

Prepared by:

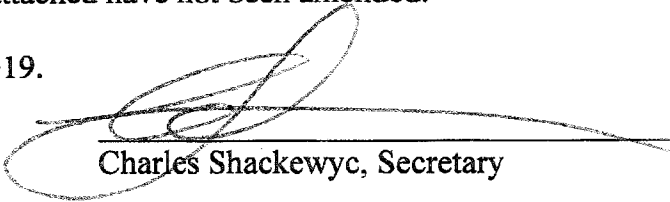
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**GRAND HORIZONS HOMEOWNERS ASSOCIATION, INC.
CERTIFICATE OF FILING
RULES AND REGULATIONS**

I, Charles Shackewyc, as Secretary of Grand Horizons Homeowners Association, Inc., a Florida corporation not for profit (the AAssociation@), do hereby certify that attached hereto is a true and correct copy of the Rules and Regulations of the Association adopted by a vote of not less than a majority of the Board of Directors of the Association at a duly noticed and called meeting held on December 12, 2019. Pursuant to Article XII of the Bylaws of the Association recorded on June 5, 2009, in O.R. Book 8100, Page 1883, *et. seq.*, Public Records of Pasco County, Florida, as Clerk's Instrument No. 2009078754, the members of the Association are not entitled to vote on the Rules and Regulations of the Association, and no vote of the members is required by law or by any of the governing documents of the Association.

I hereby further certify that the same as attached have not been amended.

Dated this 16th day of December, 2019.

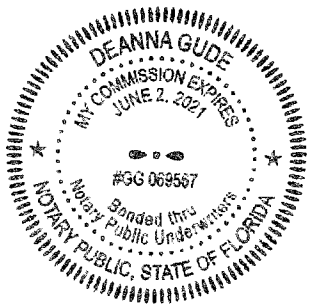

Charles Shackewyc, Secretary


STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 16th day of December, 2019, by Charles Shackewyc, as Secretary of Grand Horizons Homeowners Association, Inc., a Florida corporation not for profit, on behalf of the corporation. He: ~ is personally known to me or ~ has produced Florida Drivers License as identification.

[SEAL]




Notary Public Deanna Gude
My Commission Expires: 6-2-2021

GRAND HORIZONS HOMEOWNERS ASSOCIATION, INC.

**RULES AND REGULATIONS
of
GRAND HORIZONS
A Fifty-five Plus Community
Effective Date: December 12, 2019**

A. GENERAL INFORMATION

1. GRAND HORIZONS is a fifty-five plus (55+) community operated by the Grand Horizons Homeowners Association, Inc. (the "HOA"), a not-for-profit corporation of Members who have purchased Lots in the Grand Horizons sub-division.
2. Rules and Regulations (R&Rs) are established and amended by the Board of Directors of the HOA as authorized by the Grand Horizons' Governing Documents:
 - Article 2.2 of the Declaration of Covenants and Restrictions,
 - Article 3.2.5 of the Articles of Incorporation.
 - Article XII of the Bylaws
3. Many of the R&Rs are based on requirements of Florida Laws and others written to help in the protection of member's safety, property, and privacy. These Rules and Regulations (R&Rs) are based on common sense, courtesy, consideration of others and maintaining an attractive home and lot, will all help to sustain the high standards of this up-scale, residential, retirement Community.
4. All Residents of Grand Horizons must agree to abide by all of the R&Rs herein set forth, as now existing, and as they may hereafter be amended. Failure to comply with the provisions of the other Governing Documents of the HOA, (the Declaration of Covenants and Restrictions, the Articles of Incorporation, the Bylaws, as well as the Rules and Regulations) is a violation of these documents and would therefore be grounds for disciplinary action and/or fines.

B. DEFINITIONS

1. "Assessment" means a sum, or sums, of money payable to the HOA, as authorized in the Governing Documents, which, if not paid by the Owner of a Lot, can result in a lien placed against the Lot.
2. "HOA" or "Association" means and refers to the GRAND HORIZONS HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit corporation.
3. "Board" or "Board of Directors" means and refers to a duly constituted Board of Directors of the HOA.
4. "Common Areas" means and refers to all of the Land, as defined herein, less and except all Lots as defined herein.
5. "Community" means and refers to the "GRAND HORIZONS" subdivision.
6. "Community Center" (CC) means and refers to the recreational facilities within Grand Horizons, and those added from time to time.
7. "Community Center Building" (CCB) refers to the large building, located at 37601 Corey Lewis Avenue.
8. "Governing Documents" of the HOA refers to:

