

# **SAFETY HARBOR CLUB**

## **Rules and Regulations**

### **June 2025**

The Safety Harbor Club is a collection of private homes and townhouses organized into a Homeowners Association. The goal of this Association is to maintain a quiet, peaceful and family atmosphere, in a natural island setting, for the members, their guests, and tenants.

As a member you are entitled to the use of the Club's amenities, and certain rules and regulations are necessary to maintain the Club's goal. Please abide by all posted instructions, and review your governing documents on a regular basis. They are full of helpful and necessary information.

The following rules and regulations have been compiled from the Third Restatement of Amended Declaration of Covenants, Conditions and Restrictions, and from the By-Laws, Articles of Incorporation, and Board Resolutions of the Board of Directors. These rules and regulations apply to all members, tenants, guests, and visitors.

### **Definitions**

**MEMBER:** any person who holds title to a lot or parcel within the Club, any member of a partnership or corporation owning a parcel, or any record holder of a Class "C" agreement. The Club reserves the right to request proof of ownership. Children and family of owners are not members.

**Tenant/Renter:** anyone who pays to use a member's property.

**Guest:** anyone who is not paying rent but is residing in a member's home at the invitation of the member, either while the member is in residence or in the member's absence.

**Visitor:** any non-member invited by a member, member's guest, or tenant to visit for a day or part of a day.

### **Registration and Privileges**

All tenants/renters and guests are required to be registered with the Club office prior to arrival. Members who rent their units are required to report rentals to the office in advance of the rental (within 10 days), when possible, of the renters' arrival. The report must include the names of the renters, the number of renters, and the dates of rental along with the renters' contact information. Passes will be issued to be applied to a renter's golf cart and/or boat. Any requests for temporary boat docking passes must be accompanied by proof of boat insurance.

Children of owners are not members. They shall, however, have privileges and not be charged temporary membership fees for occupancy.

Visitors are permitted to use Club facilities, but only when accompanied by the host member. Visitors mooring at any of the Safety Harbor Club docks must obtain a temporary pass from the office and display it on their boat.

### **Activities on Club Property**

The roster or directory of Club members shall not be given to anyone by a Club member. The names, addresses, phone numbers or e-mail addresses are not available as a mailing list under any circumstances except for Club purposes.

Embarking from or disembarking onto Safety Harbor Club PUD property or docks is limited to members and members' guests, visitors, and registered tenants. Any and all others must have permission in writing from Club management.

No business or commercial activity of any kind shall be conducted on or in any Unit or the Common Elements unless approved by the Association. No "For Sale" signs or any advertisements are permitted anywhere in the Development, unless approved in advance by the Club.

No nuisance, noxious, or offensive activity shall be carried on in the Common Elements or anywhere within the Planned Unit development; nor shall anything be done therein which is or may become an annoyance or nuisance to the owners or occupants of the Development.

Owners agree to keep their Units free of debris or unsightly materials that may be a public nuisance and this includes the back of the townhouses. In the event an owner shall fail or refuse to keep the property free of such debris or materials, the Association shall have the right to enter upon such property and remove such debris and charge the owner for this service. Railings are to be kept free of laundry and towels.

### **Vehicles**

The only means of transportation within the Development shall be electric operated golf carts, bicycles, or other similar mechanisms. Internal combustion engine vehicles are prohibited, with the exception of construction, maintenance, or emergency vehicles. All electric carts must be mechanically sound and have affixed a current Safety Harbor Club decal with the Unit number displayed.

Carts may be parked outside the owner's Unit only in areas of the Common Elements identified for that purpose. Parking of carts identified with a Club pass is permitted for periods up to 24 hours in these areas. Carts improperly parked or not identified will be towed to the maintenance or laundry area.

