safety Patrol Office for this purpose.
5. The Community Association Board of Directors may, from time to time, make recommendations for establishing, modifying or terminating Safety Patrol orders. Residents wishing to examine the current version of the Safety Patrol Post Orders may do so at the Administration Office. Portions of the Safety Patrol Post Orders, which are applicable to residents, are included in Sections H, I, J, and K of these Rules and Regulations.

D. MAINTENANCE AND APPEARANCE OF HOMES AND HOMESITES

1. Residents shall maintain the exterior of their homes and home sites in a clean, neat and attractive manner pursuant to Article IX of the HOA's Declaration of Covenants. To review these documents, contact administration. Homes shall be kept free of unsightly dirt marks and needed repairs shall be made on a timely basis. Trees and shrubs shall be trimmed when necessary. Lawns shall be kept free of weeds and insects with adequate fertilizer and irrigation provided by the resident. If a resident's premises are allowed to deteriorate or become unsightly, the Board of Directors, or the lessor in the case of leased lots, may make repairs, clean and/or maintain the property at the resident's expense after written notice of the complaint has been sent to the homeowner by the Architectural Committee and after the homeowner has been given a maximum of fourteen (14) days after receipt of a notice to correct the basis for the complaint.
2. Outdoor laundry drying, to include the use of outdoor racks and clothes lines and other similar devices, whether portable or fixed, is prohibited.
3. No boxes, garbage cans, household appliances, water softeners, generators, building materials, yard maintenance materials, tools or other such items, unregistered or inoperative motor vehicles shall be stored or placed on the outside of the house, on the carport or around the home site.
4. Propane tanks are not permitted anywhere within Zellwood Station with the exception of propane tanks with a capacity of 20 pounds or less which are intended for use with gas grills. Such use with gas grills tanks may be stored on a carport or patio.
5. Radio antenna, TV antenna or other antenna of any type erected or maintained must be approved by the Architectural Committee before any installation. The antenna cannot exceed 12 feet, nor can it be installed on top of the roof without written approval from the Architectural Committee. **Exception: Amateur Radio Operators who hold a valid FCC License** will be allowed to erect a Vertical antenna that does not exceed 24' in height. No beam or dipole antennas will be allowed in the park. Vertical antennas will only be allowed on either side of the home or in the back of the house, but not in the front. Vertical antennas may not be anchored to any structure and must be stand alone without the assistance of any radials for support, and must be secured

- in concrete. TV satellite dishes up to one (1) meter or 3 feet in diameter are permitted, but placement must be approved by the Architectural Committee and installed per Architectural Committee guidelines, based on federal communications commission rules. It is the responsibility of the installing owner to remove the antenna from the property when the installing owner vacates the property.
6. Any resident who digs into the ground on any lot or easement for any purpose should contact Sunshine State One, call 811(no charge for service at this time) to mark the location of underground lines, pipes, facilities, etc. Those who are in the process of digging and cause any damage to underground lines, pipes or facilities shall be responsible for repair or replacement of such underground lines, pipes or other facilities.
 7. The light attached to the yard-street light posts constitutes an essential source of illumination at night for streets within the community. The costs of repair and replacement of the light fixture, post and bulb have been assumed by the Zellwood Station Community Association. However, any resident who has turned off the electrical power to their light will be charged for any service call resulting should a complaint be received reporting an outage of the yard-street light. Each resident is responsible for maintaining the appearance of their yard-street light post, including painting. For light bulb replacement, resident shall contact Security.
 8. To maintain a neat and uniform appearance for the community as well as to facilitate finding a particular location in an emergency, a name sign, designed and configured as provided herein, is required to be affixed to the yard street light post at each residence. Each resident is responsible for providing and maintaining the name sign which can be purchased from the Administration Office. Name signs shall use white, block, plastic letters affixed to both sides of a rectangular piece of black plastic, approximately 6 inches x 14 inches. Both sides of the name sign shall denote the last name(s) of the current resident(s) and optionally the first names of each resident. The name sign shall be attached to the yard-street light post using the cross-arm, which is part of the post.
 9. Each residence shall have affixed onto the house, shed or garage, whichever is nearest to the front property line, block-style plastic, wood or metal numerals, denoting the house legal address number. The numerals shall be facing and visible from the street. Numerals must be placed in horizontal sequence at least five (5) feet from the ground level. Numerals are not to be displayed on the carport roofs, lawn stakes or on name signs.
 10. Water softeners are permitted provided they are installed inside the utility room, shed or garage. The Architectural Committee must approve prior to installation.
 11. Pavers in various sizes are permitted as outlined in the Architectural Committee guidelines. Architectural Committee approval is required prior to installation.
 12. Arbors are permitted as outlined in the Architectural Committee guidelines. Architectural Committee approval is required prior to installation.

