

**CALOOSA COUNTRY CLUB
ESTATES PROPERTY OWNERS'
ASSOCIATION, INC.**

RULES

Note: Within these Association Rules there are three Covenant amendments that if they require revision, they must follow Covenant change requirements and not Rule change requirements.

EFFECTIVE SEPTEMBER 1, 2018

THESE RULES REPLACE ALL PRIOR RULES

ADOPTED JULY 16, 2018

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Third Amendment to Declaration of Covenants and Restrictions of the Caloosa Country Club Estates Property Owners Association, Inc., Article III, Section 7, was amended to add sub-section (x). Recorded on June 8, 2018, with the Clerk of the Circuit Court of Hillsborough County.

Definition: As used in these Rules, “ACC” means the “Architectural Control Committee” which is composed of three (3) members of the Caloosa Country Club Estates Property Owners’ Association, Inc.

FOREWORD

1. Purpose. The Rules are intended and designed to preserve and protect the character and excellence of the community, its integrity, property values and its attractiveness as a place to live.
2. Authority. Caloosa Country Club Estates is a deed restricted community. The deed issued to every homeowner, when purchasing the property, contains certain restrictions on the use of the property and the conduct and actions of the homeowner. The Declarations of Covenants and Restrictions of Caloosa Country Club Estates, as well as the Articles of Incorporation and Bylaws of Caloosa Country Club Estates Property Owners' Association, Inc. are part of every homeowner's deed and are recorded in the property records of Hillsborough County. These documents are contractually binding on all persons who purchase a lot or home in Caloosa Country Club Estate.

Article III, Section 7, paragraph (i) of the Bylaws gives the Board of Directors of Caloosa Country Club Estates Property Owners' Association, Inc., the authority to:

"...from time to time adopt or amend previously adopted rules and regulations governing the details of the operation, use, maintenance, management and control of the Common Properties and governing and restricting the use and maintenance of the Lots and improvements and landscaping thereon, provided, however, that copies of such rules and regulations are furnished to each Homeowner prior to the time same became effective and provided that said rules and regulations are a reasonable exercise of the Association's power and authority based upon the overall concepts and provisions in the Declaration."

In accordance with its authority, the Board of Directors of Caloosa Country Club Estates Property Owners' Association, Inc. has adopted these Rules. The Rules supplement the Declarations of Covenants and Restrictions of Caloosa Country Club Estates, as well as the Articles of Incorporation and Bylaws of Caloosa Country Club Estates Property Owners' Association, Inc.

3. Procedures. Before starting to make any changes or repairs to the exterior of your home, exterior lighting or landscaping, you should consult the Declaration of Covenants and Restrictions and these rules to determine whether or not you will need to have the approval of the ACC. If you are not certain, you should contact any member of the ACC who will be pleased to assist you.

If you determine ACC approval is required, contact any member of the ACC who will provide the necessary request form for you to complete and return to him/her. Upon receipt of the completed request form the ACC member will review it and either approve it as submitted, make suggestions for changes so that it will be approved, or not approve the request. If the request is not approved, you may request a meeting with the ACC to review your request. If you are not satisfied with the results of the meeting with the ACC, you may request a review of your request by the Board of Directors. The decision of the Board of Directors is final.

RULES

SECTION I

STRUCTURE

1. Each lot shall have only one single story house of not less than 1600 square feet of enclosed living space, excluding open or screened porch, lanais, terrace and garage.
2. Garage screen doors must be approved by the ACC.
3. Roofs
 - A. Roofs shall be kept reasonably free of mildew and dirt.
 - B. Additions, changes, extensions and repairs of roofs must be approved by the ACC.
 - C. Approval by the ACC is required before replacing the roof.
 - D. Tile (or concrete), slate, asphalt architectural shingles and metal, which looks like tile, are approved materials. The color of the roof shall be appropriate for the neighborhood and house.
 - E. Television, radio and ham radio antennas and weather vanes are not allowed on the roof, house or lot.
 - F. A satellite dish, not exceeding 3 feet in diameter, which is mounted on a post not exceeding 5 feet high, at the side or back of the house, or more than 3 feet from the house and with appropriate landscaping is allowed without ACC approval.
 - G. A satellite dish, not exceeding 3 feet in diameter, may be placed on the house or roof as inconspicuously as reasonable with ACC approval.
 - H. Solar panels may be placed on a house roof where not seen from the street without ACC approval. The placement of solar panels which may be seen from the street requires ACC approval.
4. Windows
 - A. Windows and sliding doors shall be of a construction and color appropriate to the house. Replacement of windows and sliding doors must be approved by the ACC.
 - B. Awnings must be approved by the ACC.