## **Rules and Regulations**

### **Golf Cart Rules**

1. All carts must be mechanically sound and affixed with a current Safety Harbor Club decal which clearly displays the member's unit number. All other carts should be affixed with a temporary pass available at the Club office.
2. The operator of a cart must be at least sixteen years of age and have a valid driver's license.
3. Club members or their guests, tenants, or visitors shall be fully responsible for all damage or destruction to the Club facilities or injury to any person caused by such person.
4. Carts must be operated only on such roads as designated and must be operated in a safe and careful manner. Carts are not permitted on the beaches and in other non-developed areas. Carts operated by unauthorized persons or in a careless or dangerous manner may be confiscated.

5. Golf cart speed should not exceed 10 miles per hour on road stretches and should be reduced at intersections.
6. The maximum number of passengers is 4.
7. Do not drive carts on any docks or wharfs.
8. Vehicles with internal combusting engines are prohibited as of 1/1/24, with the exception of Harbor Bend Drive between Bartlett and Escondido, as well on an individual temporary basis for construction, as specifically deemed appropriate by the management office. This prohibition also appears in the Association's Covenants.

### **Tennis Rules**

1. All players must register with name and Unit number before starting to play. Registration is limited to one court per Unit.
2. Courts may be reserved only one day in advance.
3. Once players have completed play, they may sign up for the next available hour.
4. Play is limited to one hour when others are waiting to play.
5. Proper tennis shoes are required. Proper tennis etiquette should be observed at all times. No excessive noise or profanity will be allowed.
6. When play is crowded, doubles play should be given priority over singles play.
7. When players exit the tennis courts, the gate should be closed to help prevent wildlife from wandering out on the courts.

### **Pool Rules – No Running – No Diving**

1. Please shower and remove suntan oil before swimming.
2. Swimming is prohibited after posted hours.
3. Children under 12 years of age are not allowed the use of the pool unless accompanied by an adult. Diapered children are required to wear appropriate swimwear while in the pool.
4. Glass objects are not allowed in the pool area. Please dispose of trash in the provided receptacles.
5. Playing of radios is limited to radios with earphones.
6. Smoking is permitted in designated smoking areas only.
7. Posted pool rules shall be observed at all times.
8. All gates around the pool should be closed and latched at all times.

## **Clubhouse, Ice Machine, Snack Bar and Gas Grill**

1. The clubhouse door combination is available at the office and a decent library of books is contained inside.
2. The ice machine code is also available at the office.
3. The clubhouse, snack bar and gas grill are available for member use for gatherings and events and need to be reserved for specific times and dates through the Club office. It is expected that after a member uses any of these facilities, that they will be returned to pre event condition. If Safety Harbor Staff have to follow-up and clean or remove debris, etc., the member will be charged accordingly.

## **Renters/Tenants**

Temporary passes, issued by the Office, must be displayed on golf carts and boats.

### **A-Members**

1. The size of a rental party in a member's house cannot exceed six individuals.
2. There is a minimum of five days per rental.
3. There is a minimum age of 25 for the primary renter.
4. Pets are not permitted.

### **C-Members**

1. The size of the rental party is limited to six individuals using the Club's amenities and common elements at one time, with the exception of the docks or bulkhead area when arriving and leaving the island.
2. Pets are not permitted within the planned development, with the exception of arriving and leaving the island.

## **Animals and Pets**

1. The raising or breeding of any animals is prohibited in the Club.
2. Members may keep household pets, provided they are not a nuisance. Renters and guests are not allowed pets.
3. All household pets must be on a leash at all times in the Common Elements of the Club. Members are required to pick up after their pets.
4. Household pets are strictly prohibited in the pool area, restaurant (OTW), and clubhouse.
5. Any household pet causing a nuisance or disturbance shall be permanently removed from the Development upon 3 days written notice to the owner of the Unit containing such pet.

## **Animals and Wildlife**

Please enjoy our wildlife, but do not feed any wildlife as this causes them to lose their fear of humans and to become aggressive and a nuisance. There are no harmful species if left alone. Watch and enjoy but do not throw anything at them or otherwise disturb their habitat. There may be a resident alligator in the lake; so the lake is out of bounds with exception of the path around the lake and swimming in the lake is prohibited.