13. Handicap Ramp Construction – Residents requiring the installation of a handicap ramp (1) must be pre-approved by the ARC by submitting a Change Request Form, as well as a plat plan, indicating placement of the ramp, (2) Obtain a permit from Orange County, (3) conform to Orange County codes i.e. 1 foot of length per 1 inch of rise, (4) add hand rails.

E. ARCHITECTURAL REQUIREMENTS FOR THE COMMUNITY

1. Residents may not make any alterations or additions to the exterior of their house, including installation of an underground irrigation system, flagpoles or ramps without applying for, and receiving, approval of the Architectural Committee. No work may be done without this approval. Orange County ordinances may require a building permit and it will be the responsibility of the resident to obtain any necessary permits. However, obtaining a permit shall not be a requirement for Architectural Committee approval.
2. Set-back requirements applicable to all lots provide that no exterior side of any wall or roof overhangs of a dwelling or appurtenant structures shall be erected or maintained on a lot closer than five (5) feet to any side lot line or rear lot line nor closer than fifteen (15) feet from the street curb, except in the case of cul-de-sacs, where the minimum set back shall be ten (10) feet from the street-side curb and five (5) feet from the side and rear lot lines.
3. No Resident shall erect a fence, hedge, wall or other dividing instrumentality on or around the property. However, arbors made of wrought iron or resin plastic may be installed if approved by the Architectural Committee.
4.
 - a. Sycamore and Water Oak trees are not allowed to be planted anywhere within Zellwood Station.
 - b. No new flower-beds, vegetable gardens, trees or shrubs of any kind, shall be planted on any residential or common area within the parameters of any individual lot or parameters of Zellwood Station, without the resident first submitting a “Change Request Form” (ARCF) to the “ARC” requesting committee approval to plant said plantings.
5. Where applicable, Xeriscape is permitted and Architectural Committee must approve prior to installation.
6. Only advertising signs for sale or rental of real estate may be placed in Zellwood Station. Residents or real estate companies may place one sign on each lot. Signs may not exceed three (3) feet by two (2) feet, with black block letters on a plain white background or white block letters on a plain black background to advertise the proposed sale, lease or rental of the property. In addition to the purpose of the sign, it may advertise the name of the seller or real estate company, their address, telephone number, internet number, business logo or icon. In cases where their logo or icon is in a style of the type other than block lettering, that style of type may be used.

7. Other rules and regulations relating to architectural control at Zellwood Station and procedures governing operation of the Architectural Committee are contained in Articles VIII and IX of the HOA's Declaration of Covenants.

F. GUESTS

1. Guests, invitees and family members, may not stay with a resident for more than thirty (30) days per year. The twelve months start from the first day of the current visit. Guest, invitee or family members may not occupy the unit unless one or more of the owner, lessee or renter of the unit is in occupancy. Medical personnel and caregivers require approval of the appropriate Board of Directors.
2. Guests, invitees and family members must abide by all Zellwood Station Rules and Regulations adopted by all of the five (5) authoritative Board of Directors. Residents shall be responsible for each guest, invitee or family member when they use Common Areas, Buildings and Recreational Facilities, including the golf course and restaurant. Guests, invitees and family members who are under eighteen (18) years of age must be accompanied by a resident when using swimming pools or spa. Rules for using a swimming pool or spa are covered in Section P and instructions for using the pool are posted at each pool. Use of bicycles, Segways and golf carts is covered in Rule Sections J, H and K. Use of roller skates and skateboards is not allowed on community streets and roadways and around buildings unless a resident has obtained a written approval from the appropriate Board of Directors.
3. Following a complaint and an investigation, the appropriate Board of Directors shall have the right to request the removal of any guest, invitee or family member who have been deemed undesirable by giving said resident at least seven (7) days notice of such intended action. Violation of any Rule or Regulation governing Residency and use of facilities in Zellwood Station shall be deemed by the appropriate Board of Directors as sufficient cause for such removal. A fine of \$25.00 per day for each day of the violation may be assessed.

G. PETS

1. Pets of residents and guests are to be confined to the house of the resident. When a pet is not in the house of the owner, the pets must be kept on a leash not to exceed 8 feet in length. Pets are not allowed to run loose. **Pets should never be walked in non-pet areas or be tied up outside and left unattended.** Pet owners living on a street with both pet and non-pet lots, shall walk their pet on the street and their own property only. Residents shall be permitted to keep only small household pets, such as a dog, cat or bird. The keeping of livestock, reptiles, poultry or typically wild animals at any residence in the community is prohibited. In no event may a resident keep more than two (2) pets of any kind. Information concerning which residential areas and common areas are designated for pets is denoted on a list of Pet / Non-Pet lots and a Pet / Non-Pet Map which may be examined at the Administration Office. Also, lots designated as Pet or Non-Pet is on file in the Orange County Public Records, Book 8406, page 1816 and Book 8473, page 251.

