

## V. REGULATIONS FOR MEMBERS AND RENTERS

### A. Architectural Changes – See Chapter XI. “Architectural Control Policy”

### B. Dress Code

- 1) For everyone’s enjoyment of the lifestyle in Timber Pines, a dress code is important. When on Community Property, Members, Renters and Guests must wear a minimum of a shirt, mid-thigh shorts, and footwear. Men’s shirts must have sleeves. Shirts without collars are permitted providing they are not underwear type shirts or contain offensive slogans/advertising.

**Penalty Category: 1**

- 2) Men are required to wear shirts with collars (collars of the Spread, Button Down, Henley, Turtleneck and Mock-Turtleneck type are permitted) while inside Community Facilities. Women’s shirts may be sleeveless. No tank, tube, or bare midribs are permitted inside Community Facilities. When a Resident is participating in an exercise program, they should wear appropriate attire.

**Penalty Category: 1**

- 3) Residents and guests must wear a non-see-through cover-up over swimsuits outside of Pool Facilities.

**Penalty Category: 1**

- 4) Dining at the Club: Blue jeans, overalls, cutoff shorts or any clothes in disrepair are not permitted for evening dining after 4:00 PM at the Country Club Restaurant or on special event days (e.g. Mother’s Day, Thanksgiving, Chef’s Table, Easter, etc.). Shorts and Bermudas, if worn, must be mid-thigh or longer. Gentlemen shall remove their golf hats and all other type head covering while in the Country Club. Each social function, special event or party may have its own designated dress code as denoted in the event announcement.

**Penalty Category: 1**

- 5) Men are requested to wear jackets for Saturday evening dining at the Country Club.

### C. Identification

- 1) Members: When requested by an Enforcement Officer, a Member shall provide personal identification such as: driver’s license, TPCA account number, motor vehicle license plate number or other suitable means of identification.
- 2) Renters: A Renter ID is provided by Administration.
- 3) Unaccompanied Guests: Unaccompanied Guests, when requested by an Enforcement Officer, must provide identification and information as to the host Resident. Refusal will result in the individuals being treated as trespassers.

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### D. Parking and Vehicle Control

All vehicles operated within the community shall be driven as if Florida Statutes Title XXXIII, Motor Vehicles, Chapter 316-324 fully apply to the roads within Timber Pines. The Board of Directors may promulgate additional rules and regulations governing the operation of vehicles in Timber Pines.

- 1) Any person operating a Vehicle (Motorized) on Community Property shall drive the vehicle in a careful and prudent manner, having regard for the width, grade, curves, corners, traffic, weather conditions and all other attendant circumstances so as not to endanger the life, limb or property of any person.  
**Penalty Category: 3**
- 2) Vehicle passing is NOT allowed except that Golf Carts, bicycles, tricycles, TPCA maintenance carts and mowing equipment may be passed on straight roads. No passing of any vehicle is allowed where “No Passing” signs are posted or where double yellow lines stripe the middle of the road.  
**Penalty Category: 3**
- 3) Vehicles (Motorized) on Community Property shall be parked in designated parking areas. Illegally parked Vehicles may be towed at the Owner’s expense.  
**Penalty Category: 1**
- 4) All persons operating a Golf Cart on Community Property must be at least sixteen (16) years of age. Children who are 16 and 17 years of age are permitted to drive with a valid driver’s license or are permitted to drive with a Resident or Adult Guest present.  
**Penalty Category: 2**
- 5) No occupants of a golf cart shall stand at any time while the golf cart is in motion. No occupants shall ride in the golf bag storage area.  
**Penalty Category: 1**
- 6) No Golf Carts or other Vehicles (Motorized) shall be used on the pedestrian sidewalks or designated Fitness Trails. Golf Carts are to be ridden only on golf cart paths and streets. Golf Carts must be operated with caution and must yield to foot traffic. Motorized wheelchairs are permitted on the Fitness Trail.  
**Penalty Category: 2**
- 7) Vehicles shall not obstruct sidewalks, driveways, dumpsters, fire hydrants, or other Community Property.  
**Penalty Category: 2**
- 8) All Vehicles shall comply with posted signs: “Entrance,” “Exit,” “One Way,” “Do Not Enter,” “Stop” and all community speed and directional signage.  
**Penalty Category: 3**

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- 9) Bicycles, tricycles, roller skates and in-line skates shall not be ridden or walked anywhere on the Golf Courses, golf cart paths, or any sidewalks within TPCA. They are to be ridden only on the streets and on designated Fitness Trails (with caution and yielding to foot traffic). Racing and reckless handling of bicycles, tricycles or roller blades are not permitted. Skateboards, scooters and Segways are not permitted on Community Property.