- C. Permanent hurricane protection devices must be approved by the ACC.
- D. Temporary hurricane protection devices may be used without approval by the ACC.

5. Exterior Walls

- A. Exterior walls which are discolored, mildewed, dirty or stained must be cleaned or repainted if cleaning is not acceptable.
- B. The ACC shall recommend exterior wall and trim paint colors to the Board of Directors for its approval. After approval, the ACC shall make copies of the approved colors available to the owners. The approved colors shall be a guide to owners and the ACC.
- C. Exterior walls may be painted any ACC approved color or the existing color, if the existing color had been approved by the ACC at the time of prior painting.
- D. Prior to painting the owner must request approval from the ACC. Paint samples must be submitted with the request for approval.
- E. Nothing may be affixed to an exterior wall without approval of the ACC. Except, house numbers, flag holders and garden hose holders may be affixed without prior approval.

6. Lanais, deck and patio

- A. Wood decks are not permitted.
- B. Patios require ACC approval.
- C. Lanais require ACC approval. Lanais must not extend beyond the side walls of the house, have approved footings and be of a color which is appropriate for the house and neighborhood.

7. Construction and/or removal of an in ground pool requires ACC approval.

SECTION II LANDSCAPE

1. Lawns

- A. Lawns shall be common or hybrid Bermuda grass. Grass shall be as weed free as reasonable, properly cut and in reasonably good condition, as determined by the ACC.
- B. Artificial grass is not permitted.
- C. Graveled, stoned or other "no water" required lawns are not permitted.

2. Landscape areas

- A. Plants, trees, shrubs and bushes must be separated from the lawn by continuous edging so the plants, trees, shrubs and bushes are contained within the border of the edging.
- B. Continuous edging material may be "popcorn" (as has been customary), concrete, interlocking brick or other material approved by the ACC. The replacement and removal of continuous edging must be approved by the ACC.
- C. Continuous edging shall be maintained in good condition.
- D. If a tree, such as a live oak or a large bush or shrub has a root system near the surface such that the natural growth is likely to disrupt a continuous edging material, the ACC may, upon application, waive the requirement for continuous edging. As a condition of approval, the ACC may require an alternative method, such as the use of stones, river rock, wood chips or similar materials.

3. Trees

- A. Trees shall be trimmed and maintained in good condition. Dead or dying trees shall be promptly removed.
- B. ACC approval is not required to remove a tree.
- C. ACC approval is required to plant a tree.
- D. A new tree must not be planted where it may reasonably be expected, at the present, during the growth or upon maturity, to hinder a neighbor's line of sight of the golf course, a lake or ingress and egress from the owner's or neighbor's drive way.

E. A new tree may not be planted where it may reasonably be expected, at present, during growth or upon maturity, to extend beyond the owner's property line.

F. Trees shall not be used to create a wall, fence or hedge.

4. Shrubs

A. Shrubs shall be neatly trimmed and maintained in good condition. Dead or dying shrubs shall be promptly removed.

B. ACC approval is not required to remove a shrub.

C. ACC approval is required to plant a shrub.

D. A new shrub must not be planted where it may reasonably be expected, at the present, during growth or upon maturity, to hinder a neighbor's line of sight of the golf course, a lake or ingress and egress from the owner's or neighbor's drive way.

E. A new shrub must not be planted where it may reasonably be expected, at the present, during growth or upon maturity, to extend beyond the owner's property line.

F. A shrub higher than 42 inches and which is in a neighbor's line of sight of the golf course or a lake is presumed to hinder the neighbor's line of sight; and, therefore, shall be maintained at 42 inches or lower.

G. Shrubs shall not be used to create a wall, fence or hedge between adjacent properties.

5. Bushes

A. Bushes shall be neatly trimmed and maintained in good condition. Dead or dying bushes shall be promptly removed.

B. ACC approval is not required to remove a bush.

C. ACC approval is required to plant a new bush.

D. A new bush must not be planted where it may reasonably be expected, at the present, during growth or upon maturity, to hinder a neighbor's line of sight of the golf course, a lake, or ingress and egress from the owner's or neighbor's drive way.

- E. A new bush must not be planted where it may reasonably be expected, at present, during growth or upon maturity, to extend beyond the owner's property line.
- F. A bush higher than 42 inches and which is a neighbor's line of sight of the golf course or a lake is presumed to hinder the neighbor's line of sight; and, therefore, shall be maintained at 42 inches or lower.