2. Residents having pets are responsible for compliance with Orange County Animal Control Ordinance 87-9, which specifies among other requirements that: "It is a violation of the ordinance for a dog or cat owner or keeper to permit the dog or cat, either willfully or negligently, to defecate upon any private property without the permission of the owner" and that "It is a violation of the ordinance for the owner or keeper of a dog or cat to refuse or fail to immediately remove any feces deposited by the dog or cat upon public or private property".
3. Any animal found unleashed in Zellwood Station may be removed by contacting Orange County Animal Control.

H. VEHICLES - GENERAL

1. Use of motorcycles and motorbikes except by law enforcement officers is prohibited within Zellwood Station. Any person who might otherwise be authorized entry who attempts entry riding a motorcycle or motorbike, except law enforcement officers, shall park such motorcycles or motorbikes at the Main Entrance. Such individual must telephone a resident to obtain transportation to a destination within Zellwood Station.
2. Segways will be allowed in Zellwood Station; however, owners must comply with the following:
 - a. The Segway footprint is not to exceed 21" x 33"
 - b. Maximum speed may be no greater than 12.5 mph
 - c. Owner must provide to Park Management the specifications of the Segway before being allowed use in Zellwood Station
 - d. The Segway must have either lights or reflectors mounted on the back to ensure visibility by motorists
 - e. If the Segway is operated after sundown it must also have a front light permanently installed.
 - f. Owner must register the Segway with Park Security
 - g. No person under the age of 16 may operate a Segway anywhere in Zellwood Station
3. Mobility Electric scooters (for use by handicapped & elderly) are allowed in Zellwood Station
 - a. Mobility scooters like other electric transporting devices are to be registered with Park Security

- b. Each scooter chair is to be equipped with a scooter safety flag to ensure visibility by motorists
- c. Persons operating a scooter chair on the streets and roadways of Zellwood Station must comply with the same rules applicable for golf carts, bicycles, Segways or any other electric powered transport
- d. Scooters are NOT allowed on streets or roadways after sundown

Any other vehicles not mentioned herein are deemed disapproved until the Security/Safety Committee makes a recommendation for the Community Association Board for their consideration.

I. VEHICLES - PARKING

1. Personal vehicles of residents and guests must normally be parked in driveways and carports. Such vehicles may be parked on the street ONLY when use of driveway is obviously impossible.
2. Parking of any vehicle, anywhere, which would create safety problems, block use of a driveway or obstruct access to fire hydrants is prohibited. Parking of any vehicle on the street between 2:00 A.M. and 5:00 A.M. is prohibited.
3. Any vehicle, including golf carts, shall be parked on any street only in the direction of traffic.
4. Driving and/or parking of vehicles and golf carts on grass areas in residential areas are prohibited.
5. Parking of any vehicle in parking spaces at the Main Recreation Complex (Depot, etc.), Clubhouse, Administration Office and Meditation Center after midnight is prohibited. Exceptions may be authorized by the Park Manager.
6. Zellwood Station Co-Op, Inc. as a courtesy to our residents maintains a fenced parking area adjacent to the maintenance shop for long term parking of a limited number of self-propelled and towed recreational vehicles Identified as Class A, Class B, Class C, Travel Trailers and Fifth Wheel vehicles. Box Trailers and Utility Trailers are not allowed within the facility unless being used for storage of other type of recreational vehicle and written permission has been secured from Park Manager. (No Exception)

Use of any area of this parking facility is limited to properly licensed and insured vehicles and residents requesting permission to use this parking area will be obligated to provide a copy of a current valid registration for all vehicles or trailer's and proof of a current vehicle liability insurance coverage for such vehicle.

Residents shall be responsible for keeping weeds trimmed from beneath their vehicles and trash removed from their assigned parking space. Residents are also responsible for maintaining the exterior appearance of their self-propelled or towed vehicles and

this includes boats and the trailers upon which they are transported. Vehicles/Trailers in disrepair, including flat tires are strictly prohibited. Failure to follow this requirement will be cause for expulsion of your vehicle from the facility. Due to the limited space available in all three of the storage areas the number of spaces assigned to any one residence should not exceed two (2).

