

**THE SANCTUARY AT SAWGRASS LAKES**  
**RULES AND REGULATIONS**

**LEASING AND RESALES:**

Copies of all proposed leases must be submitted to the Association for approval as to the form of the lease at least fifteen (15) days prior to execution of same. The Association may review the form of the lease to ensure it contains provisions requiring any potential tenant(s) and/or other occupant(s) of a residence are required to comply with any and all provisions of the Association's governing documents. All leases must be for at least six (6) months= duration.

Copies of all signed leases must be submitted to property management. Additionally, the owner=s current contact information, including the owner=s physical and mailing addresses, telephone number(s), and email address must be submitted with the lease so that the owner may be contacted in the event of an emergency. Failure to comply could result in fines and/or suspensions of common area use rights. Owners must make available copies of the Declaration of Covenants, Restrictions, By-Laws and the Rules and Regulations to the buyer or lessee. It is the owner=s responsibility that lessees comply with Governing Documents.

All new owners are required to provide their contact information to the management company within 15 days of taking title to a property. Such information is to include the owner=s current contact information, including the owner=s physical and mailing addresses, telephone number(s).

**ANIMALS & PETS:**

From June, 12, 2007, common household pets are not to exceed a total of two (2). Any permitted to roam free, who endanger the health of others, or make objectionable noise, such as excessive barking, or constitute a nuisance or inconvenience to others, may be removed. No pets shall be kept, bred or maintained for any commercial purpose. No dog runs or animal pens are permitted. Dogs outside the unit shall always be confined on a leash. All solid animal waste must be removed by the owner. The breed commonly known as APit Bull@ is prohibited. Courtesy and respect of others, including their property, is of prime consideration.

#### SATELLITE DISHES:

Satellite dishes in excess of one (1) meter in diameter are banned. Satellite dishes less than one (1) meter in diameter are allowed with ARB approval. The satellite dish must be placed in a location where it is least able to be seen from adjoining properties without impairing the satellite dish's ability to function. The ARB may require a satellite dish to be screened from view by landscaping, however, such screening may be waived if it would impair the satellite dish's ability to function.

#### TRASH and GARBAGE:

Receptacles may be placed outside only after sunset of the day before collection, and shall be removed on the day of refuse collection. Receptacles should be placed at end of the driveway, no trash or garbage receptacles shall be placed in streets. Receptacles must be stored inside the home, or screened from view with natural vegetation.

#### STORAGE SHEDS, UTILITY SHEDS, SHACKS, TRAILERS OR OTHER STRUCTURES:

No storage sheds, utility sheds, shacks, trailers, and/or similar type structures usually intended for the storage of personal property and not for habitation, whether attached to or separate from the main dwelling, are approved at this time.

#### MAILBOXES:

As of June 2, 2009, mailboxes must be the original builder's wood posts with white mailbox, and black numbers. Approved clear sealant (such as Behr water proofing wood protector natural 300 or other, similar clear sealant) must be applied to preserve wood post.

#### DECORATIVE LIGHTING:

Low-level lighting (similar to what is commonly called Malibu type lighting) with clear bulbs only. Holiday lights and decorations are to only be placed within 30 days of the Holiday intended to be celebrated and must be removed within 30 days of said Holiday. Such holiday decorations are subject to ARB approval.

#### PLAYGROUND EQUIPMENT:

Playground equipment, trampolines, wood swing sets, etc, and their location, must be approved by ARB. Equipment must be properly secured and meet city guidelines for hurricane codes. All sport and play equipment, including soccer nets, basketball hoops and backboards must be stored entirely from view when not in use. Play equipment must be kept in good repair.

FIREWORKS:

The State of Florida, the County of Saint Lucie, and the City of Port Saint Lucie ban the use of most fireworks. The use of banned fireworks inside The Sanctuary at Sawgrass Lakes may result in a fine and/or suspension of common area use rights by the Association, in addition to any penalties imposed by governmental authorities. However, legal fireworks that do not cause a nuisance or otherwise interfere with other owners' peaceful enjoyment of their properties, such as snakes and sparklers, are allowed with appropriate supervision and proper cleanup.

GUNS:

The discharge of firearms including BB guns and pellet guns is prohibited and may result in a fine and/or suspension of common area use rights by the Association, in addition to any penalties imposed by governmental authorities.

BUSINESS USE:

No Business or commercial activity or enterprise of any kind is allowed on residential lots.

FLAGS:

One standard size (3=x 5=) American Flag shall be permitted to be attached to the home, as authorized by Florida law. Additionally, military service flags and the Flag of the State of Florida may also be displayed as allowed by Florida law. No banners, windsocks, or similar types of decorations may be displayed.

UNSIGHTLY & UNKEMPT:

It is each owner's responsibility to prevent any unclean, unhealthy, unsightly or unkempt conditions on their property. Tile roofs must be kept clean. Pavers, driveways

and sidewalks shall remain free of weeds and rust. Chalk drawings on streets, must be washed off entirely at end of day. No trash, garbage or other refuse shall be allowed to remain on a property except inside a waste receptacle as described in TRASH AND GARBAGE above.

AIR CONDITIONING UNITS & POOL EQUIPMENT:

Air conditioning equipment and pool equipment must be screened from view with natural coordinating vegetation. Air conditioning equipment and pool equipment may only be installed with prior ARB approval.

HURRICANE SHUTTERS:

Hurricane shutters and other wind-storm damage prevention measures that are visible from outside of an owner's property may only be put in place no more than seventy-two (72) hours prior to a storm watch, and must be removed seventy-two (72) hours following the end of a storm watch/warning. Such damage prevention measures must remain completely out of view at all other times. Hurricane shutters are not to be used for security purposes.

