

Royal Highlands Property Owners Association, Inc.  
Rules & Regulations

The following rules and regulations are in effect at Royal Highlands, having been duly adopted by the Board of Directors of the Royal Highlands Property Owners Association.

This Revision 7 updates these Rules & Regulations to include all amendments approved by the Board of Directors through October 11, 2006.

1  
2 1. Use Restrictions.  
3

4 1.1<sup>5</sup> Owners, renting, leasing or re-selling lots or homes at Royal Highlands, must  
5 comply with their agreement to maintain the adult status of the community by  
6 securing an "Age Form" from the Association and having it executed by their  
7 prospective purchaser attesting to the age(s) of the prospective new  
8 occupants.  
9

10 1.1.1<sup>6</sup> This form must be accepted by an officer of the Association before the  
11 rental agreement is finalized, the lease contract is signed or the sale  
12 is closed. Said acceptance certifies that occupancy by the new  
13 residents will not jeopardize the adult status of the community. The  
14 form to be used, must also impose the same requirements on the new  
15 owners so that they not only agree to uphold the adult status of the  
16 community, but they also agree to impose the same obligation on  
17 their grantees, in turn.  
18

19 1.1.2<sup>7</sup> It is strongly recommended that owners renting, leasing or reselling  
20 their property provide the new prospective occupants or purchasers  
21 with full details of the Deed Restrictions and with the current Bylaws  
22 and Rules and Regulations of the Association.  
23

24 1.2 Household pets are allowed, but no commercial breeding or raising of animals  
25 of any kind is permitted.  
26

27 1.3<sup>15</sup> Household pets and animals are not allowed to roam freely throughout the  
28 neighborhood. Excrement must be retrieved by the owner and properly  
29 disposed of (not using storm drains).  
30

31 1.4 There shall be no signs of any kind anywhere in the community except those  
32 approved by the Royal Highlands Property Owners Association (RHPOA).  
33

34 1.4.1<sup>3</sup> Notwithstanding the above, there may be one sign for any given home  
35 announcing that it is for sale or lease, provided the sign is the  
36 standard stick-size sign, professionally painted or printed, but not  
37 more than three square feet in size. Yard-arm signs will not be  
38 permitted. In addition, one Rider, which provides the agent's personal

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1 name and phone number, may be attached to the sign area. A  
2 standard "Take One" box or tube may be attached to the sign for the  
3 purpose of providing detailed information. These signs must be  
4 removed once a lease or sales agreement has been executed by both  
5 parties.

6  
7 1.4.2 Furthermore, residences with Security Alarm Systems are permitted  
8 to have one yard sign posting this fact, which is no larger than one  
9 square foot.

10  
11 1.5. No outside clotheslines or clothes poles shall be erected, and no outside  
12 clothes-drying shall be permitted, except where such activity is advised or  
13 mandated by governmental authorities for energy conservation purposes, in  
14 which event the Architectural Review Committee shall have the right to  
15 approve the portion of any Lot used for outdoor clothes-drying purposes and  
16 the types of devices to be employed in this regard, which approval shall be in  
17 writing and not unreasonably withheld.

18  
19 1.6. Fences are not permitted, except for low profile 12-inch maximum height  
20 enclosures around gardens to protect them from small animals and except for  
21 "courtyard" walls or fences designed as an integral part of the home. Hedges  
22 or other vegetation shall not be used to form fencing except as specifically  
23 approved by the Board of Directors.

24  
25 1.7. Each home may have a maximum of one front yard decoration, one side yard  
26 decoration and one back yard decoration not to exceed an installed dimension  
27 of 3 feet in any direction. A decorative "pair" may be considered as one  
28 decoration. Exceptions to this regulation are: (a) small decorations which are  
29 not visible from the street or neighboring homes; and (b) Holiday decorations  
30 provided they are not obtrusive to neighbors or subject to resident complaint.

31  
32 1.8<sup>1</sup> Each home may display an American flag in compliance with Florida Statutes.

33  
34 1.9. No compost heaps or other debris piles are permitted. No installation or  
35 accumulation of any type is allowed which produces noxious odors or attracts  
36 vermin or other kinds of pests.

37  
38 1.10 No vehicles, trailers, recreational vehicles or the like are to remain parked  
39 outdoors with the exception of the following cases:

40  
41 1.10.1 Up to two fully operational and licensed passenger vehicles owned by  
42 a resident or guest and kept parked on the driveway of the residence  
43 he occupies.