- a. The Declaration of Covenants and Restrictions for Grand Horizons ("Declaration"), and all subsequent duly adopted and recorded amendments and exhibits thereto, and
 - b. The Articles of Incorporation of Grand Horizons Homeowners Association, Inc. ("Articles") and all subsequent duly adopted and recorded amendments and exhibits thereto, and
 - c. The Bylaws of Grand Horizons Homeowners Association, Inc. ("Bylaws"), and any subsequent duly adopted and recorded amendments thereto, and
 - d. The Rules and Regulations of Grand Horizons ("Rules"), and any subsequent duly adopted amendments thereto.
9. "Guest" means and refers to a visitor whose stay does not exceed 15 consecutive days, or 30 total days within a 365-day period. Upon reasonable request, the HOA Board may allow, in writing, a longer stay.
 10. "Land" means and refers to that certain real property described in Exhibit "A" attached to the Declaration, and such additional real property as may hereafter be specifically made subject to the Declaration.
 11. "Lot" or "Lots" means and refers to any plot of real property, intended for use as a home site, shown as a Lot on the recorded plat maps, Phases 1-4, of the Grand Horizons subdivision in the Pasco County, Florida records.
 12. "Member" means a Lot Owner who, by said ownership, is required to be a Member of the HOA and is obligated by the Governing Documents to pay assessments to the HOA that, if not paid, may result in a lien placed on the property.
 13. "Owner" means and refers to those persons or entities named in a deed filed in the public records of Pasco County, Florida, for a Grand Horizons Lot.
 14. "Recreational Facilities" means and refers to the CC.
 15. "Resident" means a Member or other person approved in writing by the HOA Board who resides in Grand Horizons.
 16. "Assistance Animals" means and refers to animals which are a type of assistance animal that is recognized as a "reasonable accommodation" for a person with a disability under the federal Fair Housing Act (FHAAct, 42 U.S.C.A. 3601 et seq.) and as defined by HUD FHEO 2013-01.

C. HOUSING FOR OLDER PERSONS

1. Grand Horizons is intended and operated for occupancy by persons fifty-five (55) years of age and older, and, as such, adheres to the requirements of the Housing for Older Persons Act (HOPA) of 1995. Occupancy of a home will only be allowed if at least one person in the home is 55 years of age or older and if all other occupants (excluding Guests) are at least 40 years of age. In the event that all of the occupants of a home who are 55 years of age or older shall die, or otherwise discontinue occupancy of the home, then the HOA Board is hereby granted the right to terminate the occupancy of the home by all persons under 55 years of age if continued occupancy would result in less than 80% of the homes in Grand Horizons being occupied by at least one person 55 years of age or older. The HOA Board reserves the right, at its sole discretion, to grant exceptions to the minimum age requirements of this Rule while still maintaining compliance with HOPA.
2. In order to maintain compliance with HOPA, between January 1st and March 31st of each year all existing Residents will be required to provide the names and prove the ages of all

current occupants of the home to the HOA Board. Failure to provide the written occupant documentation shall constitute a violation of these R&Rs.

3. After receipt of sufficient documentation, the HOA Board may authorize occupancy on a temporary basis of a home by a licensed caregiver under 40 years of age who is engaged to provide in-home care for a Resident who is no longer able to function independently in the home. The Board reserves the right to require written confirmation from a licensed physician of the need for such home health care.
4. The HOA Board may grant a person under 40 years of age occupancy of a home if sufficient documentation is provided to show that the person has a physical or mental impairment which substantially limits one or more of such person's major life activities and is solely dependent on the Resident, who lives in the home, for care and support.
5. If a child is born to, adopted by, or becomes in any manner a legal ward of a Resident, the resident must give written notice to the HOA Board within 30 days after the date of birth, adoption or becoming a ward. The Board may, in writing, allow the child to remain in the Community for a period not exceeding 3 months from the date of birth, adoption, or custody.

