

Avalon Beach Estates Homeowners Association

Rules and Regulations

Whereas the authority of the Board of Directors to establish and amend reasonable rules and regulations concerning the use of the Common Property and the facilities located thereon is given in Article III, Section 3 of the Declaration of Covenants, Conditions and Restrictions ("CC&Rs") of Avalon Beach Estates ("Avalon") Subdivision, the Board of Directors, Board, has adopted the following Rules and Regulations governing such property. These Rules and Regulations, as amended from time to time, shall be faithfully observed by all property owners within Avalon and by their tenants and guests.

The use of the property and the common elements shall be consistent with existing law, the Avalon CC&Rs and Bylaws and these Rules and Regulations. These documents may be found at <http://www.avalonbeach.org>. All restrictions, limitations, and obligations of members as provided in the CC&Rs are incorporated herein by reference but not by way of limitation. No action by the Avalon Beach Estates Home owners Association, Association, nor any section within these Rules and Regulations, shall be interpreted to lessen or modify existing laws, ordinances, and codes.

Enforcement of rules, should it be required, shall be in accordance with the CC&Rs, and as provided to the Association within Florida Statute (F.S.) Title XL, Chapter 720. Violations may also be subject to enforcement by county or state authority.

Article I – Architectural Procedures and Guidelines

Section I: All building is subject to the Covenants. No construction or clearing may begin until the Avalon Beach Estates Architectural Review Board (ARB) has issued a written acceptance of the submitted plans.

The ARB has thirty (30) days in which to reply to a completed submission of plans. Failure to do so within the 30-day window without the submitting party granting an extension will constitute acceptance of the plans as submitted.

The 30-day window for the ARB to accept or reject plans does not begin until **all** of the following items have been received by the ARB:

1. A \$2,500 construction deposit. This will be held against any construction damages not repaired by the contractor as well as any costs associated with forcing compliance with the Avalon CC&Rs, Bylaws, and these Rules and Regulations.
2. A complete set of house plans including a detailed site plan.
3. Description of the roof [type, color].
4. Siding type. Allowable sidings are stucco and brick. The first two streets must be stucco.
5. Siding and trim colors.
6. Mailbox design (must match the house siding in type and color).
7. Detailed landscaping plans showing placement and types of all shrubs/bushes/ trees.
8. Swimming pool plans, if applicable. May be shown on site plan.

If a plan has been rejected, the homeowner may appeal to the Board as follows: Appeal must be in writing. Appellant will receive a maximum of 30 minutes at the next Board of Directors meeting to present their position. Lot owner must be present for the appeal. No action will be taken at this Board meeting, but the matter will be taken under consideration with an answer given within 30 days.

Section II: Any remodeling, outside reconstruction, or additions to existing homes must also have a plan submitted and approved by the ARB. Any remodeling project that changes the footprint of the original home, adds to the square footage of the original home, or adds a pool shall also require the \$2,500 damage deposit.

Section III: Each home must have at least a two-car garage or two one-car garages.

Section IV: Each home on a corner on Avalon Boulevard must have a 20-foot setback facing Avalon and facing the cross street.

Section V: All fencing plans must be presented to the ARB for approval.

Section VI: Small satellite dishes may be used, but must be in an unobtrusive location.

Section VII: There is a forty (40) foot height limit on all homes; this applies to both 2 and 3-story plans.

Section VIII: All homes, including 3-story homes, must have a minimum of 1,400 square feet of heated and cooled space, excluding garage / storage space, on the first floor.

Section IX: The installation of a silt fence is required as soon as the site is cleared.

Section X: Policy for easement landscaping in Avalon:

1. Some owners of lots in Avalon have suffered damage to their lawns by vehicles that turn corners too sharply. Homeowners can elect to plant landscaping items in the easement to discourage drivers from cutting across their lawns.
2. Plantings are limited to natural vegetation, not artificially constructed curbside barriers. Future construction of artificial curbside barriers is prohibited; however, those currently in use may remain or be removed at the owner's discretion.
3. Landscape vegetation designs will be limited to a height of 3 feet so as not to restrict driver's visibility. If plantings are limited to roadside easements (that area between the road and the sidewalk), no ARB approval is required.

