

Peyton's Preserve Homeowners Association, Inc.

C/O Guardian Association Management

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Purpose:

This document contains guidelines to supplement and expand upon the official Declaration of Covenants, Conditions and Restrictions for Peyton's Preserve ("Covenants" for short), including any Amendments thereto, to give Property Owners (POs) and tenants guidance and directions on what is permissible, and, in some cases, what is not, in cases where the Covenants are not explicit.

Authority:

Article VIII of the Covenants authorizes the Association to establish rules and regulations and are enforceable as extensions to the Covenants and have the full force and effect of the Covenants.

Interpretation of Covenants and Covenants Guidelines:

In the event there is a conflict between the Covenants and these Covenants Guidelines, the interpretation according to the Covenants shall prevail.

Covenants Guidelines:

The following sections provide the specific guidance. The section numbers refer to the Articles and Sections in the Covenants. All such sections are not supplemented, so there are gaps in the numbering.

ARTICLE IV

Covenant and Maintenance Assessments

IV (9) Annual assessments are fixed by the Board of Directors upon approval of the annual budget. Owners may pay their full annual assessments each January or may pay 1/4th of the annual assessment each January, April, July, and October. The quarterly payments will be considered due by the last day of the month. Any amount not paid within 30 days of its due date shall bear interest at 18% until paid in full. Any amount that is ninety (90) days past due will be considered delinquent and all collection costs (certified mailing, attorney and filing fees) will be added to the account. A Notice of Intent to File a lien will be sent to the owners stating the final grace period before a lien is filed on the property.

Special Assessments may be levied by the Board for the purpose of defraying the cost of maintaining the Storm Water system and will be due within 60 days of the assessment.

ARTICLE VII

Architectural Control:

ACC approval is required to change the external appearance of an approved structure (house, fence, shed, garage, etc.). The following guidelines address the sections indicated. ACC requests should be submitted to the committee at least 30 days before the commencement of the project. Requests shall be in the format as required on exhibit A.

If the work is to **repair/replace** a previously approved improvement (e.g., fence, pool, house color, shingles, trim, etc.), ACC approval is not needed if the replacement is similar to the original.

ARTICLE VIII

Restrictions on Use of Premises

VII (3)- All vehicles are to be parked on paved surfaces or in the garage. No vehicles are to be parked on the street or grass swales except for temporary load and unloading. Overnight parking on the street is

prohibited. No vehicle shall be left unattended in a manner that prevents clear passage for emergency vehicles or clear access and view for other driver's ingress and egress from driveways.

VII (6)- Carriage lights were not installed by the builder and this section is null and void.

ARTICLE IX

General Provisions:

IX(1)- The enforcement process authorized by this Article will be as follows.

First Notice- When a violation has been reported to or observed by the Association Manager a Courtesy Notice will be sent to the property owner reminding them of the rules, covenants or restrictions and a request to address the violation within 7 days.

Second Notice- If no corrective action has been taken after 7 days of the date of the courtesy notice, a formal notice will be sent to the owner via certified mail requesting corrective action be completed within 14 days of the date of the notice. Fines may be imposed after 14 days in the following amounts.

\$100 for the fifteenth day of the violation per violation

\$ 25 per day for each day the violation continues after the 15th day per violation.

Any total fines more than \$1,000 shall become a lien against the property.

The property owner may request a hearing before a committee of at least 3 members appointed by the Board who are not related to any board members or the property owner before a fine is imposed. The decision of the committee is final, and the fines will be due and payable within 5 days of the hearing. If the owner does not request a hearing, the fines are due and payable upon receipt of a final invoice. (This process is authorized in Chapter 720.305(2) of the Florida Statutes.)

ARTICLE X

Restrictions:

IX (18)

Exterior Antennas – Exterior Television Antennas (Satellite or other) may be installed without prior ACC approval; however:

- Satellite dishes must not exceed 1 meter (39.37”) in diameter without approval.
- It is preferred that all antennas should be placed in a location not visible from the street/public areas whenever possible and still maintain signal access.
- All antennas must meet all applicable City, County, State, and Federal codes, rules, regulations, statutes, and laws.
- Antennas for AM/FM radio, amateur (“HAM”) radio, Citizens Band (“CB”) radio, and Digital Audio Radio Services (“DARS”) are not permitted without ACC approval.
- Satellite dishes that are not in active use or in disrepair must be removed.

IX (20)- Appropriate yard maintenance to preserve the appearance of the neighborhood includes

- Front and Side Yards:
 - Must be kept mowed.
 - Lawn area must be living grass.
 - Must be kept treated to control weeds and pests.
 - Must be edged around all non-grass areas.
 - The lot must be completely covered with living grass. Drainage areas may be covered with mulch/rocks and maintained in such a way as to promote the proper flow of water. Any erosion occurring within drainage easements or swales must be corrected to prevent further erosion or improper water flow.

- Each owner is responsible for maintaining the lot up to the edge of the pavement
- Rear Yards (or Side Yards behind fencing):
 - Less restrictive.
 - Must be kept controlled and may not “spread” into common areas or other properties.
 - Grass under fence lines shall be well maintained.
- Planting Beds:
 - Should be kept mulched.
 - Shall be kept weeded.
 - All grass, shrubs and plants shall be maintained in a healthy condition by appropriate watering, fertilization, and treatment. Diseased or dead plant materials shall be promptly removed and replaced.

All county and city ordinances relating to tree removal shall apply.

Florida has water-friendly landscaping guidelines or statutes that are applicable and should be followed to the extent they are consistent with the stated Covenants Guidelines.

IX (22) Proper Maintenance of exterior improvements includes frequent cleaning, pressure cleaning, or repainting of all exterior finishes including the house, trim, fences, sheds, lawn and porch furnishings and decor, porches, and driveways to prevent cracking, fading, peeling, dirt, mold, algae, or other discoloration.

IX (24)- Any animals allowed to roam off the owner’s property or that creates any threat, damage or nuisance to other property owners will be reported to the Alachua County Animal Services Department.

These guidelines have been adopted by the Board of Directors this 16th day of September 2021.

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