D. APPLICATION AND APPROVAL FOR RESIDENCY

1. The HOA Board reserves the right to refuse admittance to anyone who purchases or otherwise receives title to a home or Lot in Grand Horizons who has not been approved for residency and HOA membership by the Board.
2. Prior to purchasing a home, moving a new home into the Community, or becoming a Resident, all prospective Members and Residents must complete an application for membership and/or residency which will include permission to perform a background and credit check. The HOA Board must approve or reject these applications in a timely manner and before the sale is "closed". All applicants for membership and/or residency must be considered desirable and compatible with the Community in order to be approved, and must meet certain age, background, character, and financial criteria as established by the HOA Board.
 - a. The HOA Board reserves the right to refuse admittance to any prospective Member or Resident based on the criteria it has established to determine the age, background, character, and financial responsibility of the prospective Member or Resident.
 - b. At the time of application for Membership or Residency, all prospective Members and Residents must produce, for the HOA Board's inspection and copying, one of the following age verification documents: driver's license, passport, immigration card, military identification, or other valid, local, state, national or international document containing a birth date and photo ID of comparable reliability. The minimum age for all Residents of the Community is 40 years of age. The HOA Board reserves the right, in its sole discretion, to grant reasonable exceptions to the minimum age requirements of the Rule, while still maintaining compliance with the Housing for Older Persons Act (HOPA) of 1995.
 - c. Small birds, and no more than a total of 3 dogs and/or cats, each of which at maturity does not weigh more than 40 pounds, are allowed in a home. Please check your home owner insurance policy to ensure your pet is covered. Assistance Animals are exempt from the weight restriction.
 - d. The HOA Board reserves the right to require a non-refundable application fee, not to exceed the greater of \$100.00 or the maximum cost allowed under Florida law, to defray

the cost of the screening process. The failure of any prospective Member or Resident to provide age, background information, personal references, or proof of financial responsibility shall be deemed a cause for refusal of membership and/or residency.

4. No home may be permanently occupied by more than 3 persons without the written permission of the HOA Board.
5. No Owner, Member, or Resident can rent their home or Lot.

E. GUESTS AND VISITORS

1. "Guest" means and refers to a visitor whose stay does not exceed 15 consecutive days, or 30 total days within a 365-day period,
2. Guests and visitors are the entire responsibility of their Member or Resident host and must comply with all the R&Rs of the Community.
3. A Member or Resident must not allow their home to be occupied or used for more than 24 hours in their absence without the prior written permission of the HOA Board.
4. No "rentals" are allowed in Grand Horizons.
5. Pets of guests and visitors
 - a. Please check your home owner insurance policy to ensure guests' and/or visitors' pets are covered.
 - b. All pets must be licensed and inoculated in accordance with local laws.
 - c. Pets should be kept inside the home.
 - d. Pets on the outside of the home must be confined to the residence lot with visitors present and must always be on a leash.
 - e. Tying up of pets outside and leaving them unattended is prohibited.
 - f. Maximum length of stay for pets of guest is 15 days.
 - g. Assistance Animals are exempt from these restrictions
 - h. Due to insurance of the community, the following are prohibited at all times:
 - i. Akita
 - ii. Chow
 - iii. Doberman Pinscher
 - iv. German Shepard
 - v. Pit Bull
 - vi. Presa Canario
 - vii. Rhodesian Ridgeback
 - viii. Rottweiler
 - ix. Staffordshire Terrier (or any of the large Terrier breeds descended from dogs bred for fighting
 - x. Wolf and wolf hybrids
 - xi. Any mixed breed dog containing any of the above breeds, no matter the percentage
 - xii. Any dog weighing more than 100 pounds
 - xiii. Any dog that has ever been trained as or used as a guard dog or attack dog
 - xiv. Any dog that has ever been trained or used in military or police work
 - xv. Any dog belonging to a breed that was historically bred for fighting
 - xvi. Any dog that has bitten or has exhibited aggressive behavior towards people

Grand Horizons reserves the right to amend this list at any time.

F. SELLING OR REMOVAL OF HOMES

1. If an Owner wishes to sell a home or Lot, the HOA Board must be notified in writing so that the property can be inspected, (outside only) by the Architectural and Landscape Committee (ALC). The home and/or Lot must be found to be in compliance with all current R&Rs before it is "listed" or offered for sale.
2. Only one For Sale sign, not to exceed 2' x 4', may be placed on the Lot. Temporary Open House signs may be placed when and where needed.
3. All outstanding assessments, charges, fines, and financial obligations must be paid to the Association before the home can be sold or removed from Grand Horizons.
4. See "D" above. Prospective buyers must complete an application for residency and be approved in writing by the HOA Board prior to the sale of the home. The HOA Board has the final authority in approving or refusing any prospective buyers.
5. REMOVAL - Any Owner removing a home from Grand Horizons is responsible for removing all debris, steps, and utility sheds from the Lot. The Lot must be cleaned and cleared after work is completed. Utility connections must be sealed, protected, and identified. All contractors must be licensed and insured, including Workers Compensation Insurance. Copies of the insurance coverage must be filed in the Office before work commences. Removal must be completed within 30 days from commencement of the work. A replacement home must not be allowed on the Lot until the Lot has been completely cleared of previous home debris. Any necessary removal of trees must be approved by the appropriate governmental entity before any tree removal.