7. For the purpose of loading and/or servicing, self-propelled recreational vehicles (RVs), boats, trailers, and trailers for boats may be parked in driveways of residences for a maximum of forty-eight (48) consecutive hours.
8. Recreational vehicles and trailers which cannot be parked in a resident's driveway for loading and/or servicing, may be parked in the street provided:
 - a. Such vehicles may not be parked on any street during daylight hours for more than two (2) consecutive days.
 - b. Parking of such vehicles on the street does not create any safety problems, block the use of any driveway nor obstruct the access to any fire hydrant.
 - c. Such vehicles are parked in the direction of traffic.
9. Guests having recreational vehicles or trailers which cannot be parked in a resident's driveway or carport, or which have exceeded the maximum parking limit of forty-eight hours, shall not park at any other location within Zellwood Station unless authorization is granted by the Park Manager.
10. Parking of commercial vehicles (such as dump trucks, tractors, tractor-trucks, cement mixers, oil trucks, delivery trucks, utility trucks, etc.), except as such vehicles may be involved in construction and development of Zellwood Station and except for temporary periods while loading or unloading, is considered to constitute a nuisance and accordingly the parking of such vehicles in any driveway or carport is not permitted.
11. No resident shall conduct major repairs (except in an emergency) or major restoration of any motor vehicle, golf cart, boat, trailer, recreation vehicle or other vehicle upon any lot or any portion of the common area of Zellwood Station.
12. Only properly registered, licensed and operable motor vehicles may be parked in driveways and carports.
13. Fine Assessments:
 - 1st Warning
 - 2nd Administrative Letter
 - 3rd Fine \$25, if paid within 30 days from issue date, \$50 if paid before 60 days and \$100 if paid before 90 days. Legal Action to be imposed if fine is not paid.
 - 4th Fine \$50, if paid within 30 days from issue date,\$100 if paid before 60 days and \$150 if paid before 90 days
 - 5th Fine \$75, if paid within 30 days from issue date,\$125 if paid before 60 days and \$175 if paid before 90 days

6th Fine \$100, if paid within 30 days from issue date, \$150 if paid before 60 days and \$200 if paid before 90 days

If the same violation resulting in a fine is recorded after a 12 month period of the initial citation and another violation is cited for the same offense a \$25 fine will be assessed. No warning or letter will be given. Moving violations such as speeding will be treated as a separate offense. If fine is not paid in full within the specific time period all documentation will be submitted to the Community Association engaged Attorney for legal follow up.

J. BICYCLES

1. Riders of bicycles will comply with all Rules and Regulations pertaining to driving of motor vehicles.
2. Bicycles will be parked only in racks provided for bicycles or, in the absence of such racks, in compliance with parking rules and regulations for vehicles.
3. All bicycles shall be equipped with rear view mirrors and, if driven at night shall be equipped with a headlight and a tail-light or, in lieu of a tail-light, shall be equipped with a rear red reflector.

K. GOLF CARTS AND OTHER NON-HIGHWAY MOTORIZED VEHICLES

1. Only electrically powered golf carts are permitted in Zellwood Station except those used for Park maintenance.
2. Use of an electric powered golf cart in Zellwood Station is a privilege granted to all residents. Violations of this policy may result in the revocation of this privilege.
3. Handicapped operators who operate golf carts in the streets of Zellwood Station may be required to provide a medical clearance from their personal physician, indicating that he or she is capable of driving this electric powered vehicle with due regard to their safety and the safety of others.
4. All golf carts shall be equipped with a rear view mirror, and if driven at night shall be equipped with a headlight(s) and a tail-light or, in lieu of a tail-light, shall be equipped with rear red reflectors.
5. Golf carts and Segways, even with training, shall not be driven by any person who is under 16 years of age.
6. The number of persons permitted to ride in a golf cart will be limited to the designed seating capacity of the golf cart. Under no circumstances shall persons be permitted to ride on the rear platform of the golf cart intended for golf clubs.

7. All operators of golf carts are required to observe customary traffic and parking rules and regulations, obey all traffic or parking signs and also:
 - a. Drive the golf cart as far as possible to the right hand side of all streets.
 - b. Give proper hand signals in advance of all intended turns.
 - c. Be alert, especially to the rear, for approaching traffic.
 - d. Understand that golf carts have no priority over automobile traffic.
8. Golf carts and Segways owned by residents must be registered and display an identification tag and/or decal issued by the Safety Patrol.
9. To park a golf cart in a designated handicapped parking space, the golf cart must display the appropriate Handicap label.
10. The owner of a golf cart assumes all responsibility for any physical damage or injury caused by the operator of the golf cart.
11. Motorized vehicles not described herein, must be subject to recommendation of the Safety/Security Committee to the Community Association Board of Directors for action, before entering the park for use.

L. BOATS AND BOATING

1. Boating on lakes within Zellwood Station shall be permitted, unless notices are posted restricting such use.
2. Use of boats at night on lakes or water retention areas of Zellwood Station is prohibited.
3. Only small electric trolling motors may be used. All boats shall have proper safety equipment at all times.
4. Residents and guests shall comply with local and state laws related to registration and operation of boats.
5. Any boat either beached at any of the lakes or used on any of the lakes must be registered and issued an identification sticker which must be affixed to the bow of the boat above the water line. Registration of boats and issue of identification sticker is the responsibility of the Dock Master.