6. Artificial plants, flowers and shrubs are not permitted outside a dwelling.
7. Fountains and statuary, outside a dwelling require ACC approval.
8. Perennial and annual flowers and plants do not require ACC approval. However, they shall not be used to create a wall, fence or hedge between adjacent properties; nor shall they hinder a neighbor's line of sight of the golf course, a lake or ingress and egress from the owner's or a neighbor's driveway.
9. Potted flowers, potted plants and potted shrubs do not require ACC approval. However, they shall not be used to create a wall, fence or hedge between adjacent properties; nor shall they hinder a neighbor's line of sight of the golf course, a lake or ingress and egress from the owner's or a neighbor's driveway.
10. Visible fencing is prohibited.

SECTION III

LIGHTS

1. Curbside lights are used, in lieu of street lights for neighborhood safety, in Sun City Center. They must be in good operating condition and "on" all night.
 - A. Lamp post is to black and less than eight (8) feet high.
 - B. Lamp fixture is to be the "Sun City Center" style or similar and black.
 - C. Any other style and/or color must be approved by the ACC.
 - D. Bulb must be at least 800 lumens (60 watt incandescent, 14 watt CFL or 12 watt LED, but, must not be greater than 1,200 lumens, 18 watt CFL bulb.)
 - E. Solar lights are not permitted.
2. Rear yard light
 - A. Lamp post is to be black and less than eight (8) feet high.
 - B. Lamp fixture is to be the "Sun City Center" style or similar and black.
 - C. Any other style and/or color must be approved by the ACC.
 - D. Bulb must be at least 800 lumens (60 watt incandescent, 14 watt CFL or 12 watt LED, but, must not be greater than 1,200 lumens, 18 watt CFL bulb.)
 - E. Solar lights are not permitted.
3. Security lights, sidewalk lights and entryway lights
 - A. Security lights, sidewalk lights and entryway lights must be adjusted so as not to unreasonably illuminate adjacent properties.
 - B. Security lights, sidewalk lights and entryway lights must be approved by the ACC.
4. Flag pole lights
 - A. Flag pole lights must be adjusted to illuminate only the flag and flag pole and must not unreasonably illuminate adjacent properties.
 - B. Flag pole light must be approved by the ACC.
5. Holiday lights and decorations
 - A. The use of holiday lights and decorations is limited to thirty (30) days prior and ten (10) following the holiday.
 - B. No decoration is allowed which is a public distraction, nor any music or other sound played or broadcast. The ACC shall, in its sole discretion, determine the suitability of a decoration.
 - C. Holiday lights must not unreasonably illuminate adjacent properties.

SECTION IV

MISCELLANEOUS

1. Driveways
 - A. Replacement of a concrete driveway with pavers requires ACC approval of the color of the pavers.
 - B. Painting and epoxying of driveways requires ACC approval of the colors to be used.
2. Sidewalks shall be kept in good condition and reasonably free of mildew, mold and dirt.
3. Pets shall be kept under control at all times and shall not be an annoyance to neighbors. Visible fences to contain or control pets are prohibited.
4. Permanent emergency generators require ACC approval.
 - A. Detailed plans, including, at a minimum, location, distance from nearest neighbors, operating noise levels and landscaping to shield the generator from view shall be submitted with the request for approval.
 - B. Emergency generators may be operated only during an emergency and for routine maintenance.
5. Temporary emergency generators do not require ACC approval. Temporary emergency generators may be used only in emergency and must be in a safe place which minimizes interference with the neighbors' enjoyment of their properties.
6. Estate sales, rummage sales, garage sales, yard sales and other public sales
 - A. There may be only one sale at a residence in a six month period.
 - B. Sales shall be limited to not more than two consecutive days and between the hours of 7:00 am and 4:00 pm.
 - C. Goods for sale must be displayed within the residence, its garage or on its driveway.
 - D. The sale of goods from other locations is prohibited.
 - E. Owners are responsible for advising sales persons of the provisions of this paragraph 6 and for compliance by the sales persons.
 - F. One sign, not more than 4 square feet in area, may be placed at the sale location during the days of sale.

G. Parking is restricted to the street side of the sale property.

7. Real estate "For Sale" signs

- A. Signs for the sale of real estate shall be not more than 4 square feet in area and not more than 42 inches high.
- B. A "For Sale" sign may be placed in the front yard and another in the rear yard.
- C. An "Open House" sign may be placed in the front yard only on the day or days of the open house.
- D. "For Sale" signs may be a Realtor sign or a sign by the owner. Signs must be neat, legible and contain only relevant information.