G. RESIDENTIAL USE ONLY

1. The M1 zoning of the Grand Horizons subdivision allows "residential use" only.
2. No business or commercial use is allowed. A business is identified as any commercial enterprise which has one or more of the following characteristics:
 - a. Is required to be licensed by local city or state law, or
 - b. Requires traffic from outside the Community to enter for the purpose of dealing with said business, or
 - c. Requires any type of sign or advertising on the exterior of the home.

H. MAINTENANCE OF HOME AND LANDSCAPING

1. Each Owner is responsible for the general care and upkeep of their Lot and landscaping, including, without limitations, watering, weeding, trimming, edging, fertilizing, mowing, and treating the lot for disease or insect infestation.
2. Lawn and garden watering must be performed by the Resident in accordance with local watering restrictions implemented by the City of Zephyrhills, Pasco County, and/or the Southwest Florida Water Management District.
3. All hedges and shrubbery must be neatly trimmed and pruned. Garden flower and plant beds must be attractively maintained, mulched, and weeded on a regular basis.
4. All fire hydrants must be kept clear of any shrubs, bushes or any obstruction so that they may be inspected and accessible at all times.
5. Each Owner must maintain their Lot, the exterior of their home, and any appurtenant structures in a neat clean attractive manner, and in a state of good repair. Washing, painting,

and repairs to the exterior of the home must be performed when needed to keep it neat and clean of mold and mildew.

6. Damage to any "improvement" on a Lot must be repaired and restored to its original condition within 45 days from the date the damage occurs. This time limit may be extended at the sole discretion of the HOA Board (in writing) in the event of catastrophic loss such as fire or natural disaster.
7. If any Owner fails to maintain their Lot, home, driveway, private walkways, lawn, or landscaping, the HOA Board may, at its option, carry out at the Owner's expense, such maintenance, or repairs as are deemed necessary by the HOA Board to maintain the good appearance of the Community.
8. Owners and Residents are required to keep their lots and driveways free of debris.
9. To avoid fire hazards and to promote safety, the space immediately under the home must not be used for storage. Any items needing to be stored in the carport or on the patio (cushions, hoses not on hose reels, etc.) must be stored in a deck box type storage container no larger than 60" in length by 26" in width and 30" in height. Only one deck box may be in the carport and only one deck box may be placed on the patio. They must be placed against the wall of the home. Large equipment (mowers, spreaders, etc.) must be stored in a garage or storage shed. The carport must be free of clutter, allowing space to park one vehicle at all times.
10. Window type air conditioners in the main home must be for "temporary" use (not to exceed 90 days) and require approval of the ALC prior to installation.
11. All Owners and Residents are reminded to secure any items external to their home which, in the event of a wind storm, could become airborne.

I. **REQUIRED IMPROVEMENTS TO HOMES AND LOTS**

1. In order to assure that all homes are consistent with the beauty and aesthetic nature of the Community, only new double or triple-wide manufactured homes, or homes not more than 10 years old and approved by the ALC will be allowed to be placed in Grand Horizons.

Before the home is placed on the Lot, a layout drawing must be given to the ALC detailing the placement of improvements such as the:

- Home location with setbacks shown
- Carport and/or Garage
- Driveway
- Patio
- Storage shed
- Sidewalks

Also required:

- a. A roofed carport or garage (attached to the home) that has been approved by the ALC.
- b. A concrete pad under a garage, pavers, or concrete under a carport.
- c. A concrete driveway extending from the base under the carport or garage to the street, such driveway having a minimum width of 11 feet. Paver driveways can only extend to the perimeter sidewalk and not all the way to the street. ALC approval is required.
- d. A roof of a type and color approved by the ALC.