M. TRASH REMOVAL

1. Household garbage and trash shall be collected at curbside in front of each residence twice each week on designated days. Household garbage and trash must be put in tied plastic bags. No bag shall exceed sixty (60) pounds in weight. Metal and/or plastic cans are not permitted to be used for curbside pick-up. Bags must be placed on the driveway near the street curb, but should not be placed on the street.
2. Yard trash shall be collected at curbside in front of each residence once a week on a designated day. Yard trash must be placed in plastic bags not exceeding sixty (60) pounds or tied in bundles not exceeding three (3) feet in length. Yard trash must be placed on the driveway near the street curb but should not be placed on the street.
3. Residents desiring pick-up or removal of household garbage and trash or yard trash which exceed the limitations in Sections M-1 and M-2, machinery, construction materials, discarded vehicle parts or similar items must make special arrangements with the refuse collector and pay separately for such service.
4. Specific recycling bins are located at various sites throughout the community.

N. USE OF RECREATIONAL FACILITIES - GENERAL

1. The Boards of Directors may from time to time establish, modify or terminate Rules and Regulations pertaining to the operation and use of specific recreational facilities. Copies of such Rules and Regulations will be posted at each facility for which they pertain.
2. Use of the recreational facilities by any resident, organization or group will be considered to constitute acceptance of the Rules and Regulations. Complaints alleging a violation of the Rules and Regulations by a resident, a guest or any other persons must be made in writing to the appropriate Park Manager or Condominium Manager.
3. The Park Manager and Condominium Manager will investigate the complaint and, if the complaint is found to be valid, will determine and specify in writing the disposition of the complaint, which may include but is not limited to termination of privileges of the person or organization against whom the complaint was made.
4. Residents, their guests and all others using the recreational facilities will be expected to observe proper etiquette, manners and behavior while using the recreational facilities. Loud, rude and obnoxious conduct will not be permitted. Users will be held financially responsible for any damages which they or their guests may cause to the recreational facilities.
5. The Boards of Directors shall have the authority to set fees they deem appropriate for the use of their recreational facility as well as to approve requests for the use and the scheduling of events to be held in/on the recreational facilities.

- a. Requests for using and reserving recreational facilities shall be made using an appropriate form available at the Administration Office for Co-op facilities or Recreation Coordinator's Office for Depot and Adjacent Buildings.
 - b. Requests for the use of any recreational facility will be scheduled in the order in which they are received unless, in the interest of the community, an exception is granted by the Board of Directors.
6. Persons authorized to use any recreation facility shall be responsible for any set-up, take-down and cleaning so that after each use the facility will be restored to its normal condition. The Board of Directors shall be authorized to establish fees for set-up, take-down and cleaning if the user does not wish to do the work. The Board of Directors shall have the authority to request and collect, in advance, a deposit to guarantee take-down, cleaning and repair of any damages to the property by the user.
7. Immediately after an event, the persons authorized to use any recreational facility shall return any furniture and/or equipment to the inside that had been temporarily placed outside. This means the same evening if the event was held in the evening.
8. Except for programs sponsored by one of the established resident organizations, there shall be no solicitation for goods and/or services in or about any recreational facility.
9. Nothing in these Rules and Regulations is intended to limit, inhibit or restrict in any way the exercise of rights to peacefully assemble or rights to invite public officers or candidates for public office to appear and speak to any event held at any recreational facility or common area or otherwise violate the provisions of Florida Statutes.
10. Specific Rules and Regulations regarding the use of the Depot, Boxcar, Caboose, Building D and the Clubhouse Community Room are given in Addendum A.

O. USE OF TENNIS COURTS

1. Players wishing to use or reserve courts at the Depot area must do so by contacting the Recreation Coordinator located in the Depot or the courts at the Clubhouse through the Park Manager located in the Administration Office.
2. Courts may not be used by the same players for more than two (2) consecutive hours if others are either scheduled or waiting to play.
3. Proper attire must be worn, i.e., tennis shoes, shorts or skirts and shirts. No halters or swim suits shall be worn at the tennis courts.
4. Any player under eighteen (18) years of age must be accompanied by a resident.
5. Proper tennis etiquette shall be observed.

6. After play has been completed, gates to the courts must be closed, equipment returned if obtained from the Recreation Coordinator and trash disposed of in the refuse containers. If play is at night, the Safety Patrol must be notified so that the flood lights can be turned on and when play has been completed so that the lights can be turned off.