1. Please respect the wildlife and do not feed any animals. This is especially important in regards to alligators. It is considered a misdemeanor in Florida to harass or feed an alligator which can result in a severe fine.
2. The leaving of foodstuff and pet food about the Units will attract rats, raccoons, and other pests.
3. The snakes, turtles, tortoises and other native animals shall be left alone. They are protected species with a serious fine for disturbing them.

### **Docks and Wharfs**

1. All docks are for members, member's tenants, and for the member's guests.
2. The office has boat stickers for your boat windshield and they should be permanently affixed.
3. Guests may display a special permit issued by the Club office.
4. Each and every dock space is available on a first come, first serve basis, no explicit reservations.
5. There is only one space per member if the docks are full.
6. Members are discouraged from leaving personal property, e.g. lines, fenders, etc., on the docks or pilings. Fenders should be attached to your boat, not the dock.
7. Special docking permits may be given to our employees or contractors on a space available basis.
8. Townhouse owners have the first priority to use the T Dock spaces and then other members on a first come, first served basis.
9. Owners may not leave their boats at the docks without a designated person to monitor their boats if they are off island.
10. If owners are off island for more than two weeks they may not leave their boats at the docks while they are gone.
11. As a courtesy, consideration should be given to boats in excess of 25' to dock along the perimeter of the main wharf, the interior of the bulkhead, and the face of the T-Dock.
12. Boats with a beam greater than 10 feet are only permitted on the interior or the south end of the Main Wharf and the bulkhead in accordance with our Submerged Land Lease.
13. Larger boats mooring inside the Main Wharf should use the slips further west.

14. No docking is permitted on the outside west side of the Main Wharf or the access walkway.
15. Please observe and comply with all dock and wharf signage.
16. The Loading /Unloading area is at the corner of the bulkhead. Please do not leave your boat unattended at that location. Normal loading times are 30-60 minutes.
17. Island Girl Taxi has priority for docking on the east side of the bulkhead.

### **Trash and Garbage**

1. Trash and garbage must be securely confined in plastic trash bags and placed in the trash cans located in the wooden collection box under or behind each Unit.
2. The Association has designated day(s) for trash collection. Please check with the Office for the current collection day(s).
3. Loose trash and garbage is not permitted as it attracts pests and gets scattered.
4. Garbage bags in excess of two garbage can capacity will be collected at an additional cost of \$5 per 30 gallon bag.
5. Maintenance of the wooden garbage box is the responsibility of the Unit owner.
6. Owners will be charged for clean-up of trash collection boxes if necessary.

### **Pull Carts**

Complimentary pull carts are provided for members' use and are located at the T-Dock, bulkhead, and wharf parking areas. Please return these carts to their original location after you have used them.

### **Fires, Barbeque, Open Burning**

As fire is a concern, please, no open fires, open burning, or unattended barbecues. Barbecues must be placed on the sand, away from porches and buildings. Be cautious with smoking materials. Note the location of fire extinguisher and fire hose. All well houses are equipped with fire hoses.

*Note: For medical and fire emergency only, dial 911. Give the operator all necessary information. Please remain by the phone, or have your cell phone with you, in case further contact is necessary.*

### **Membership**

The Association shall have two classes of members as follows:

Class A. Class A members are Unit owners who own property within the Planned Unit Development (PUD). They are entitled one vote for each Unit owned. When more than one person holds an interest in any Unit, all such persons are members. There are 87 Class A memberships.

Class C. Class C memberships are available to property owners outside the Planned Unit Development. They are non-voting memberships that allow members the use (not

ownership) of the Common Elements of the Development. Class C members must abide by and adhere to all of the same rules and regulations as a Class A member within the planned development. There are 43 Class C memberships.