- e. Horizontal or vertical lap siding of a color approved by the ALC.
 - f. Unpainted brick skirting, consistent with the color and type of brick presently used in our community, around the full perimeter of the home, from the ground level to the home and approved by the ALC.
 - g. Concrete steps going to each home and/or patio entrance.
 - h. If no garage, a utility storage room attached to the home or carport.
 - i. A sidewalk consistent with the width of the existing sidewalks of the Phase the lot is located in. Sidewalks must extend the entire perimeter length of the property that adjoins a street.
 - j. An in-ground lawn watering irrigation system.
 - k. A fully landscaped Lot.
 - l. When a home is occupied, a receptacle next to the front door for community notices.
 - m. Any additional improvements required to comply with all applicable laws, ordinances, and regulations of the City of Zephyrhills, Pasco County and/or the State of Florida.
2. Each of the above required improvements must be designed and installed in accordance with the requirements of the rules as stated herein, and in accordance with plans that have been submitted to the ALC and approved in advance by the ALC.
 3. All storage and utility sheds must be approved by the ALC, as to size, design, and material before placement on the Lot.
 4. The ALC shall have right to grant exceptions to any of the foregoing requirements.
 5. Any additional structures or alterations to a home must have:
 - a) written approval from the ALC before construction or placement, and
 - b) a City of Zephyrhills building permit, if required.

J. LAWN ORNAMENTS

All peculiar, unusual, or bizarre lawn ornaments must be approved in writing by the ALC.

It is the homeowner's responsibility to insure all lawn ornaments are secured in the event of a storm or hurricane.

K. HURRICANE & STORM SHUTTERS

1. Permanently installed hurricane protection must consist of film, roll-down or fold-down shutters, accordion shutters or removable corrugated panels.
2. Approval by the ALC must be obtained prior to installation.
3. Plywood is discouraged but may be installed no more than 48 hours before a storm is expected and must be removed within 48 hours after the storm has passed.

L. FENCES

1. The City of Zephyrhills ordinance §7.07.01 defines a "fence" as:
"any human-made barrier or hedge erected for the purpose of enclosure, exclusion, protection, privacy, security, retainment, or aesthetics"
2. The above definition for a fence shall be used and apply to any fence or fence-like structures.
3. Residents must have proper permits in regard to the installation of any fence.
4. Installation or repair to any fence requires ALC approval.
5. Fences which are constructed and affixed in a "post to post" manner are **prohibited**.

6. Use of lattice panels, semi-privacy panels, etc. which are used for decorative purposes and located under roof such as on a carports, porches, etc. is allowed provided that such panels are not used to enclose an area. Residents are responsible to obtain proper permits should they be required and must obtain ALC approval.
7. Any existing fence which was established at the time of adoption of this rule will not be impacted. However, only the continual maintenance of the fence will be allowed:
 - a. Repair and maintenance of any existing fence covered under this rule shall be allowed so long as the fence does not change in composition or physical appearance.
 - b. Replacement of an existing fence (in part or in whole) which changes the composition of the materials used in the construction of the existing fence or alters its physical appearance is prohibited.
 - c. In the event a fence is voluntarily removed by the Resident, re-establishment of the fence will be prohibited under the "fences are prohibited" rule (Section L, Item 3) above.
8. Residents with an existing fence, as defined by the City of Zephyrhills, must provide to the Board, documentation that a fence exists. Fences not documented will be considered to be non-existent. Documentation should be in the form of a picture which shows clearly the existence of the fence.
9. Dog runs, animal pens, or underground electric fences are not allowed.
10. If required, a City of Zephyrhills building permit must be obtained.

M. OUTSIDE ANTENNAS

1. Outside television antennas and satellite dishes are allowed consistent with the requirements, limitations, and obligations of the Federal Telecommunications Act of 1996 or any future amendments thereto. ALC approval is required, prior to installation.
2. Residents may install satellite dishes (no larger than 39 inches in size) and broadcast antennas so long as the satellite dish or broadcast antenna has minimal visibility from the street front of the home.
3. In the event that the Resident is unable to obtain an acceptable quality signal from the location of the satellite dish or broadcast antenna, the Resident may apply in writing to the HOA Board for consideration of another location which shall, to the greatest extent possible, limit the visual impact of the dish or antenna on the Community.

N. OUTSIDE CLOTHES DRYING / CLOTHESLINES

1. No clothing, sheets, bathing suits, towels, or other items, may be draped or hung in the front yard or carport area.
2. Clotheslines may be put up and utilized in the back of Lot but must be collapsed or removed when not in use. To the extent possible, when not in use, clotheslines must not be very noticeable from any street.
3. No clothing, sheets, bathing suits, towels, or other items may be hung overnight. Items that are on any clothesline must be removed past sunset.

O. SUBDIVISION OF LOTS

No Lot may be divided, subdivided, partitioned, or changed in size.