Article II – Construction Different than Approved

Section I: If approval has not been obtained for a home or any of the appurtenances, or significant outward changes have occurred in the plans without the plans being resubmitted, and the owner allows construction to commence, the ARB can demand that the property be restored to its original condition, or the owner must modify the construction to comply with the plans and specifications as approved by the Board. The owner shall bear all costs and expenses of such restoration, including the Board's costs and reasonable attorneys' fees.

Section II: The ARB shall not be responsible in any way for any defects in any plans submitted, revised, or approved. Nor shall it be responsible for any structural defects of any work done, or the adherence to the local building codes.

Article III – Maintenance of Undeveloped Lots

Section I: In accordance with the requirements of the CC&Rs to keep lots in good order and repair, owners of undeveloped lots shall ensure that underbrush/bushes/trees etc. on their lots do not intrude or infringe on neighboring developed property.

Section II: Upon receipt of a complaint to the Board from a developed property owner whose property is being infringed on by growth from a neighboring undeveloped lot, the Board will (1) verify the complaint and (2) initiate actions in accordance with the CC&Rs Article IX Section 1 to have the owner of the offending lot remedy the situation. If no action is taken by the offending lot owner, the Association, by a majority vote of the Board and twenty (20) days after notice to the owner, shall have right without liability to enter upon such lot to maintain and clean up any

part of the lot and to have any objectionable items removed. All costs related to such action shall be assessed to the owner as a special assessment imposed upon the individual owner.

Section III: An owner may clean the underbrush/bushes from their lot with prior notification to the Board (1) as long as there is no intention to build and (2) the cleaning is restricted to underbrush, bushes, and small trees. Trees with a main trunk diameter of 4 inches or greater must remain.

Section IV: No trash, yard debris, or construction material is to be dumped on undeveloped lots.

Article IV – Parking

The Board of Directors was guided by all existing laws, codes, ordinances including but not limited to Articles VII and VIII of the Avalon Beach Estates CC&Rs, the Florida version of National Fire Prevention Association Volume NFPA-1 Chapter 18, Walton County Parking Ordinance 2022-07, Florida Uniform Traffic Control Law, F.S. §810, Florida Building Code (2020) and the Walton County Land Development Code in the development of parking rules and regulations herein. Nothing in the sections below shall be interpreted as the lessening of any existing law, ordinance, or code.

Section I: A "driveway" is defined as a continuous paved/brick surface of minimum 8 foot wide paved surface, contiguous to a minimum 8 foot opening to the street and includes garage space(s).

Section II: A bedroom, as defined in Section 200 of the Florida Building Code, is a room that can be used for sleeping and a) has a minimum of 70 square feet of conditioned space, b) is located along an external wall, c) has a closet and a door or entrance where a door could be installed, and d) has an emergency means of escape and rescue opening to the outside. The bedroom count is determined by the original approved home construction permit issued by Walton County. Any post construction or renovations that add additional bedrooms will require additional parking spaces as defined in Section III.

Section III: On-site Parking Space Standard for all new construction. All homes shall have the following minimum required spaces based on bedroom count:

Up to 3 bedrooms: Minimum of 3 parking spaces

4 or more bedrooms: Minimum of 4 parking spaces plus one additional parking space for each additional bedroom over 4 bedrooms

This minimum parking space requirement supersedes Walton County's minimum parking space standard as allowed in the Walton County Land Development Code (2023) Section 5.07.03 Para. B.

Section IV: Only sedans, pick-up trucks, SUV's, passenger vans, mini-vans, motorcycles and golf carts are allowed to park on driveways overnight. No parking shall be allowed on the street overnight. Refer to CC&Rs Article VIII, Section 4 for additional detail. Overnight parking is defined as the hours between 11 p.m. and 7 a.m.

Section V: No parking at any time shall be allowed on right-of-way which extends 7.5 feet from the curb line toward the front of each dwelling on non-paved surfaces.

Section VI: There shall be no parking on empty lots. There shall be no parking on neighboring driveways without permission. Owners are urged to become familiar with F.S. §810 trespass law and ensure their tenants and guests are also in compliance.