### **Change of Ownership**

Notice of all sales of property and changes of ownership must be provided to the Club office 30 days in advance of the closing. This is to allow the title company to properly ascertain the assessments and pro-rations.

Class "C" Membership Changes: Class "C" memberships changing property descriptions need Club approval.

There is a \$500 transfer fee for all ownership transfers.

### **Assessments**

Purpose: The annual assessments shall be used exclusively to promote the health, safety, welfare, and recreation of the residents in the Development, and for the improvement and maintenance of the Common Elements situated within the Development.

Assessments are billed quarterly, in advance, on the 15<sup>th</sup> of December, March, June, and September. Billing for member services are done monthly. Bills and statements are sent out via e mail. They are due and payable within 30 days from receipt.

Effect of Non-payment: All accounts become delinquent 30 days after the due date. After the account is 60 days delinquent the Club may take appropriate action to include posting the member's name or names at the Club office, and the suspension of services and the use of Club amenities including water, dockage, pool, tennis, the pool, and the use of the remaining common elements.

This suspension will be in effect until the account is brought up to date. In the event it is necessary to suspend privileges, the Club may require that all annual assessments for the fiscal year be paid in advance. Additional sanctions may apply as more fully described under the Violation of the Governing Documents Section of these Rules, and the Club reserves the right to refer the delinquent account to legal counsel as an additional collection effort, and to place a lien on the property if the assessment remains unpaid. Nonpayment of delinquent "C" member assessments and invoices are subject to the same collection efforts as "A" members but in lieu of filing a property lien the membership may be terminated. All delinquent accounts will bear interest at the rate of 18%.

Rate of Assessment: The Board of Directors shall determine the amount of the annual assessment. This should not exceed the previous year's assessment by more than 15%. Any budget requiring an assessment increase exceeding 15% must be approved by a majority of the membership, voting in person or by proxy.

Special Assessments: In addition to the annual assessment, the Board may levy in any assessment year a special assessment for the purpose of defraying in whole or in part the cost of any construction, repair, purchase, or replacement of a capital improvement on the common elements.

### **Temporary Membership Fees**

When members rent their units and the tenants occupy the unit in the member's absence the Club's Common Elements and amenities are subject to additional use and subsequently additional wear and tear. Accordingly, all A members who rent their units for less than 60 days will be assessed a \$25/day temporary membership fee. C members will be assessed a \$15/day temporary membership fee. The long-term (over sixty days) fee for renters is \$1.50/day. Beginning 1/1/24, the temporary membership fee will be deposited into a savings account, specifically reserved to improve, and maintain the common areas. An additional \$50/day temporary membership fee will be assessed to a member whose renter/tenant moors a boat at the Safety Harbor Club docking facility during their stay. The above temporary membership fees do not apply to a members unaccompanied guest or guests. A summary of each month's rental activity must be reported to the Safety Harbor Club office at the end of each month by the renting member. The temporary membership daily charge is reviewed annually by the Board of Directors during the budgeting process and is subject to change.

### **Repairs to Individual Units**

1. The Association has no direct responsibility for the repairs and maintenance of individual Units.
2. Requests for repairs from the staff must be authorized by the owner or agent.
3. We reserve the right to refuse requests that we feel are beyond our scope and for any other reason.
4. Work will be done on an emergency/ high priority first basis, and then first come, first served.
5. All work is done on a time and materials basis. Current hourly rates apply, and a margin of profit to the Club will be included.
6. In cases of an emergency we will make our best effort to either respond or direct the request to an appropriate source.

### **Building Review Committee (BRC)**

Plans and specifications for any new dwelling or exterior alterations of an existing dwelling, and landscaping shall be submitted for the approval of the BRC prior to the commencement of the construction or landscaping project. Applications are available at the Club office. Work may proceed only after written approval from the BRC has been received.