P. OUTSIDE LIGHTS

1. Exterior lighting must not cause distraction, be unsightly or cause a nuisance.

2. No outside lighting will be allowed that impacts roadways, traffic or drivers' vision.

Q. TRASH AND GARBAGE

1. All trash, garbage, and other natural solid waste (household waste) must be sacked or wrapped and placed into the approved containers provided by the City of Zephyrhills (referred to as Z-Carts). This may include yard waste such as grass clippings, leaves, etc. so long as the lid will shut, they will accept.
2. Garbage containers (Z-Carts) may be placed at the curb the evening prior to the day of pickup.
3. Garbage containers (Z-Carts) must be removed from curbside no later than the evening of the day of pickup. The City of Zephyrhills requests that containers be removed from the street by 7:00PM.
4. Garbage containers (Z-Carts) should be stored away from view of the street. If possible, please store them in areas such as your garage or storage areas (provided you have one). If you do not have a garage or storage area, or space does not permit this then please store these in a location that minimizes them from being seen from the street.

Storage of Z-Carts in storage containers is prohibited by size limitations as stated in Section H item 9.

5. Place the Z-Cart with the handle farthest away from the street.
6. The Z-Cart lid should be closed. Trash should not be overflowing and must be inside of the Z-Cart.
7. The Z-Cart must be 3-feet away from recycling bin and other objects or obstructions such as mailboxes, trees, streetlight, and/or parked cars.
8. Place your Z-Cart near the end of your driveway to prevent conflict with parked cars.
9. Place the Z-Cart on as level of a surface as possible and away from overhanging tree branches.

R. SPEED LIMIT, PARKING, VEHICLES, BOATS, MOTORHOMES AND RV's

1. The speed limit within the Community is posted at 20 mph and must be adhered to at all times by all trucks, cars, motorcycles, golf carts, bicycles and other vehicles.
2. A Resident's vehicle must be parked under the carport, in the garage, or on the driveway. The carport area must be able to accommodate at least one parked car under its roof at all times.
3. Vehicles must not be parked in such a manner as to block any neighbor's driveway.
4. No vehicles are allowed to be parked in the street or on any lawn, except under unusual circumstances and then only for a short time. Any vehicle parked in the street must not interfere with or impede the ingress/egress of other vehicular traffic and must be parked in such a manner to allow for emergency vehicle to safely pass.

Exceptions, from time to time, may be made with Board approval. All requests for exceptions must be made by the Resident in writing and will be evaluated on a case-by-case basis by the Board.

5. With Board approval, a Resident may park their vehicle with wheels on the sidewalk in order to allow sufficient area for other vehicles to safely pass (including emergency vehicles).

6. At no time shall a vehicle block any mailbox or otherwise park in such a manner that would obstruct the delivery of mail.
7. No major vehicle repair is allowed on the Lots or any part of the Common Areas. Only operating and currently licensed vehicles are allowed within the Community.
8. Non-passenger vehicles such as commercial vehicles are not allowed to be parked overnight within the Community without Board approval.
9. Passenger vehicles may regularly be parked overnight within the community. Pick-up trucks, small vans and automobiles used for transportation to and from work that have commercial markings, signs or logos are also allowed.
10. A vehicle larger than a pickup truck with a cab-high shell that has either a bed, toilet, kitchen or cooking facilities, is considered a Recreational Vehicle (RV).
11. Resident's RVs, boats and motor homes may park directly in front of their home or in their driveway up to 4 times in a 30-day period for no longer than 72 hours at a time for trip preparation or regular maintenance (washing, waxing, etc.). During the daylight hours of such parking periods, the Member and/or Resident, must be actively engaged in activities such as loading, unloading or regular maintenance a good portion of the time. When parked in the street, the extension of slide-outs, opening of storage doors, etc., on the street side must only be done for the time required and must be closed immediately thereafter. At the end of these parking periods, recreational vehicles must be removed from the Community for a minimum of 48 hours. If possible, residents must park their RVs, boats, and/or motor homes in a manner as to allow traffic to pass and minimize traffic restrictions on the street.
12. RVs, boats, and trailers, except as set forth above, must be stored outside the Community or, space permitting, in the Community's RV rental storage area at the Resident's expense.
13. Golf carts are allowed within the Community on the HOA's owned streets only if driven by a resident or a guest with a valid driver's license and only if covered by the Resident's homeowner's liability insurance policy.
14. Mopeds, mini-bikes, motorcycles and scooters are allowed within the Community, provided they are equipped with a proper muffler, are operated in a safe manner, and the owner has proper liability insurance.
15. Skateboards, roller skates, and hoverboards are not allowed within the Community.
16. Residents must obtain prior written approval from the HOA Board for exceptions to any of the above rules

S. SOLICITATION

All selling, soliciting, peddling, or commercial enterprise within Grand Horizons is prohibited unless prior written approval has been obtained from the HOA Board.