Section VII: No parking shall be allowed for a trailer, camper, boat, bus, motor home, truck (with the exception of a pickup truck), or any disabled vehicle on the street or in the driveway or on any lot in Avalon overnight as defined in Section IV.

Article V – Pets

The Board of Directors was guided by existing laws, codes, ordinances including but not limited to the Walton County Animal Control Ordinance in the development of animal rules and regulations herein.

Section I: All pets must be in fenced yard or on a leash at all times.

Section II: Owners and guests are required to clean up after their pets.

Section III: Nuisance animals will not be tolerated. The Association follows the guidance of the Walton County Animal Ordinance and defines a nuisance animal as one that habitually or continuously barks, whines, howls, meows, cries, screams, or causes objectionable noises when unprovoked.

Section IV: Walton County Pet Ordinance defines "habitually and continuously" as:

1. periods of 10 minutes or more of constant noise, or
2. two or more repeated periods of 5 minutes or more of constant noise within 1 hour.

Section V: Owners of cats are not exempt from controlling their animals. Neighbors' gardens should not be considered a litter box.

Section VI: Violators are subject to enforcement by county authority and Association fines.

Article VI – Garbage Containers / Trash

Section I: All homeowners shall comply with the requirements of the Avalon CC&Rs, Article VIII – Section 9:

1. Garbage shall not be placed on the street for pick-up in plastic bags that are not in hard-sided sanitary containers with attached lids.
2. Garbage containers and trash shall “not be visible” from the street except on days of scheduled county pickup but may be placed on the street the day before.
3. All containers must be removed from the street by the end of the pickup day.
4. There shall be enough hard-sided, sanitary garbage containers to contain all accumulated garbage (excluding large items).

Section II: It is the homeowner's responsibility to be aware of Walton County's waste collection schedule, services, instruction and requirements. Complete information regarding this and other important instructions may be found on the county website at <https://www.co.walton.fl.us/1139/Residential-Waste-Collection>.

Article VII – Pool and Tennis Court

Pool

Section I: Florida Department of Health Chapter 64E-9 rules governing the operation of the Avalon pool are summarized within to emphasize their importance to pool safety. Noncompliance may result in the county suspending pool use.

- | | |
|------------------------------|--|
| <u>1. 64e-9.001(7)</u> | Keep pool gate closed at all times. |
| <u>2. 64e-9.004(4)</u> | No food and beverages allowed within 4 feet of the pool. |
| <u>3. 64e-9.004(4)</u> | No animals allowed in fenced pool area. |
| <u>4. 64e-9.004(4)(c)(2)</u> | No glass allowed in fenced area. |
| <u>5. 64e-9.008(7)(c)(5)</u> | No diving |

Section II: Climbing on the waterfall or the fence is not allowed.

Section III: There is to be no running within the pool area.

Section IV: Children under the age of 14 years must be accompanied at all times by a responsible adult.

Section V: All children under two years of age and children who are not potty-trained must wear pool-approved diapers.

Section VI: All trash must be placed in provided trash containers or removed when leaving.

Section VII: No person or group shall create a nuisance or interfere with quiet enjoyment of others at the pool.

Section VIII: The pool maximum occupancy is 15 persons. If pool is at capacity, do not enter until others vacate.

Section IX: No personal items including but not limited to chairs, umbrellas, or other paraphernalia are to be left at the pool overnight.

Section X: Bathroom doors must be closed at all times.

Section XI: Any incident attributable to an owner that results in the pool closure may result in a fine. Additionally, the Association will seek reimbursement for all costs associated with restoring the pool to the pre-incident condition.

Section XII: All must shower before entering the pool.

Section XIII: Pool parties must be scheduled through the Avalon Social Director. Contact information is available on the website at <http://www.avalonbeach.org/>. When scheduling a pool party, the following information is required:

1. Date / Start-Time / End-Time
2. Name and contact information for the responsible homeowner or tenant. If a tenant, then include the address of the Avalon Beach Estates home you occupy.
3. Number of attendees

Pool parties are limited to 3 hours. The homeowner or tenant scheduling the party must be present to supervise the event. The Day Guest limit (see Article VIII, Section II) is waived for a scheduled pool party.