The BRC shall have the duty and power to:

- (a) require and review site plans for location and orientation of dwellings and accessory structures; for location of driveways and walkways; and for location of site utilities;
- (b) require and review all re-grading and landscaping design plans;
- (c) require and review all building plans and specifications to any structure to be constructed or altered on a Unit or on a Common Element; and
- (d) approve, reject or require modifications to the plans and specifications in paragraphs (a),(b),and (c) above.



Other Sections in the Covenants that fall under the scope of the BRC include Guidelines for the Location of Residence, Design, Color and Materials, Size of Dwelling, and Other Restrictions.

### **Violation of the Governing Documents**

Every Owner and occupant of a Unit, and all agents, invitees and guests of such persons, shall comply with the Declaration of Covenants, Conditions and Restrictions of Safety Harbor Club, Inc., the Association's Articles and By-laws, the Decisions and Guidelines of the BRC, and the Association's Rules and Regulations ("Governing Documents").

Sanctions may be imposed for any violation of the Governing Documents including, but not limited to imposing reasonable monetary fines up to \$100 per day of a continuing violation, to a maximum of \$5,000 for any one violation, suspending a Member's rights to use the

Association's facilities and Common Elements, suspending services provided by the Association, exercising self-help or taking action to abate any such violation at the Member's expense, and to prohibit the access or performance of activities on the Property or at the Unit, by others.

### **Continuing Adaptation**

The Board shall adopt other Rules and Regulations from time to time governing the use and enjoyment of the Development as the Board in its sole discretion deems appropriate or necessary.

### **Harmony**

"A pleasing combination of elements in a whole". Nature has provided us with its pleasing elements – we have to add ours. We are our own caretakers, and the success of the Club depends on each member's continuing commitment to the common good of all members.

### **Member Conduct Rule**

Member Conduct Rule Members and guests are to be respectful of Club employees and are not permitted to abuse or reprimand them, or in any way to interfere with their work. The Club has a Zero Tolerance Policy for verbal abuse or disorderly conduct on Club property and in dealings with Club employees. All persons while on Club property or dealing with Club employees shall act courteously and they shall not act in a disrespectful, abusive or disturbing manner toward each other or toward Club employees. For example, crude, vulgar or offensive (to a normal individual) language is a violation of this rule, as is harassment and attempted management or discipline of Club staff. Complaints regarding specific employees may be made in writing to the General Manager or to the President of the Club.

### **Boat Docking Rule**

Any boat docked on a Safety Harbor dock overnight is required to have proof of insurance and registration on file at the Club Office.

## **Rules Governing Member Participation at Meetings**

Pursuant to Section 720.303(2)(b), Florida Statutes, the Board of Directors of Safety Harbor Club, Inc. (the "Association") adopts the following rules governing the frequency, duration and manner of Member statements at meetings:

### General; Rules of Decorum and Civility for Participation at Meetings.

1. All Members, Member's spouses and permitted invitees attending Board of Directors meetings or Member Meetings of the Association shall conduct themselves in a respectful and peaceful manner and refrain from engaging in disruptive behavior. Any person who fails to observe the rules of decorum of a meeting will be asked to stop the offending behavior. If the person fails to stop the offending behavior after being asked to do so, the person will be asked to leave the meeting. Violation of these Rules will result in the offending person being subject to a fine and/or having his/her use rights suspended, including suspension of the right to attend future meetings.
2. Rules of Decorum and Civility For Participation at Meetings.
  - (a) Members speaking at a Meeting shall focus on the agenda item for which said Members will speak, not on persons or personalities.
  - (b) Sidebar discussions while others are speaking are not permitted.
  - (c) Anger, rudeness, ridicule, impatience and/or lack of respect for others are not acceptable behavior at a Meeting.
  - (d) Demonstrations in support or opposition to a speaker or matter raised at the Meeting, such as clapping, yelling, cheering, booing, hissing or other annoying or intimidating sounds or body language are not permitted at a Meeting.