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- 1  
2 1.10.2 Service trucks and vans parked during the time that service is being  
3 performed at Royal Highlands.  
4  
5 1.10.3<sup>2,9</sup> Recreational vehicles parked at a residence not to exceed 24  
6 hours, in any seven day period for the purpose of preparing such  
7 vehicle for use or unloading, cleaning and maintenance after use.  
8  
9 1.10.4<sup>8,10</sup> Except in designated areas, no vehicle shall be parked on, any  
10 common, unpaved ground without written consent of the Board of  
11 Directors or its agent.  
12  
13 1.11 All yards & grounds shall be kept neat and clean at all times. Lawns shall be  
14 mowed on a regular basis and treated to control the spread of lawn disease  
15 and weeds. Shrub and flowerbeds shall be weeded on a regular basis and  
16 dead plant material shall be removed. Lawns and beds shall be properly  
17 irrigated in accordance with St. John's River Water Management District  
18 regulations to keep the grass and plants from browning during the growing  
19 season. At the discretion of the Board of Directors, specified areas within the  
20 Royal Highlands community may be designated as "natural" or "unimproved"  
21 areas so as to be exempt from the requirements of this section.  
22  
23 1.12 The exteriors of all homes shall be kept in neat and presentable condition.  
24 Except in cases of emergency, unusual or unconventional window or door  
25 covering or other treatment, and any other unusual treatment or decoration  
26 visible from the outside is prohibited.  
27  
28 1.13 House numbers and resident name signs in letters not exceeding six (6)  
29 inches high are permitted.  
30  
31 1.14 Noise  
32  
33 1.14.1 Mowing or other noise making activities are prohibited on Sundays  
34 until noon.  
35  
36 1.14.2<sup>16</sup> Offensive, continuous sounds from household pets and animals are  
37 not allowed.  
38  
39 1.14.3 Unusually offensive noise from power tools is prohibited  
40  
41 1.14.4 Unusually and unreasonable noise-making decorations are prohibited.  
42  
43 1.15<sup>11</sup> No vehicle displaying a "for sale" sign shall be left on common ground.

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2 1.16<sup>12</sup> Golf carts and other like vehicles are to be operated only on roads and parking  
3 areas designated for automobiles or specific areas for golf carts, if any.  
4 Operation on common ground not designated as a roadway or parking area is  
5 prohibited unless approved by the Board of Directors or its agent.  
6

7 1.17<sup>13</sup> Golf carts and other like vehicles may be operated only by licensed drivers or  
8 by persons 16 years of age or older.  
9

10 1.18<sup>14</sup> Unless specifically permitted, no vehicles may be stopped to discharge or pick  
11 up passengers in front of the mail kiosks. Vehicles operated by on duty U.S.  
12 Postal Service personnel are exempt from this restriction for the purpose of  
13 dropping off or picking up deliveries of mail.  
14

15 1.19 The following provisions shall govern the operation of vehicles within Royal  
16 Highlands.  
17

18 1.19.1 Chapter 316 of the Florida Uniform Traffic Control Law governs the  
19 operation of vehicles on public roads. The Provisions of the Florida Uniform  
20 Traffic Control Law, Chapter 316 shall hereby be adopted for the operation of  
21 vehicles on all roads within Royal highlands. All State mandated revisions to  
22 Chapter 316 shall automatically apply to this rule. The operation of specialty  
23 vehicles within Royal Highlands shall conform to the following subsections.  
24

25 1.19.1.1 As stipulated in Florida Statute 316.2074 the operation of All  
26 Terrain Vehicles (ATV's) shall not be allowed on any roads  
27 in Royal Highlands. All-Terrain Vehicles shall also be banned  
28 from operating on common areas of Royal Highlands.  
29

30 1.19.1.2 The operation of human powered Bicycles on the roads of Royal  
31 Highlands shall meet the requirements of Florida Statute  
32 316.2065.  
33

34 1.19.2 In accordance with Florida Statute 316.605 every vehicle, at all times  
35 while driven, stopped, or parked upon the roads of Royal Highlands shall  
36 be licensed in the name of the owner unless such vehicle is not required  
37 by the laws of Florida to be licensed. All motorized vehicles operated on  
38 the roads of Royal Highlands shall display appropriate state issued  
39 License Plates except where specifically exempted from this requirement  
40 by Florida Statute Chapter 316.  
41

42  
43 1.19.3 The maximum speed limit for all vehicles operating on the roads of

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Royal Highlands shall be 25 miles per hour.

1.20<sup>21</sup> No Commercial Door to Door Solicitation is allowed in Royal Highlands.

## 2. Clubhouse Regulations

2.1 The Clubhouse and other common facilities are owned and maintained for the use or benefit of the residents of Royal Highlands and their guests. The use of certain specific facilities for certain specific functions involving the general public must be approved by the Board of Directors. Any such function must be under the control of the RHPOA, and be for the benefit of the residents.