**Penalty Category: 1**

- 10) All Golf Carts operated on Community Property must display an appropriate, unaltered, current permit. Altered Permits are not valid and will require the payment of a Fee for a replacement permit.

**Penalty Category: 1**

- 11) Overnight parking on paved streets within residential communities is not permitted. Parking on Timber Pines Blvd., Grand Club Drive, or Timber Point Blvd. is not permitted at any time.

**Penalty Category: 2**

- 12) No unattended parking is permitted in the circular drives of the Lodge, Country Club, or Performing Arts Center.

**Penalty Category: 1**

- 13) Vehicles, including golf carts are required to display appropriate State-issued handicap designations in order to park in handicapped parking areas.

**Penalty Category: 2**

- 14) RV's and inoperable or unlicensed vehicles shall be kept inside a garage. RVs, boats and trailers may be stored in one of the RV Storage Lots if a space reservation has been made with the Accounting Office.

**Penalty Category: 1**

- a) All motor vehicles, recreational vehicles (as described in Chapter 320 of the Florida Statutes), or boats and trailers may be stored in the RV Storage Lots. Vehicles must openly display either a current state license plate registered with TPCA Accounting Office or TPCA Security (bar code) or an appropriate Timber Pines Registration Sticker.

**Penalty Category: 1**

- b) The license plate or TPCA sticker must be attached to the vehicle in a manner suitable for ready visual identification while within the RV Storage Lots. The Vehicle owner is responsible for obtaining appropriate insurance on their vehicle.

**Penalty Category: 1**

- c) The Registration Sticker requirement applies to boat trailers and does not apply to boats or other water craft. No commercial, unlicensed or inoperable vehicles will be permitted to be stored in these lots.

**Penalty Category: 1**

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- d) Spaces cannot be sub-leased.  
**Penalty Category: 1**
  - e) Recreational Vehicles: Parking of RV's and Campers is permitted in the Lower PAC Parking lot for short term stays during the period of May – October. Apply at PAC front desk or Security after business hours. Parking Fee required.  
**Penalty Category: 1**
  - f) Fueling of vehicles and boat motors is not permitted in the RV Storage Lots.  
**Penalty Category: 3**
  - g) Repeated offenses of these rules will lead to sanctions and removal of the vehicle in violation from the lot.
- 15) No vehicle or golf cart shall park within the Community except on a designated cart parking area, paved parking surface, driveway or within a garage.  
**Penalty Category: 1**
- 16) Protective vehicle coverings (car covers) of any kind are not permitted within the Timber Pines Community except in the RV Storage Lots or within a garage or carport.  
**Penalty Category: 2**
- 17) Parking of an RV for purposes of loading or unloading it is allowed for up to twenty-four (24) hours before and after the travel as long as the RV is on the Resident's property and does not extend into the Roadway.  
**Penalty Category: 3**
- 18) Residents' motor vehicles must be registered with Administration.  
**Penalty Category: 2**
- 19) The speed limit for all Vehicles within Timber Pines is twenty-five (25) miles per hour unless otherwise posted. Where golf cart paths cross roadways, the limit is twenty (20) miles per hour. Violations of excessive speed shall be determined by the enforcement officer's use of calibrated radar.  
**Penalty Category: 2**
- 20) All golf carts operated on community property must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror and reflective warning devices on the front and rear of the vehicle. A golf cart operated during the hours between sunset and sunrise must be equipped with headlights and should have brake lights, turn signals and a windshield. Headlights must always be used during inclement weather.  
**Penalty Category: 2**

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- 21) All bicycles operated on community property between sunset and sunrise must be equipped with a lamp on the front exhibiting a white light visible from 500 feet to the front, and both a red reflector and a lamp on the rear exhibiting a red light visible from 600 feet to the rear.

**Penalty Category: 2**

- 22) Portable On Demand Storage Units (PODS), freight containers, cargo trailers, dumpsters and other portable storage units may be placed on a resident's driveway or upon their lot under the following conditions and time frames:

- a) Ongoing construction or renovation work: Permitted for length of active construction.

- b) Relocation: Not to exceed 72 hours.

**Penalty Category: 1**

### E. Personal Conduct

- 1) Abusive, offensive or threatening language or actions, including but not limited to engaging in physical confrontations, are prohibited on Community Property. At the discretion of the General Manager, a first offense involving a physical confrontation deemed to be of a serious nature shall result in mandatory imposition of the Category 4 Eight Weeks Loss of Privileges Penalty. A second offense involving a physical confrontation initiated by the resident occurring before the suspension period expires or within one year after the penalty is lifted, shall result in a Six (6) Months Loss of Privileges Penalty. A third offense initiated by the resident involving a physical confrontation shall result in an additional minimum suspension of Six Months, after which the resident may apply for reinstatement by stating reasons why reinstatement would be appropriate.