### Board of Director Meetings.

1. All members of Association have the right to attend all meetings of the Board of Directors, except for "closed" meetings of the Board held under Section 720.303(2), Florida Statutes. No person, other than a member and a member's spouse, may attend meetings of the Board of Directors, unless required by Florida law or permitted by the Board of Directors in writing and in advance of the meeting.
2. If requested by the Board, any Member desiring to speak at a Board of Directors meeting must indicate which agenda item(s) said Member will speak.
3. Time will be set aside at the **END** of the Board of Directors meeting for Member statements. NOTE: OPTIONAL: Time will be set aside before the Board vote on each agenda item for Member statements limited solely to the agenda item up for vote.
4. Members can only speak on agenda items. Members can only speak one-time in reference to a specific agenda item. A Member cannot designate another person to speak for a him or her (other than said Member's spouse or Member's attorney).

5. Members can only speak for 3 minutes on each specific agenda item. Members must stay on topic and are not permitted to have a discussion or question/answer session with the Board of Directors. Members cannot “yield” their speaking time to another Member for the purpose of extending a Member’s speaking time.
6. Members are not permitted to participate in the Board of Directors’ deliberations or votes.

#### Member Meetings.

1. All members of Association have the right to attend all meetings of the Members of Association. No person, other than a Member and a Member’s spouse, may attend meetings of the Members of Association, unless required by Florida law or permitted by the Board of Directors in writing and in advance of the meeting.
2. Any Member desiring to speak at a Members meeting must indicate which agenda item(s) said Member will speak.
3. Time will be set aside at the beginning of the Members meeting for Member statements.
4. Members can only speak on agenda items. Members can only speak one-time in reference to a specific agenda item. A Member cannot designate another person to speak for him or her (other than said Member’s spouse or Member’s attorney).
5. Members can only speak for 3 minutes on each specific agenda item. Members must stay on topic and are not permitted to have a discussion or question/answer session with the other Members in attendance. Members cannot “yield” their speaking time to another Member for the purpose of extending a Member’s speaking time.

#### Committee Meetings.

1. All members of Association have the right to attend all Committee meetings that must be open to the Members pursuant to Section 720.303(2)(a), Florida Statutes. No person, other than a Member and a Member’s spouse, may attend meetings of a Committee, unless required by Florida law or permitted by the Board of Directors or the Chairman of the Committee in writing and in advance of the meeting.
2. If requested by the Chairperson of the Committee, any Member desiring to speak at a Committee meeting must indicate which agenda item(s) said Member will speak.
3. Time will be set aside at the beginning of the Committee meeting for Member statements.
4. Members can only speak on agenda items. Members can only speak one-time in reference to a specific agenda item. A Member cannot designate another person to speak for him or her (other than said Member’s spouse or Member’s attorney).

5. Members can only speak for 3 minutes on each specific agenda item. Members must stay on topic and are not permitted to have a discussion or question/answer session with Committee members or other Members in attendance. Members cannot “yield” their speaking time to another Member for the purpose of extending a Member’s speaking time.

#### Taping of Meetings.

1. Members are permitted to tape record or video meetings of the Board of Directors, Members and Committees. A Member desiring to tape record or video a meeting must sign-in at the start of the meeting and indicate that he/she will be tape recording and/or taking video of the meeting. If a person fails to sign-in and/or to indicate that he/she will be tape recording and/ or taking video, said person shall not tape record and/or video the meeting.
2. No tape recording or video taping of any meeting shall interfere with or obstruct a meeting.

#### Discipline.

1. If any person fails to observe the rules of decorum of a meeting and/or fails to observe and comply with the foregoing Rules governing Member participation at meetings, said person will be asked to stop the offending behavior. If the person fails to stop the offending behavior after being asked to do so, the person will be asked to leave the meeting. Violations will result in the offending person being subject to a fine and/or having his/her use rights suspended, including suspension of the right to attend future meetings.