

EMERALD SPRINGS HOMES OF DAVIE, H.O.A., INC.  
HOMEOWNER ASSOCIATION PRINCIPLES

1. The Speed Limit in Emerald Springs is 15 MPH — the Homeowner and all visitors, including vendors are requested to observe the speed limit of 15 miles per hour. Many people, adults and children are in the street due to the lack of sidewalks.
2. Pets — The Town of Davie has a leash law. If you walk your dog(s) please be considerate of your neighbor's yard. Please do not let your dog(s) bark excessively and be aware of the time of day that the dog barks.
3. School Bus Access - Children enrolled in school will catch their bus outside of the front gates on SW 130<sup>th</sup> Ave. No school buses are permitted to enter the front gates.
4. Association Dues - Our HOA dues are paid monthly and are due at the first of the month. There is a 10 day grace period. If it is paid on the 11<sup>th</sup> day it will be considered late and will incur a \$25.00 late fee.
5. Association Documents — Every Homeowner should have a copy of the Association's Documents. Please review them, should you have any questions, do not hesitate to contact the Management Company. These rules run with the land and are binding. A copy can be purchased for \$25.00 at the Management Office. You can download a copy free of charge from the website.
6. Architectural Review Committee (ARC) — Any changes to the outside of your home whether it is landscaping, structural, painting, fencing, additions to the existing property, the Homeowner must submit an application to the Architectural Review Committee for approval prior to any changes. ARC Applications can be emailed to you on request from the Management Company or it can be downloaded from the website.
7. Guard House — The Guards arrive at the Guard House at 7:00 AM and leave the Guard House at 11 PM. Any Homeowners who do not have transponders with them or Visitors who come to the Community after 11:00 PM, must call the homeowner using the call box outside the guard house. The homeowner can then open the gate by pressing 9 on their phone.
8. Car Registration, rFID Readers, Transmitters — Every car owned by the Homeowner and/or their dependents residing at the home must be properly registered with the Property Management Company. If a car is sold, the Property Management Company must be notified and any new cars must be registered with them.

Entrance gate rFID Readers and Transmitters must be obtained and registered with the Property Management Company. Registration forms can be found on the Community

Website or requested from the Property Management Company. These devices are non-transferable. Please notify the Property Management Company of any changes.

9. Time Limits for Vendor Access to the Community - Vendors are not allowed into the Community prior to 8:00 AM and must be finished at 5:00 PM. Should there be an emergency and a vendor must be allowed onto the property after 5:00 PM, please contact the Guard regarding this special situation and keep them informed, otherwise the vendor will be turned away. Delivery Trucks will not be allowed onto the property after 10:00 PM.

#### 10. Access to the Community for Visitors and Vendors —

A Residential Information Sheet is on file at the Guard House — Each Homeowner is required to fill out this form for the Property Management Company to retain in the Homeowners file. A copy is kept in a book at the Guard House.

All family members currently living at the Emerald Springs Residence on a full time basis must be listed in the Resident portion of the enrollment form.

11. Permanent Guest List - This is the list of your family, friends and vendors that you want allowed in without a call. Please keep your list updated by using the Residential Information Sheet. You can fill out a form and drop it off with the Guard.

- a. If the Homeowner is calling from their home phone and the Guard can see the Homeowners name on the caller ID. The Guard is permitted to update the form.
- b. Permanent Guest and Requesting ID —A Guard must ask for identification from a person each time they come to the gate. After a while, the Guard becomes familiar with the visitor and can identify them by sight. Once they are known by the Guard, the Guard will check to verify if visitor is still on the Permanent Guest List. Once confirmed, the person can be let in without a call or asking for ID.

12. Moving in and out of the Community — A moving truck cannot be allowed onto the property prior to 8:00 AM and due to the size of the front entrance, all 18 wheel trucks cannot leave the community after 10:30 PM. It is necessary that a Guard assist the Truck Driver when leaving the community so they do not damage the gates.

13. Screening — If you are selling your home or renting your home remember that your new Buyer or Renter must go through a screening process prior to moving into the Community. Please contact the Property Management Company for the form and information necessary to perform a screening.

14. Garbage Pick Up — Mondays and Thursdays. Remember that garbage bins should be placed out after 7pm the night before and taken in by 6pm the next day.

15. Bulk Trash Pick Up — First Tuesday of every month. Landscaping debris must be put out no earlier than 7 days prior to pickup. All other items must be put out no earlier than the day before.