**Penalty Category: 4**

- 2) Members do not have the authority to act for TPCA by virtue of being Members. No such authority shall be exercised by Members without the prior written consent of the Board.

**Penalty Category: 4**

- 3) Instructions of an Enforcement Officer must be followed.

**Penalty Category: 3**

- 4) When requested by an Enforcement Officer, a Member shall provide personal identification such as: driver's license, TPCA account number, motor vehicle license plate number or other suitable means of identification.

**Penalty Category: 3**

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- 5) A Resident shall not use another Resident's account number.  
**Penalty Category: 3**
- 6) No firearms, air guns, bows and arrows, slingshots, or any other projectile-firing device may be discharged in Timber Pines.  
**Penalty Category: 4**
- 7) Smoking is prohibited in any Community Building in accordance with the Florida Clean Air Act.  
**Penalty Category: 1**
- 8) Only golf carts are permitted on golf cart paths.  
**Penalty Category: 1**
- 9) There shall be no solicitation of residents by any person or organization anywhere in the Community unless specifically authorized by the Board of Directors.  
**Penalty Category: 1**
- 10) There shall be no garage, yard or estate sale on private property. Residents may, however, advertise personal property for sale and follow the approved procedures for admitting prospective buyers through the gate. Personal property being offered for sale may never be displayed where it would be visible from outside the residence. "For Sale" signs, however, are permitted to be displayed on automobiles and golf carts only on private property.  
**Penalty Category: 2**
- 11) Residents shall not engage or direct TPCA employees in any private business. Employees shall not be used for the individual benefit of the Resident. No Resident shall direct, supervise or, in any way, attempt to assert control over any employees.  
**Penalty Category: 2**
- 12) Residents are not permitted to offer employees any gifts or favor of more than twenty-five dollars (\$25) in value, or a cash gift in any amount. Certain employees in the Food and Beverage operation are permitted gratuities for services performed.  
**Penalty Category: 1**
- 13) Under no circumstances shall Residents offer alcoholic beverages to employees while working.  
**Penalty Category: 1**
- 14) All trash and waste material must be disposed of by the Resident in an approved manner. Waste and Trash may not be deposited on Community Property or in Waste Containers which are Community Property receptacles.  
**Penalty Category: 3**

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### F. Pet Control

- 1) All pets must be leashed and under control when off the pet owner's property. No pets shall be permitted to create a nuisance, nor to threaten, harass or annoy other Residents (even when pet is on pet owner's property).  
**Penalty Category: 1**
- 2) Pets must be walked on the paved road surface in each residential community. They shall not be walked on grassy areas or median strips within each community.  
**Penalty Category: 1**
- 3) When on Community Property, pets shall relieve themselves only on the grassy areas between the sidewalk and paved road surface of Timber Pines Blvd., Timber Pines Drive, Forest Road, Grand Club Drive, and Timber Point Blvd. Golf carts may temporarily park on the grassy areas while walking pets.  
**Penalty Category: 1**
- 4) No pets are permitted, leashed or unleashed, on any other portions of the Community Property, including in Golf Carts on Golf Courses or in any community facility except Service Animals (See Chapter II DEFINITIONS: Service Animals.)  
**Penalty Category: 1**
- 5) Any feces deposited by a pet on Community Property must be removed by the individual in attendance, and may not be disposed of in any Community Property receptacles.  
**Penalty Category: 3**
- 6) It is prohibited to feed free roaming animals or wildlife with the exception of bird feeders.  
**Penalty Category: 2**

### G. Protection of Community Property

- 1) Vehicles, boats, trailers, RV's, etc. shall not be stored or left on Community Property except as specifically authorized by Management.  
**Penalty Category: 1**
- 2) Community Property shall not be obstructed, littered, defaced, or misused in any manner.  
**Penalty Category: 2**
- 3) Community Property must not be removed from any Community Facility without the written consent of the Board of Directors.  
**Penalty Category: 3**

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- 4) No accumulation of rubbish, debris or unsightly materials shall be permitted on Community Property.  
**Penalty Category: 2**
- 5) In addition to penalty and fines, any Owner responsible for damaging any Community Property must reimburse TPCA for all costs associated with the repair or replacement of such property. Owners and Renters are responsible for any damages caused by their Guests.  
**Penalty Category: 3**
- 6) Records of the Association shall not be marked up, mutilated, or otherwise damaged in any way. In addition to penalty and fines, all costs of document repair or replacement shall be invoiced to the Owner involved.  
**Penalty Category: 3**
- 7) The list of Owners shall not be sold or given to any outside agency, organization or individual.  
**Penalty Category: 3**
- 8) No person shall disturb, hunt, fish, or trap any wildlife occupying Community Property.  
**Penalty Category: 4**
- 9) All definitions of Community Property presented herein are valid and enforceable.