Tennis Courts

Section I: The Association encourages all players to dress in proper tennis attire, including rubber-soled tennis shoes when using the tennis courts.

Section II: Golf shoes, black-soled tennis shoes, and street shoes are not allowed on the courts due to possible damage that may result to the surface of the courts.

Section III: There is no age limit for anyone who wishes to use the courts; however, the Association encourages parents or adults to accompany children younger than 12 who may wish to use the courts.

Section IV: Food is not allowed inside the courts.

Section V: Players must ensure that all trash is cleaned from within the court fences and placed in nearby refuse containers when finished using the courts.

Section VI: Players are asked to take special care not to spill beverages onto the surface of the courts in order to prevent possible damage.

Section VII: No glass containers are allowed within the fenced court areas.

Article VIII – Beach, Pool, and Tennis Court Access

Section I: The Avalon common areas—including beach, pool, and two tennis courts—are reserved for property owners, their tenants to whom primary use of the dwelling has been conveyed, and their guests.

Owner. Person(s) or entity listed as owner as recorded within Walton County Public record. Owners are responsible for the actions of all who enter Avalon by direct invitation or indirectly by their authorized tenants or guests.

Tenant. Person(s) staying within a dwelling one night or more by agreement with owner to inhabit dwelling as primary occupant. A tenant is typically one who has signed an instrument of conveyance such as rental or lease agreement. Tenant used in the context of this Article are inclusive of all agreements which result in at least 1 overnight stay.

Guest. Person(s) staying overnight in dwelling with owner or tenant by invitation.

Day Guest. Person(s) not staying overnight who enters Avalon by direct invitation of owner or tenant for a day or partial day.

Section II: Day Guests, who are not immediate family of an owner or tenant, are limited to 2 persons, 3 in the case of tennis court use, and must be accompanied by owner or tenant. For the purpose of this section, immediate family includes spouse, parents and grandparents, children and grandchildren, brothers and sisters (and their children and grandchildren) mother-in-law and father-in-law, brother-in-law and sister-in-law, and daughter-in-law and son-in-law.

Section III: Entitlement can be conveyed, but not duplicated. Once conveyed, the owner loses entitlement for the period of time it is conveyed to an alternate primary occupant. Conveyed right-to-use expires at the end of the dwelling occupancy agreement.

Section IV: Owners have sole responsibility for tenants, guests, and visitors. Should problems or damage occur, the Association will seek remedy and reparations solely from owner.

Section V: While the Association may take action to enforce rules and regulations to the benefit of all owners, it shall not be construed to create a duty to do so. Owners shall provide whatever supervision they deem necessary to preserve safety, protect property, and achieve compliance with rules and regulations.

Section VI: The Avalon beach, pool, and tennis courts are accessed through gates that are controlled with combination locks/keypads. The code will open all gates and can be accessed from the "Members Only" section of the Avalon's Web site at www.avalonbeach.org. Giving the code to others is strictly forbidden. Tenants must obtain the code from their respective owner.

Article IX – Beach

The Board of Directors hereby adopts Walton County Waterways and Beach Activities Ordinance 2019-05 as its guide for the Avalon beach rules and regulations and as may be amended from time to time by the county.

Section I: Deputies of the Sheriff's Office and TDC Code Enforcement Officers may be called upon for the issuance of citations for any violation of the provisions of this section. Any differences in wording between this section and Ordinance 2019-05 should not be construed as lessening or waiving the ordinance.

- | | |
|---------------------------|--|
| <u>1. Sec. 22-31(b)</u> | Dogs are prohibited except service dogs and those of owners with beach permits. |
| <u>2. Sec 22-54(b)(9)</u> | No bonfires allowed without permit and only owners permitted. |
| <u>3. Sec 22-54(b)(9)</u> | No fireworks permitted. |
| <u>4. Sec 22-54(c)(1)</u> | No fishing after being warned safety of bathers endangered. |