8. Political signs

- A. Political signs are prohibited outside the dwelling.
- B. Political signs, which are not more than 4 square feet in area, are permitted inside the dwelling windows from 7 days prior to the day of the election until 1 day following the election.
- C. Political signs must not contain anything which is offensive or inappropriate.

9. Contractor signs

- A. Contractor and service provider signs are discouraged.
- B. However, one contractor or service provider sign which is not more than 4 square feet in area is permitted at the property during the time the contractor or service provider is performing work at the property, provided, however, the contractor or service provider is licensed to perform the work.

10. Motor vehicle, boat and other vehicle parking

- A. Owners are encouraged to park their motor vehicles in the garage at all times.
- B. Motor homes, recreational vehicles, campers, boats, trailers, golf carts, trucks rated greater than $\frac{1}{2}$ ton capacity and utility vans may not be parked on the driveway more than 3 days in any one calendar month.
- C. Motor homes, recreational vehicles, campers, boats, trailers, golf carts, trucks rated greater than $\frac{1}{2}$ ton capacity and utility vans may not be parked on the street more than 2 days in any one calendar month.
- D. Pickup trucks of $\frac{1}{2}$ ton or less capacity and utility vans should be kept in the garage at all times, however, parking of these vehicles on the driveway is

permitted provided the utility van or pickup truck is used as personal transportation, has no signage and nothing is added to it such as a rack to carry ladders or a similar commercial purpose.

E. No motor vehicle, boat, trailer or other vehicle of any size or type shall be parked at any time on a lawn.

11. Flag poles

A. One flag pole of six feet or less in length may be attached to the dwelling without ACC approval for the purpose of displaying the U. S. flag.

B. A flag pole, for the purpose of displaying the U. S. flag or a military service flag, 20 feet high or less not attached to a dwelling is allowed. However, the location of the pole on the property requires ACC approval.

12. Air conditioning and pool equipment should be buffered from view from the street and/or neighbors by the use of bushes, shrub or ACC approved enclosures.

13. Garbage, recycle and lawn waste containers should be kept in the garage. If unable to reasonably keep the containers in the garage, the containers should be placed at the back or side of the dwelling and buffered from view from the street and/or neighbors by the use of bushes, shrubs or ACC approved enclosures.

CALOOSA COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

FIRST AMENDMENT TO RULES

The Board of Directors of Caloosa Country Club Estates Property Owners' Association, Inc., at its meeting on March 15, 2016, duly adopted this First Amendment to the current Rules (Architectural Control) which became effective on October 1, 2014. This First Amendment is effective as of April 1, 2016.

This First Amendment adds Section V and Section VI, as follows:

V

Docks

Any dock constructed, erected or placed on any lot within Caloosa Country Club Estates must be first approved by the Architectural Control Committee.

1. A request for approval with a detail drawing of the proposed dock and the proposed location must be submitted to the ACC. The request must be submitted at least 30 days prior to proposed construction, erection or placement.
2. All construction, erection or placement of the dock must be done by a licensed contractor.
3. The dock shall not exceed 12 feet long by 12 feet wide and the top of the floor shall not be more than 6 inches above high water line. No railing or other structure on the dock shall be greater than 36 inches above the floor.
4. If wood is used, it must be pressure treated and not painted. Synthetic materials are permitted.
5. All hardware must be either galvanized steel or stainless steel.
6. Permanent lighting and solar lighting are not permitted on or around the dock.

7. No water plumbing is permitted.
8. No roof is permitted. Umbrellas and sunshades must be removed from the dock after use. No dock storage boxes are permitted. No BBQ grills are permitted.
9. No fish cleaning tables are permitted.
10. The dock must be maintained with environmentally safe materials and must be kept structurally sound and presentable.

VI

Boats

1. No boat shall exceed 10 feet in length.
2. No gasoline engines are permitted.
3. Electric motors are permitted.

CALOOSA COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

SECOND AMENDMENT TO RULES

The Board of Directors of Caloosa Country Club Estates Property Owners' Association, Inc., at its meeting on June 27, 2017, duly adopted this Second Amendment to the current Rules (Architectural Control) which became effective on October 1, 2014. This Second Amendment is effective as of July 10, 2017.