T. NOISE

1. It is important that all Residents respect their neighbors' privacy and property. Consideration for a neighbor's right to peaceful enjoyment should be observed at all times. Disturbing, loud or excessive noises from persons, animals, radios, televisions, stereos, etc., where it constitutes a nuisance to neighboring Residents, is not allowed at any time. While this may be subjective, a common sense, fair play, do-unto-others approach, should be taken.
2. Disorderly conduct, intoxication, and profane language will not be tolerated.
3. The 8 hours from 11 P.M. to 7 A.M. should be considered an especially quiet time.

U. PETS

1. Small birds confined within the home are allowed.
2. No more than a total of 3 dogs and/or cats, each of which at maturity does not weigh more than 40 pounds, are allowed in a home. Assistance Animals are exempt from the weight restriction.
3. All pets must be licensed and inoculated in accordance with local laws.
4. Pets should be kept inside the home. When pets are outside of the home, they must be confined to the Resident's Lot. Tying up pets outside and leaving them unattended is prohibited. Pets may always be walked through the Community on a leash held by a responsible person able to keep the pet under complete control. They may be walked on sidewalks, streets, and around retention ponds.
5. All animal waste must be disposed of by the Resident in a proper manner.
6. Residents will be liable and charged for any personal or property damage caused by their pets. DOG URINE KILLS GRASS. Respect for a neighbor's property demands that a pet owner lets their pet "do their business" only in the pet owner's yard.
7. Any pet that is allowed to roam free, produces objectionable noise, displays aggressive tendencies or otherwise threatens or endangers the safety and health of any Resident will not be allowed to remain in the Community.
8. No pets or animals of any kind will be allowed in the CCB or any of the Recreational Facilities, with the exception of Assistance Animals.
9. No livestock or poultry of any kind shall be raised, bred, or kept within the Community.
10. Absolutely no exotic pets, including reptiles, snakes, lizards, fowl, and other wildlife are to be kept anywhere in the Community.
11. Feeding of wildlife, including but not limited to sand hill cranes, egrets, doves, ibis, crows, stray dogs or cats or other feral animals is prohibited anywhere in the Community for the health and safety of all Residents.
12. If any of the above rules regarding pets is violated, and such a violation is noted by a Resident, or a valid complaint is made by another Resident, the offending Resident may receive an official notice in writing stating that their right to keep a pet within the Community may be terminated.
13. The HOA Board is authorized to make additional rules regarding pets. The HOA will not be liable for any personal injury, death or property damage resulting from a violation of the foregoing rules and regulations governing pets, and any Resident maintaining a pet on Grand Horizons property must hold the HOA harmless from any loss, claim or damage arising from or in connection with the maintenance of a pet on Grand Horizons property.

V. COMMUNITY CENTER

1. Each Member shall have a nonexclusive right to use the CC and any recreational facility now, or in the future, owned and controlled by the HOA. This right shall be appurtenant to the Owner's fee simple interest in a Lot.
2. Rules regarding use of the CC may be adopted, amended, or revised by the HOA Board. A copy of the current R&Rs is posted on the bulletin board outside the HOA Board office in the CCB. Upon written request, a copy of the current R&Rs will be provided to a Member or Resident.
3. The HOA Board will establish the days and hours the CC will be available for use. Members, Residents, and their Guests must abide by the R&Rs and the hours of use. Those

R&Rs and posted hours of use of the facilities, are incorporated herein by reference as though set out in full.