### 2.2 Clubhouse Guests

2.2.1 Guests (of individual residents) 18 years of age and older may tour and use recreational facilities.

2.2.2 All guests under 18 years of age must be accompanied by: (a) a guest, 21 years of age or older or by (b) a host resident when touring any recreational facility.

2.2.3 Residents are responsible for the behavior of and any damage caused by their guests.

2.3. Shoes and shirts are required in the clubhouse. Wet bathing attire is not permitted except in the restroom/dressing area; nor is it permitted in the exercise room.

2.4. Animals are not permitted in the clubhouse or on any recreational facility.

2.5. Smoking is not permitted in the indoor facility. Smoking is permitted in designated areas only.

2.6. Each group using the clubhouse is responsible for cleaning it after each such use.

2.6.1 The use of signs on clubhouse doors, windows, or walls (other than designated areas such as the bulletin board, etc.) announcing activities events or functions is prohibited.

2.6.2 All residents biking to the clubhouse are to use bicycle racks. Parking bicycles at front or side doors of clubhouse is a fire hazard and is not permitted.

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1  
2 2.7. The clubhouse will be secured (locked up) each night at 11:45 p.m. unless  
3 there is an authorized event previously scheduled to last later. Clubhouse keys  
4 or combinations are not to be given or loaned to non-residents.  
5

6 2.8. All users of the clubhouse and recreational facilities at Royal Highlands shall  
7 be deemed by their use of such facilities to have agreed to absolve the Royal  
8 Highlands Property Association and the Board of Directors from any claims for  
9 damages or compensation for negligence in the event of an accidental injury  
10 or death arising from the use of such facility.  
11

12  
13 3. Pools and Pool Facilities Regulations  
14

15 3.1 Unless specifically authorized by the Board of Directors, the swimming pools  
16 and dressing rooms are for the exclusive use of residents and their guests.  
17

18 3.2 Pool Facilities Guests  
19

20 3.2.1 All guests 18 years of age and older may tour and use all pool  
21

22 3.2.2 All guests under 18 years of age must be accompanied by (a) a guest  
23 21 years of age or older or by (b) a host resident when touring any  
24 facility.  
25

26 3.2.3 Residents are responsible for the behavior of and any damage  
27 caused by their guests.  
28

29 3.3<sup>4</sup> Children not toilet trained or who are wearing diapers, swim diapers or rubber  
30 pants are not permitted in the pool.  
31

32 3.4. Normal pool hours are from 7:00 a.m. to 11:00 p.m. The Board of Directors or  
33 the Activities Director may designate special hours for exclusive use by special  
34 groups of categories of swimmers.  
35

36 3.5. All swimming is at the risk of the swimmer. Swimmers are hereby advised that  
37 swimming when no other person is present is not recommended. Swimmers  
38 are also advised that the Board of Directors is not obligated to provide  
39 lifeguard service.  
40

41 3.6. All users of the pool facilities at Royal Highlands, including all swimmers using  
42 the pool, shall be deemed by their use of such facilities to have agreed to  
43 absolve the Royal Highlands Homeowners Association and the Board of

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1 directors from any claims for damages or compensation for negligence in the  
2 event of an accidental injury or death arising from the use of such facilities.

3  
4 3.7. Swimmers must shower before entering the pool.

5  
6 3.8. All suntan lotions, oils and similar products must be in shatterproof containers  
7 when brought to the pool area. Because these products cause operational  
8 difficulties with the pool filtration system, bathers using such products must  
9 shower after each such application before entering the pool.

10  
11 3.9. Animals are not permitted in pool or on its surrounding deck.

12  
13 3.10 Smoking is not permitted in, or at, the pool facilities. Smoking is permitted only  
14 in designated areas.

15  
16 3.11 Health Department regulations preclude bringing any food or drink to the pool  
17 and deck areas.

18  
19 3.12 No diving or horseplay is permitted in the pools. No running or horseplay is  
20 permitted on the pool decks.

21  
22 3.13 Scuba apparatus, inner tubes, floats, balls, Frisbees, etc. are not permitted in  
23 the pool or on the pool deck unless in connection with (a) a scheduled event  
24 requiring or allowing the use or demonstration of the equipment involved, or  
25 (b) RHPOA-approved apparatus for aquatic exercises. Face masks and  
26 goggles are allowed. Swimming aids attached to a child's body are allowed  
27 under the supervision of an adult swimmer 18 years of age or older who is in  
28 the water with the child.

29  
30 3.14 Persons with open sores, rashes or communicable diseases are prohibited  
31 from using the pool.

32  
33 3.15 No person shall enter the pool if his presence would exceed the posted limit  
34 designating the number persons allowed in the pool.

35  
36 3.16 Entrances to the pool from the outside must be kept latched and closed at all  
37 times to prevent accidents resulting from visiting small children wandering into  
38 the pool area.