This Second Amendment amends Section II, paragraph 10 to read as follows:

10. No visible fencing is permitted. Provided, however, that privacy fences are permitted at the back (Westerly) lot lines of lots #2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Caloosa Country Club Estates Unit VI, on the following conditions:

- A. An owner must submit two complete copies of a request for Architectural Control Committee approval on a form approved by the committee.
- B. A survey of the subject property line must be done by a Registered Land Surveyor and a sealed copy of the survey must be submitted with the application for approval.
- C. If the survey shows any encroachment on another property, that encroachment must be resolved by the owner and reported to the Architectural Control Committee.
- D. After submitting the request for approval, either the owner or the Architectural Control Committee may request a meeting for the purpose of discussing the owner's intent and any relevant issues concerning the application.
- E. The fence shall be erected within 6 inches of the owner's property line unless obstructed by some utility object, such as a manhole cover.
- F. Continuing fences shall physically meet the neighbor's fence (or neighbors' fences) and may require an offset. The offset is the responsibility of the "new" fence owner.
- G. Fencing shall be white vinyl, nominally 72 inches high using six foot sections; posts shall be vinyl clad, nominally 5 in. X 5 in., encased in full depth concrete; post caps shall be flat type; attachments and adornments are prohibited on the fence.
- H. The owner shall provide the survey information to the fence contractor.
- I. The owner, contractor or responsible third party shall coordinate utility locating prior to fence installation.

CALOOSA COUNTRY CLUB ESTATES
PROPERTY OWNERS ASSOCIATION, INC.
Post Office Box 5143
Sun City Center, FL 33571-5143

LEASING INFORMATION

Homeowner _____

Address _____

Phone _____

Renter Name _____

Renter Phone _____

Leasing Dates start _____ end _____

Homeowner acknowledges that they have provided all CCCEPOA Rules to renter

_____ Date _____

Tenant acknowledges that they have read and agreed to all CCCEPOA Rules provided by
the homeowner

_____ Date _____

CALOOSA COUNTRY CLUB ESTATES
PROPERTY OWNERS' ASSOCIATION, INC.

CURBSIDE LIGHTS ARE USED, IN LIEU OF STREET LIGHTS

FOR NEIGHBORHOOD SAFETY, IN SUN CITY CENTER

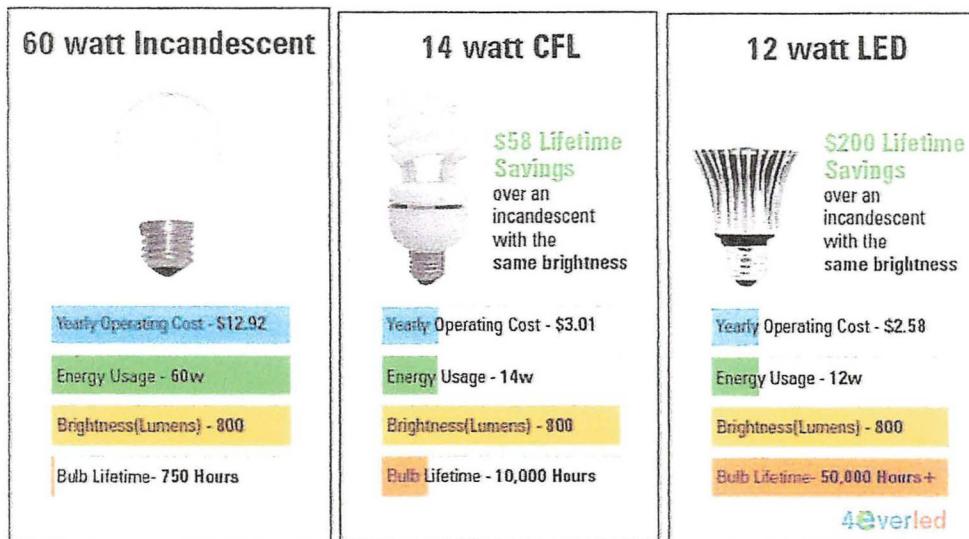
THEY MUST BE IN GOOD OPERATING CONDITION

AND "ON" ALL NIGHT

Bulbs must be at least 800 lumens

(60 watt incandescent, 14 watt CFL or 12 watt LED,

but, must not be greater than 1,200 lumens, 18 watt CFL bulb.)



Solar lights are not permitted.

CALOOSA COUNTRY CLUB ESTATES PROPERTY OWNERS ' ASSOCIATION, INC.,
EFFECTIVE SEPTEMBER 1, 2018, THESE RULES REPLACE ALL PRIOR RULES
ADOPTED JULY 16, 2018. RULES SECTION III LIGHTS PAGE 9