- | | |
|----------------------------|--|
| <u>5. Sec 22-54(d)</u> | No glass or ceramic bottle or container allowed. |
| <u>6. Sec 22-54(e)</u> | No soliciting or canvassing. |
| <u>7. Sec 22-54(f)</u> | No littering, including dead fish or parts. |
| <u>8. Sec 22-54(g)(1)</u> | No items left on beach between dusk and dawn. |
| <u>9. Sec 22-54(g)(1)</u> | No "INTENTIONAL" fishing for SHARKS. |
| <u>10. Sec 22-54(g)(3)</u> | No Items left on beach overnight. |
| <u>11. Sec 22-54(i)</u> | No audio device audible 100 feet or more from source. |
| <u>12. Sec 22-54(j)</u> | No removing sand or plucking sea oats. |
| <u>13. Sec 22-54(j)</u> | No breach of the peace, disorderly conduct, or moral indecency. |
| <u>14. Sec 22-60(d)(8)</u> | No vending without permission of HOA and county permit. |
| <u>15. Sec 22-56(c)</u> | No personal watercraft shall be launched from beach. |
| <u>16. Sec 22-61</u> | Deputies or TDC Code Enforcement of these beach rules. |

Section II: The Avalon beach gate is to remain closed at all times and may not be propped open. Owners shall be aware and remind tenants of the stairway and water hazard that an open gate poses to young children rushing ahead of parents or otherwise wandering inside when gate is left open.

Section III: An independent beach service, contracted by the Association for the benefit of all owners, provides umbrellas for a fee and supervision of the business process.
Owners shall:

1. Follow beach service instructions for beach umbrella and tent placement. Tents shall be placed behind the first set of umbrellas.
2. Heed the guidance of the beach service personnel with respect to beach rules as well as civil authority instruction. Should a conflict occur between beach service personnel and civil authority, civil authority takes precedent.
3. The following beach umbrella management measures are enacted by the Association to ensure fair allocation of beach resources.
 - a. Advance setups on the Avalon beach are limited to 2 umbrellas and 4 chairs per owner. Advance setups in excess of 2 umbrellas and 4 chairs are prohibited.
 - b. The advance setup zone runs from the Maravilla / Avalon property to 10 feet past the Avalon beach walkover stairs for a total distance of 75 feet.
 - c. Additional chair/umbrella setups per owner/guests are permitted, but they can only be set up or purchased one day at a time, on the day of intended use.
 - d. The umbrella and chairs, once set up, may be left in place for the duration of the day.

Article X - Transient Public Lodging (Rentals)

This Article applies to dwellings within Avalon Beach Estates whose use falls within Florida Statute, Title XXXIII, Chapter 509 Part 1 ("F.S. §509") definition of transient public lodging. Provisions and prohibitions hereinafter contained are in pursuance of and for the purpose of promoting the health, safety, welfare, and quality of life for Avalon Beach Estates owners, tenants, and guest.

Section I: The owner shall operate the public lodging establishment in compliance with all existing laws, statutes, codes, and ordinances, including but not limited to Florida Statutes, Florida Building Code and Florida Fire Code, as well as Avalon's CC&Rs, Bylaws and these Rules and Regulations.

Section II: The owner of the dwelling is solely responsible for its safe operation regardless of any management contract or other delegation of authority.

Section III: Owners who use a dwelling as a public lodging establishment must recognize that unique neighborhood characteristics require attentive management in order to assure safety of all persons associated with the property. Challenges which must be considered, include but are not limited to the fact that 128 dwellings use a single point of ingress and egress, small lot size, high pedestrian traffic, single fire access roadway, no auxiliary parking, and six 90-degree sight-limited curves.

Section IV: No action by the Association shall be construed to in any manner abrogate, or modify, any existing law, ordinance or code enacted or adopted by any government, or governmental unit.

Section V: Prior to undertaking any act or action which is governed by F.S. §509, Owner shall provide certification of the dwelling's current maximum transient occupancy as that term is defined pursuant to the provisions of F.S. §509:

- (1) for which it presently qualifies based upon the Florida Building Code to which it is built, and,
- (2) based upon the result of an appropriate fire code inspection performed by a licensed inspector.

Section VI: Occupancy and any representation, advertisement, or solicitation offering a dwelling for transient occupancy shall be limited to the number of occupants for which the dwelling can be legally certified in compliance with F.S. §509.