P. USE OF SWIMMING POOLS

1. These rules are prescribed to assure the safety, comfort and enjoyment of everyone. Accordingly, the rules are applicable to every person using the facility. Rules have been formulated in accordance with those of the Orange County Health Department.
2. Although guests are welcome, the swimming pools and whirlpool are intended primarily for the use of the residents. Any resident household may only have up to six (6) guests at any given time to the pool and/or whirlpool. Resident is responsible for their guest to follow all the pool or whirlpool rules.
3. An adult relative of resident or resident must accompany and be responsible for each person under eighteen (18) years of age while using any pool facility.
4. Swimming alone is prohibited. All persons using the pool must exit the pool area upon approaching storms.
5. All persons must shower, on site, before entering the pool / whirlpool. This is to help to preserve the chemical balance in the pools, as well as to prevent contamination by foreign matter such as suntan oils, perspiration and clothing dyes. **Any person with open wounds, sores or bleeding may not use the pool / whirlpool.**
6. Diving / jumping into a pool is prohibited.
7. Only proper swim attire is permitted.
8. All loose jewelry, such as earrings, and all hairpins shall be removed.
9. Running and horseplay in a pool area are prohibited. Use of water toys, rafts, balls, etc. is not permitted. Only swim noodles are permitted.
10. Persons using flotation gear attached to their body, such as water wings should swim in the shallow end of a pool.
11. The use of pool facility by guests is restricted to noon until closing daily.
12. No food or drinks are allowed within four (4) feet of a pool. No glassware or coolers are allowed in a pool area. Six pack (small) coolers are permitted. Grills of any size or type are not permitted in the pool area including grassy areas and parking lots.

13. For maintenance of proper sanitary conditions, children not toilet trained and adults who are incontinent are prohibited from using a swimming pool and/or the whirlpool. Diapers of any kind, including swim diapers, are TOTALLY prohibited.
14. Persons using a pool should not enter adjacent buildings dripping wet, barefoot or without proper clothing cover.
15. Pool hours are 9:00 am to 11:00 pm. Please be considerate to staff while they are performing pool maintenance.
16. The maximum number of persons that may use the Depot swimming pool at one time is seventy-eight (78). The maximum at the Clubhouse pool is forty-seven (47) persons. The maximum number of persons that may use the Banbury swimming pool at one time is fifteen (15) and Citrus Ridge is fifteen (15). Both Banbury Village and Citrus Ridge Village swimming pools are for the use of their residents only.
17. The maximum capacity of the whirlpool is seven (7) persons and the maximum temperature is 105 degrees. A safe time for use of the whirlpool is ten (10) minutes. Persons using the whirlpool are requested not to tamper with the air intake jets. Persons under the age of sixteen (16) are prohibited from using the whirlpool.
18. All animals must remain outside of the fenced-in pool area per Florida DOH Statute 64E-9.008.

Q. USE OF BILLIARDS FACILITY

1. The Billiards room located in the Boxcar is always locked when not in use. Residents may obtain the key from the Safety Patrol Office at the Main Entrance only by a resident.
2. All guests must be accompanied by a resident while using the Billiards room.
3. No one under the age of eighteen (18) years is permitted inside the Billiards room.
4. Before playing, equipment as listed on the bulletin board should be checked to determine that all is accounted for and found in good condition. If not, the Safety Patrol should be notified of any absence or damage.
6. Smoking is not permitted in the building.
7. Players should not sit on the rails of the tables.
8. After use, tables are to be cleared of all equipment, cleaned, brushed, and covered.
9. All equipment (i.e., balls, cues, chalk, etc.) is to be returned to proper storage areas, the air conditioner or heater turned off, lights turned out, doors locked and the key returned to the Safety Patrol.

R. FISHING WITHIN ZELLWOOD STATION

1. Fishing from the shore or by boat on Lake Cohen, Little Lake Cohen (WW Retention Pond) and Lake Grassmere is allowed by residents and their guests. Fishing is prohibited in other bodies of water within the boundaries of Zellwood Station. These rules are in accordance with the Florida Game and Fresh Water Fish Commission rules.
2. All residents and their guests sixteen (16) years of age and older must have a valid Florida fishing license. Any resident fishing for recreational purposes only, within her or his county of residence with live or natural bait, using poles or lines not equipped with a fishing line retrieval mechanism, will not have to purchase a license. This information may be found in myfwc.com/license/recreational/do-i-need-a-license/
3. Guests must be accompanied by a resident while fishing.
4. Only cane poles or rods and reels are permitted.
5. Use of live bait such as bream, shiners, crickets and worms is permitted.
6. Use of goldfish, carp, black bass or parts thereof as bait is prohibited.
7. Free floating jug fishing is prohibited.
8. Introduction of any fish such as catfish, speckled perch or shad, from waters outside of Zellwood Station into lakes and water retention ponds is prohibited. Panfish should not be returned to the lakes and ponds.
9. Size Restrictions:
 - a. Bass: Florida State regulations recommend that during February, March, April and May (spawning season) all bass 14 to 20 inches be returned to the water unless injured, i.e., gut-hooked or bleeding. At all other times, except for bag limitations, bass do not have to be returned to the water.
 - b. Panfish: There are no size restrictions for bream, crappie, etc.
10. Bag Limitations:
 - a. Bass: Two per day, aggregate of six per week, unless injured as noted in the size restrictions above. Excess of two per day must be returned to the water.
 - b. Panfish: Aggregate of 50 per day.