POOLS:

No above ground pool shall be erected, constructed or installed on any unit. The location, size, and design of all in ground swimming pools must be approved by the ARB. Swimming pool water must be drained into storm sewers, or street gutter.

SCREEN ENCLOSURES:

All screen enclosures must have ARB pre-approval before they are erected. No artwork, Florida glass, or vinyl may be displayed on the windows or doors. No aluminum or metal roofs are allowed. The requirements of all applicable building codes must be met or exceeded for all enclosures.

GARAGE DOORS:

The doors of all garages shall be closed at all times, except as needed for ingress and egress.

LAUNDRY:

No portion of a parcel shall be used for the drying or hanging of laundry, unless such laundry is adequately screened from public view.

GRILLS:

Grills must be stored in the garage or lanai and out of sight of neighbors when not in use.

ADDITIONS, FENCES, IMPROVEMENTS, LANDSCAPING AND PAINTING:

The exterior surfaces of all dwellings, including all colors, materials and finishes on all exterior areas of a dwelling shall not be altered or changed in any manner without the approval of the ARB.

No one shall have the right to construct any modifications of any type or nature on his parcel, including without limitation, pools, patios, spas, Jacuzzis, solar heating systems, screen doors, storm shutters, fences, and hedges or landscaping. For all fences installed after June 12, 2007 only four foot high black or bronze aluminum picket fences are allowed. No fence shall be installed in the lake maintenance or utility easements. All homeowners installing a fence shall properly maintain the portion of the property between the fence and the rear property line. Side fences shall be set back at least 15 feet from the front of the house. Fences cannot encroach on the upland preservation tract. No chain link or wood fences are allowed. The ARB must approve all exterior changes.

ARCHITECTURAL GUIDELINES FOR FRONT YARD DISPLAYS:

The following items are authorized for placement in shrubbery beds or walled entry way:

1. Statues
2. Fountains
3. Birdbaths

These items must be made of metal, wood, concrete or ceramic. Colors must be subdued, which blend with the surrounding shrub beds. Fountains and birdbaths may have a maximum height of six (6) feet and all other statuary type items may have a maximum height of four (4) feet. No more the four (4) such items will be allowed on

any individual unit, property or lot. No statues, fountains, birdbaths, or similar items shall be allowed within 15 feet of the paved road surface, or within any drainage or utility easement. Statues, fountains and birdbaths, are subject to approval of the ARB.

Back yard displays must be approved by the ARB.

Appropriate holiday decorations are excluded from these guidelines.

#### SHRUB BED EDGING:

Edging may be placed around shrub beds, driveways or walkways. Colors must be subdued and blend with surrounding vegetation. Shrub bed edging is subject to ARB approval.

#### ARTIFICIAL VEGETATION, EXTERIOR SCULPTURE, AND SIMILAR ITEMS:

Artificial vegetation is not allowed on the exterior of the home or grounds, other than such decorations within the outside entry and/or entry doors. Flower pots must coordinate with house color scheme and may be placed on the front porch or in covered entry. Two flowerpots are allowed within the covered or inside of any walled entry way. The pots must be the same size, color, and material and style. No plastic pots of any color are allowed. No hanging plants, birdhouses or feeders in trees or on the fascia in front or side of residence are permitted.

Chairs and benches are only allowed in covered area or inside a walled entry.

1. Up to two (2) benches or two chairs made of wood, all weather wicker or decorative metal are allowed in such covered or walled areas only.
2. Chairs and benches must be maintained in good repair. (Painted, cleaned, etc.)
3. Two small chairs and one bistro size table are allowed in place of the two benches or chairs described above.
4. Plastic/folding chairs and benches are not allowed in front or side of home.

#### SIGNAGE:

No signs, advertisements, notices, or other such similar devices (collectively, "signs") shall be placed on the exterior of a vehicle, dwelling, or other structure if such sign is capable from being viewed from outside the owner's property. No sign shall be placed inside a vehicle, dwelling, or other structure if such sign is capable of being viewed from outside the owner's property. This rule is specifically intended to be interpreted as liberally and broadly as possible to enact its intended purpose.

Excepted from this provision is any sign required to be displayed by a governmental entity. Such a sign shall be displayed as required by the applicable governmental entity. Also exempted from this provision is one (1) "For Sale" type sign of a style, material(s), maximum size and dimension to be approved by the Board of Directors from time-to-time. In the absence of specific guidelines to the contrary, no "For Sale" sign shall exceed four (4) square feet in area and all "For Sale" signs shall be of a wood-post type design.

#### WHEELED VEHICLES AND SPORTS EQUIPMENT:

Bicycles, tricycles, scooters, baby carriages, skateboards, etc. must be stored within buildings when not in immediate use.

#### VEHICLE STORAGE AND PARKING:

The motor vehicles of homeowners must be parked in their own garage or drive. Motor vehicles of guests should be parked in the owner's driveway. Overnight parking on the street is not permitted.

#### RECREATIONAL VEHICLES AND TENTS:

"Motor Homes," "Fifth Wheels," "Recreational Vehicles," "Travel Trailers," "Campers" and other similar vehicles cannot be stored on the premises or parked on the property overnight. Such vehicles may be parked on one's own driveway to load and unload.

Tents and campers may not be used as habitable structures on a property. No tent may be allowed to remain erected on a property overnight.

#### SERVICE AND DELIVERY VEHICLES:

Hours of service and deliveries are 8 a.m. to 6 p.m. Monday through Saturday. No deliveries or services on Sundays or Holidays.