Section VII: The owner shall provide a copy of the valid public lodging license to the Association. Owners shall also provide current personal contact information including name,

address, e-mail, and telephone sufficient to establish direct contact with the owner. The owner shall also provide the same information for any person to whom management authority is given which allows that person to act on behalf of the owner in matters related to the public lodging establishment and use of the common areas.

Section VIII: With respect to all group bookings, there must be at least one parent or guardian for every four occupants under 25 years of age.

Section IX: The Association provides a one-page quick reference summary of the rules as a courtesy to guests and owners. This summary is provided as a matter of courtesy only, and in no manner modifies or alters the full Rules and Regulations. Owners, tenants and guests are required to comply with all rules and regulations.

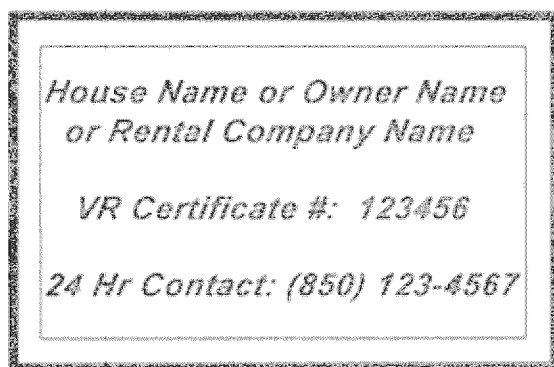
Section X: Homeowners should provide the officially recorded Rules and Regulations document to those who participate in the management of the public lodging establishment with instructions to comply.

Section XI: Owners, tenants, and guest should promptly respond to inquiries from Association representatives (Board Members and ARB members) regarding compliance with existing law, the CC&Rs (including the Bylaws) and these Rules and Regulations.

Section XII: Owners who rent out their homes on a short-term basis may elect to place a sign in their yard; however Avalon Beach Estates Owners Association does not require signage. For those Owners choosing to install a sign, the specifications are as follows:

- (1) Maximum square footage of the weatherproof, wooden sign shall not exceed two (2) square feet. Sign shape shall be rectangular.
- (2) Maximum height of the sign on a post shall not exceed 36 inches. The post shall be made of wood and painted white.
- (3) The sign shall indicate only one (1) of the following: the name of the Owner, Rental Company or "Name" of the home.
- (4) The sign shall indicate the name, and twenty-four (24) hours per day, seven (7) days a week emergency contact phone number or the locally available responsible party.
- (5) The sign shall indicate the home's Walton County Short Term Vacation Rental Certificate Number.
- (6) All lettering shall be Arial, Bold, Italics in Pantone Coastal Fjord Blue (#18-3920) color or RGB (77/93/131) on a white background. Font size should be the same for all 3 lines and fill the space for viewability from the street.
- (7) The words "For Rent" or "For Lease" are prohibited. Company logos are also prohibited.

- (8) Placement of the sign shall be on the house or on a wooden post as close as possible to the house visible from the street. Signs may not be placed on the County Right-of-Way.
- (9) All sign specifications shall be subject to review and approval by the Architectural Review Board.
- (10) The specifications listed in this Section XII shall supersede any conflicting specifications in the Walton County Short Term Vacation Rental Ordinance No 2023-03.
- (11) Sign example:



Article XI – Noise

The Board of Directors hereby adopts the current Walton County Noise Ordinance #2014-16 as its guide for rules and regulations regarding nuisance noise and as it may change from time to time.

Section I: An extraction of specific text within the ordinance with section references are provided below for convenience only. Owners shall be familiar with and adhere to all requirements of the ordinance.

Civil Infraction, Sec. 4(1): It shall be unlawful and a violation of the Section for a person to make, cause, or permit noise if within his or her control the making or causing of any *noise disturbance* that is **plainly audible from within an occupied residence** not the residence of the person making, causing or permitting the making or causing of the noise disturbance.

Criminal Offense, Sec. 5(1): It shall be unlawful and a violation of the Section for a person to make, cause, or permit noise if within his or her control the making or causing of any noise disturbance between the hours of **10 p.m. and 6 a.m.** that is **plainly audible** from within an occupied residence not the residence of the person making, causing or permitting the making or causing of the noise disturbance.