39  
40 3.17 Radios, televisions, tape players and all electronic equipment with an audio  
41 output may only be operated in the pool area using headsets, only. Exceptions  
42 may be granted for special occasions by the Activities Director or by the Board  
43 of Directors.

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1  
2 3.18 No person shall enter the pool in clothing not designated as swimming  
3 apparel, such as cut-offs or shorts.

4  
5 3.19 Please use common courtesy to lap swimmers.  
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7  
8 4. Building Restrictions  
9

10 4.1 Flat roofs are prohibited at Royal Highlands. "Flat roofs" are defined as any  
11 roof with less than a 2.5/12 pitch or slope.

12  
13 4.2 Roofs with exposed surface materials not substantially matching the material  
14 on the roof of the original structure are prohibited.  
15

16 5. Fish & Lakes  
17

18 5.1 Jewel Lake and all our retention ponds are private property and no Florida  
19 Fishing license requirements apply. Florida Fishing License Regulations shall  
20 apply to Royal and Crown Lakes since they do not meet the Florida  
21 requirements for a private lake. Residents are advised as to the following  
22 stipulations concerning a fishing license. Under Florida law no State Fishing  
23 license is required for persons under the age of 16 or over the age of 65.  
24 Other than the previously mentioned fishing license regulations, all fishing in  
25 the Community Lakes & Ponds shall be done in compliance with Florida  
26 Freshwater Sport Fishing Regulations. Enforcement of these regulations shall  
27 not be the responsibility of RHPOA but shall remain the responsibility of the  
28 Florida Fish and Wildlife Conservation Commission.  
29

30 5.2 Boating in the Community Lakes & Ponds shall be done in compliance with  
31 Federal and Florida Boating Regulations. All mandated license and safety  
32 standards shall be required.  
33

34 5.3 All powered boats launched from Royal Highlands launching ramps and  
35 shoreline shall be limited to electric power only.  
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**Source for Changes      Note:- iaw = “in accordance with”**

1. Section 1.8 changed iaw BoD Meeting May 30, 2002 to read “Each home may display an American Flag in compliance with Florida Statutes”
2. Sub-section 1.10.1 changed iaw BoD Meeting May 30, 2002 RV parking restriction to one 24 hour period in any seven day period.
3. Sub-section 1.4.1 added iaw BoD Meeting Feb 27, 2003 re a For Sale sign inserted - A standard “Take One ” box or tube may be attached to the sign -
4. Section 3.3 changed iaw BoD Meeting Feb 27, 2003 to read “Children not toilet trained or who are wearing diapers, swim diapers or rubber pants are not permitted in the pool.”
5. Section 1.1 changed iaw BoD Meeting Apr 1, 2003, added “rent, leasing and/or” between the words Owners and re-selling.
6. Sub-section 1.1.1 changed iaw BoD Meeting Apr 1, 2003, added paragraph number and inserted the words “enters and/or lessees”
7. Sub-section 1.1.2 changed iaw BoD Meeting Apr 1, 2003, added paragraph number and inserted the words “renting, leasing and/or” also the word “occupants”
8. Sub-section 1.10.4 changed iaw BoD Meeting Apr 1, 2003, added sub-section numbers to section 1.10 and added contents of sub-section 1.10.4
9. Sub-section 1.10.3 changed iaw BoD Meeting Dec 19, 2003, added “maintenance” in last line and deleted the word “such”
10. Sub-section 1.10.4 changed iaw BoD Meeting Dec 19, 2003, deleted “driven over, or”
11. Sub-section 1.15 added iaw BoD Meeting Dec 19, 2003 re “For Sale” signs on vehicles on common grounds
12. Sub-section 1.16 added iaw BoD Meeting Dec 19, 2003 re Operation of Golf Carts in Royal Highlands
13. Sub-section 1.17 added iaw BoD Meeting Dec 19, 2003 re Golf Cart Driver qualifications

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14. Sub-section 1.18 added iaw BoD Meeting Apr 24, 2004 re Stopping in front of mail Kiosks
15. Section 1.3 changed iaw BoD Meeting Feb 9, 2005 expanding regulation to cover all household pets and animals
16. Sub-section 1.14.2 changed iaw BoD Meeting Feb 9, 2005 expanding regulation to cover all household pets and animals
17. Section 1.5 changed iaw BoD Meeting April 13, 2005 re Clotheslines
18. Section 1.11 changed iaw BoD Meeting April 13, 2005 re Lawn maintenance
19. Section 1.19 added iaw BoD Meeting April 13, 2005 re operation of vehicles in RH
20. Section 5.0 added iaw BoD Meeting April 13, 2005 re Fish & Lakes
21. Sub-section 1.20 added iaw BoD Meeting October 11, 2006 re: Prohibit Commercial Solicitation