S. ENFORCEMENT OF RULE & REGULATION VIOLATIONS

Enforcement of rules and regulations includes fines, suspensions of voting rights and use of common facilities as provided by Florida Statute 720.303. This includes \$100 per day fine up

to \$1,000 per violation. Exception: Guest and vehicle parking penalties are subject to fines as referenced in Item F. Guests and Item I. Vehicles.

These Rules and Regulations provide assurance of maintaining our community appearance and lifestyle. All residents are partners in this accomplishment.

ADDENDUM “A”
USE OF THE DEPOT, BOX CAR, CABOOSE, BUILDING D AND CLUBHOUSE
COMMUNITY ROOM

A. USE OF RECREATION FACILITIES

1. The Board of Directors of Zellwood Station Community Association (ZSCA) may from time to time establish, modify, or terminate rules and regulations pertaining to operation and use of specific recreation facilities of the association. Copies of such rules and regulations will be posted at each facility to which they pertain and carry the same weight and effect as any other rule or regulation of the Association.
2. The Board of Directors of the ZSCA delegates to the Recreation Coordinator, within the policies specified herein, authority to approve requests for use of and to schedule events to be held in Community Association recreations facilities to include the Main Recreation Center, i.e., the Depot, the Boxcar and Billiards Room, the Caboose, the Crafts-Exercise-Greenhouse building, the swimming pool and whirlpool, the tennis courts, the shuffleboard courts and the Lake Cohen recreation area, etc.
3. Recreation facilities owned and operated by ZSCA are primarily for use by residents of Zellwood Station and their guests.
4. Requests for use of recreation facilities by an individual resident, group of residents, established organizations and other organizations not listed in sub-paragraph 6, for programs, presentation, demonstrations, or social events must be scheduled with the Recreation Office.
5. Individual residents or groups of residents authorized to use any recreation facility shall, following use, be responsible for restoring the facility to its normal condition. An advance deposit may be required to cover the cost of cleaning and repair of damage to ZSCA property whenever use of such facilities is authorized for an individual resident or group of residents.
6. The following established organizations may request scheduling for repetitive use of recreation facilities, for a period of time not to exceed one (1) year.
 - Zellwood Station Community Association
 - Zellwood Station Co-op, Inc.
 - Banbury Village Condominium Association
 - Oak Grove Village Condominium Association
 - Citrus Ridge Village Condominium Association
 - Sand Point Village Advisory Committee
 - Lakeview Village Advisory Committee
 - Rolling Hills Village Advisory Committee
 - Zellwood Station Golf Club
 - Zellwood Station Golf Association
 - Zellwood Station Red Caps
 - Zellwood Station Signal Lights
 - Zellwood Station Organ Club
 - Zellwood Station Veterans Club
 - Armed Forces of Zellwood StationSubordinate or component elements of any of the above organizations and any other organization duly recognized by the Board of Directors.
7. Unless an exception is granted in the community interest by the Board of Directors, requests for use of recreation facilities will be scheduled in the order in which received.

8. Except for programs sponsored by one of the established organizations listed in subparagraph 6, there shall be no solicitation for goods and/or services in or about any recreation facility.
9. Nothing in these rules and regulations is intended to limit, inhibit or restrict in any way the exercise of rights to peacefully assemble or to invite public officers or candidates for public office to any event held at any recreation facility or to otherwise violate the provisions of Section 718.123 F.S. or Sections 723.054 and 723.055 and 723.056 F.S.

B. USER RESPONSIBILITIES FOR RECREATION FACILITIES AND EQUIPMENT

It is the responsibility of the chairperson or head of the organization of committee or designated Activity head or individual resident using any recreation facility of the Zellwood Station Community Association to:

1. Properly schedule an event or activity at the Recreation Office.
2. Prior to an event, advise the Recreation Office of any special arrangements of furniture, equipment, etc. needed.
3. As necessary, make arrangements to obtain the key to a building, as well as access to needed equipment. Prior to an event, keys can be obtained either from the Recreation Office or from the Safety Patrol Office at the Main Entrance. The keys are to be returned to the Recreation Office or the Safety Patrol Office as soon as possible after the completion of the event.
4. Lights, fans, heat or air conditioning, coffee pots, etc. may be turned on prior to an event and must be turned off after the event has ended.
5. If the PA system at the Depot is to be used, arrangements for such use should be made at the Recreation office. All that is necessary is to turn the PA system on. Other controls, including the volume controls may not be adjusted. Before leaving the building, the PA system should be checked to determine that it has been turned off.
6. All equipment that has been used must be returned to its proper place.
7. If food and/or drink are served, tables should be wiped off and trash picked up and put into trash bags available from the Recreation Office. Trash bags are to be put in the garbage dump at the rear of the Depot outside the kitchen door. Kitchen door must be closed and locked after use.
8. Any chairs and tables placed outside temporarily must be returned inside immediately following the event. This means the same evening if any event is held in the evening.
9. Any damage or breakage must be reported to the Recreation Office. Each group, organization, committee or individual resident using recreation facilities is responsible for breakage or damage to a facility or to recreation equipment and will be expected to cover the cost of repair or replacement.