Noise disturbance, Sec. 2 Definitions shall mean any sound of a continuous duration that disturbs the peace, quiet, and repose of any other person of reasonable and ordinary sensibilities.

Plainly Audible, Sec. 2 Definitions shall mean any sound produced by any source that can be clearly heard by a person using his or her unaided hearing faculties twenty-five (25) feet or more from the property line of the premises from which the sound emits.

Section II: Enforcement is available through county authority as well that provided to the Association by F.S. §720.305.

Article XII – Bonfires, Open Burning, and Fireworks

The Board of Directors hereby adopts the fire management best practices established by the Florida Department of Agriculture and Consumer Services (DACS) / Florida Forest Service (FFS), and confirmed by the South Walton Fire Department (SWFD) as the guide in establishing the rules and regulations in this Article.

Section I: No open burning, including bonfire, is permitted within the residential area defined as the 30-acre tract of land located north of the beach, which contains all dwellings. No location within that area is capable of meeting the setback requirements established by DACS / FFS as 25 feet from vegetation, 50 feet from a roadway, 25 feet from your home, and 150 feet from other occupied dwellings.

Section II: Beach bonfires are permitted when supervised by property owner. The SWFD issues the Avalon Association an annual permit explicitly for use by owners. Owners must carry the permit and be present at the bonfire. The permit may be obtained from the Association secretary along with a full set of rules set by the SWFD.

Section III: Fireworks, as defined within F.S. §791.01.(4)(a) are prohibited with the exception of those generally defined as nonaerial with 20/100 grains of explosive such as sparkers and other legitimate toy devices. The complete list of those allowed are defined within F.S. §791.01.(4)(b)(c).

Article XIII – Golf Carts and Low Speed Vehicles

The Board of Directors hereby adopts the current Florida Uniform Traffic Code (F.S. §316) its primary guide for the definition, rules and regulations regarding golf carts and low speed vehicles (LSVs) within Avalon Beach Estates, and as it may change from time to time.

Section I: Homeowners shall be aware that Florida law differentiates regular golf carts from LSVs and regulates each differently. An extraction of specific text within the ordinance with section references are provided herein for convenience only. Owners shall be familiar with and adhere to all requirements of the law.

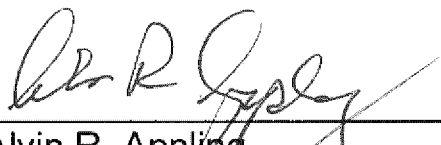
"Golf Cart" means a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of 20 miles per hour. They are not permitted by the traffic code to operate on streets unless the street has been designated for such use by the county or municipality. There are no such designated streets in or near the Avalon Beach Estates subdivision.

"Low Speed Vehicle" means a four-wheeled motor vehicle that is capable of traveling at a speed greater than 20mph but less than 25 mph. State law **requires drivers to be 16 years or older** and possess a valid driver's license. The vehicle must also be registered and insured.

Section II: Parking of LSVs shall be limited to areas where parking can be accomplished without impeding vehicles or pedestrians.

Section III: Homeowners are responsible for assuring themselves, their tenants, and their guests operate all vehicles in as safe manner compliant with all laws and applicable CC& Rs, Bylaws, and these Rules and Regulations. These documents may be found at <http://www.avalonbeach.org>.

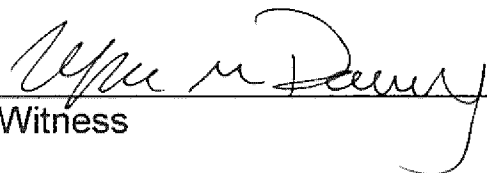
The foregoing Rules and Regulations of the AVALON BEACH ESTATES HOMEOWNERS ASSOCIATION, INC were adopted at a Meeting of the Board of Directors on the 21st of May, 2025.



Alvin R. Appling
Vice President, HOA



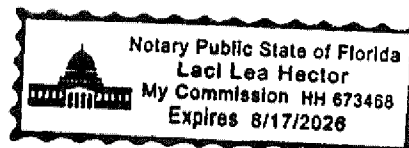
Witness



Witness



Notary Public



Adopted 2025.5.21