4. The HOA Board reserves the right to suspend the right of any person to use the CC for a period not to exceed 60 days for each infraction by such person of the R&Rs or hours of use.
5. The HOA Board reserves the right to suspend a Member's right (or the right of any person claiming through the Member) to use the CC or its recreational facilities for any period during which any Assessment or Special Assessment due to the HOA remains unpaid, and, for a period not to exceed 60 days, for each infraction by such Member, Resident or Guest thereof of any of the terms and provisions of the Governing Documents and for any period during which such Member, Resident or Guest thereof remains in violation of any of the terms and provisions of the Governing Documents which includes these R&Rs.
6. A Member's right to use the CC recreational facilities will inure to all persons residing on that Member's Lot. The privilege of the Members' and Residents' Guests to use the CC recreational facilities will be determined and guided by the R&Rs and by the posted hours of use. Rules posted at recreational facilities must be adhered to by all Members, Residents and Guests.
7. Members, Residents, and Guests use the CC and its recreational facilities at their own risk. The kitchen's gas stove is complex and has numerous pilot lights. For safety's sake, Members must be properly trained in its use before being allowed to operate it unsupervised. Guests may not use this stove at any time.
8. Guests, under the age of 18, may use the pool if accompanied at all times by an individual who is 18 years of age or older, and all must wear a Grand Horizons' wristband.
9. Smoking (including e-cigarettes and vaporizers) and use of all tobacco products (including chewing tobacco) is prohibited from all areas in and surrounding the CCB in general. This includes the CCB as well as adjacent pool, spa, shuffleboard courts, and any other areas that comprise the CCB facilities. Smoking (including e-cigarettes and vaporizers) and use of all tobacco products (including chewing tobacco) is allowed only in the designated smoking areas.
10. Due to liability and insurance concerns, no alcohol is to be sold and/or served at any time within the CC, its recreational facilities, or upon its grounds. However, Residents and their Guest may bring into the CCB for personal consumption unless otherwise prohibited.
11. Members and Residents may reserve the CCB Hall for private social functions, which must be limited to the CCB and its covered back porch; however:
 - a) Use of the kitchen is limited to its ice, sinks, and water.
 - b) No cooking or any use of the stove is permitted.
 - c) A Social Club CC reservation form must be completed.
 - d) Deposits are required for these functions.
 - e) An insurance liability "Special Event" premium must be paid:
 1. if alcohol will be present (for personal use), and/or
 2. non-residents will be invited.
12. Members and Residents reserving the CCB Hall must be present at all times and will be responsible for any and all damages which may occur during their use of the facilities.
13. Guests must be accompanied at all times by the Member or Resident host when inside the CCB and/or when using the shuffle board courts.
14. No person may use the CC in such a manner as to interfere with the rights or peaceful enjoyment of the adjoining areas within the CC by Members and Residents.

15. The CC must be cleaned and returned to the condition in which it was found as soon as possible but no later than by noon of the following day.

W. POOL AND HOT TUB

1. Grand Horizons wristbands must be worn by all Residents and Guests in the pool / spa area.
2. Guests 17 years of age and under, must be accompanied by an adult 18 years of age or older.
3. No lifeguard will be on duty at any time.
4. Use is restricted to Members, Residents, and their Guests.
5. Bicycles, scooters, skateboard, skates of any kind, wheeled recreational objects of any kind are not allowed in the pool or spa area.
6. Diving, jumping, or running is not allowed in the pool or spa area.
7. Only drinking water in non-breakable containers is allowed on the pool and hot-tub deck. Food, snacks, and refreshments are allowed only on the covered back porch. Pavers with food crumbs, and sugar from spilled drinks, invite ants!
8. Cutoffs or street clothes are not allowed in the pool or hot tub.
9. Pets are not allowed in the pool and hot-tub area, except for Assistance Animals.
10. Pets are not allowed IN the pool or hot-tub.
11. Only music and video devices with earphones are allowed in the area.
12. Infants and non-toilet trained children are not allowed in the pool or hot-tub at any time due to health and sanitary concerns, unless pool approved diapers are worn.
13. Litter must be placed in the garbage containers provided.
14. Violations of any of the above rules may result in revocation of pool and spa privileges.

X. SHUFFLEBOARD COURTS

1. Guests must always be accompanied by the Member or Resident host.
2. All equipment must be returned to its proper place.

Y. RESPONSIBILITIES

1. The HOA is not responsible for loss or damage to any home, improvement, or personal property located within Grand Horizons caused by accident, flood, fire, act of God or war, injury, theft, windstorm, or any other man-made or natural event.
2. The HOA shall not be liable for any loss, injury, death or damage to persons or property which at any time may be suffered or sustained by Members, Residents, Guests, or any person who may be at any time using or occupying or visiting Grand Horizons or be in, on or about the same, whether such loss, injury, death or damage shall be caused by or in any way result from or arise out of any act, omission or negligence of the HOA, Member, Resident, Guest, or user of any portion of the premises or shall result from or be caused by any other matter or thing.
3. Neighborhood disputes and personality conflicts are not within the jurisdiction or purview of the HOA Board. Please respect your neighbors and treat your neighbors and their property with the same courtesy as you would wish to be treated. The HOA Board will not mediate or arbitrate neighborhood disputes and will not take action on such matters unless based upon a violation of the Governing Documents which include these Rules and Regulations.