C. USE OF ZELLWOOD STATION CO-OP CLUBHOUSE COMMUNITY ROOM

1. The Clubhouse consists of the Community Room, the Whistle Stop Lounge and Restaurant, Porch and Golf Pro Shop. The Whistle Stop Lounge and Restaurant can be closed off from the Community Room and the Porch. The Community Room can be used either separately or in conjunction with either the Whistle Stop Lounge and Restaurant or the Porch.

2. The Whistle Stop Lounge and Restaurant is intended for use as a facility for food and beverage refreshments. In addition to providing food and beverage service for individual users, the Operator is authorized to schedule and hold special affairs and to provide special entertainment for residents and their guests using the Whistle Stop lounge and Restaurant and the Community Room.

3. The Community Room is intended for use for meetings, luncheons and dinners, presentations, dancing, demonstrations and other similar types of entertainment.

4. Use of the Community Room for personal affairs by a Zellwood Station resident(s) or use by non-resident individuals or organizations or businesses, not requiring the services of the Operator of the Whistle Stop Lounge and Restaurant must be arranged through the Park Manager's Office.

As part of the scheduling procedure, a written agreement may be required with any organization, group or Individual to use the Community Room and/or the Porch. The agreement would set forth in detail the specifics of such use to include arrangements for food, beverage service (alcoholic and non-alcoholic), entertainment, set-up take-down, cleaning, etc.

5. The Operator of the Whistle Stop Lounge and Restaurant has primary use of the Community Room. The Park Manager's Office will keep a monthly calendar of events based on written notices from the Operator of the Whistle Stop Lounge and Restaurant and, as well as, notices from ZSCA's Recreation Coordinator about activities using other recreation facilities throughout Zellwood Station to avoid conflict in scheduling activities in the community.

6. Users of the Community Room may be charged a user fee and fees for set-up, take down and cleaning of the room if the user does not wish to do the work. The Park Manager using guidelines established by the Co-op Board of Directors will set such fees.

7. For those organizations, groups or individuals who elect to perform the set-up, take-down and cleaning, the Park Manager may require an advance deposit to guarantee performance of these tasks.

8. A user fee will not be assessed by the Operator or the Co-op for use of the Community Room by selected established residential organization such as the Zellwood Station Golf Association, Sunday Morning Devotion and Red Caps/Signal Lights. However, use by the Red Caps for the FYI Fair or the Florida Hospital Golf Tournament will not be exempt from payment of a user fee. The Park Manager will have the discretion to eliminate the user fee for other established resident organizations and residents depending on the type of function.

9. Established resident organizations or individual residents using the Community Room and/or the Porch may provide for their own food service and non-alcoholic beverages, including outside catering. The Operator of the Whistle Stop Lounge and Restaurant may also be requested to provide food and non-alcoholic beverage service.

Established resident organizations and individual residents using the Community Room and/or the Porch may also arrange for entertainment.

10. Alcoholic beverages must be provided by a licensed vendor, such as the Operator of the Whistle Stop Lounge and Restaurant, for consumption within the Clubhouse, except the Golf Pro Shop. No alcoholic beverages will be permitted to be brought into the Clubhouse by an individual or organization.

11. No gambling or paying-off of bets is permitted inside the Clubhouse.

12. Excessive noise levels and bad behavior will be considered damages. It will be incumbent on the Operator, users contracted by the Operator and users making arrangements through the Park Manager to insure the noise levels do not disturb residents of the Park.

13. Following the use of the Community Room and/or the Porch, the Park Manager will cause an inspection to be made of the facilities use. If take-down or cleaning have not been properly performed, the person or organization using the facility will be contacted for corrective action. If satisfactory action is not taken, the Park Manager will arrange for the work to be performed and the charges for such work sent either to the organization, group or individual that used the facility or the cost deducted from the advance deposit.

14. Organizations, groups or individuals who fail to comply with the requirements specified at the time of scheduling for use of the Community Hall and/or the Porch may be denied future use of these facilities.

15. If there is any damage to chairs, tables, walls and/or floor caused by user or guests, the person responsible for arranging the activity will be expected to pay the costs to correct the damage.

16. Decorations may be provided by the user. The decorations must be removed immediately following the function's completion. Such materials may not be tacked, stapled or taped to doors or walls.

17. Functions of over 50 people should have professional guards, police officers or deputy sheriffs on duty at a function. The Park Manager, depending on the function, will determine the number of security personnel needed and may authorize exceptions to this rule.

Private functions of over 100 people must have professional guards, police officers or deputy sheriff on duty at the function.

Approved by:
ZELLWOOD STATION COMMUNITY ASSOC.

Approved by:
ZELLWOOD STATION CO-OP INC.

By: _____
President

By: _____
President