

Rules and Regulations

March 15, 2018

FOREWORD

The residents of Quail Ridge are a mix of permanent residents, seasonal residents and renters.

While enjoying the community facilities, please be sensitive of your neighbors and do not infringe on their rights. To ensure that we can all enjoy life to its fullest in Quail Ridge, certain standards and rules are necessary. These standards are designed to promote pleasant and harmonious community living, but do not replace common sense.

It is the responsibility of the Quail Ridge Board of Directors to serve the best interests of all residents.

It is the responsibility of property Owners to inform their guests and/or tenants of these rules and regulations.

All rules will be monitored for compliance. Continued violation and disregard by a resident will be handled by the Board of Directors.

Meetings of the Board of Directors are held monthly at a location and time designated by the Board of Directors. Quail Ridge Association at Suntree, Inc. Owners are invited to attend and observe the meetings.

Questions, suggestions, complaints, and requests should be referred to a Board Member in writing. Requests to add items to the agenda at meetings of the Board of Directors should be submitted in writing and sent to the Secretary a minimum of 10 working days prior to meeting date.

Members of the Quail Ridge Association at Suntree, Inc. Board of Directors and attending residents are published in the official minutes of the Board meeting.

NOTE: These rules are complementary to the Declaration of Covenants, Conditions, and Restrictions of Quail Ridge Association at Suntree, Inc. (the "Declaration"), as amended from time to time, the Bylaws and Articles of Quail Ridge Association at Suntree, Inc. and serve only to more fully explain that document; both documents are directive in nature. The Declaration, Bylaws, Articles, and Rules and Regulations are collectively referred to herein as the "HOA Documents". In the event of a conflict between these Rules and Regulations and the Declaration, the terms of the Declaration shall control.

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QUAIL RIDGE RULES AND REGULATIONS

COVENANTS, RULES AND REGULATIONS ENFORCEMENT PROCESS

The purpose of this document is to define the process related to the enforcement of terms, conditions, rules, and regulations as set forth in the HOA Documents.

The authority for the Rules & Regulations is derived from Section 7.4 of the Declaration, which states that "The Board of Directors may adopt and/or amend rules and regulations for the purpose of regulating the conduct and action of the residents as well as the use of the Common Areas, the preservation of the property of the Association, and the safety and convenience of the users thereof'. Section 3.4 of the Declaration authorizes the Board of Directors to levy fines and to establish liens on property for the purpose of collecting fines and other unpaid assessments. It also authorizes the Board of Directors to levy assessments to individual Owners for damage to Association property which resulted from his/her carelessness, neglect or willful action or by that of his/her family, guests, agents, or invitees. Section 9.5 of the Declaration authorizes the Board of Directors to pursue any legal actions it deems necessary to recover fines and/or damages and/or to enforce the Declaration and Rules & Regulations.

It should also be noted that the State of Florida has laws which affect this process. The following limitations and requirements are derived from those laws.

Before a fine can be imposed against an Owner, the Association must provide 14 days' notice of a hearing before a committee of at least three members appointed by the Board of Directors. Those appointees cannot be officers, directors or employees of the homeowners' association. Nor can they be the spouse, parent, child, brother or sister of an officer, director or employee. If the fine or suspension is appealed to this committee and the committee does not approve the fine or suspension, it cannot be imposed.

For each violation type the maximum fine which can be imposed is $100 per day with an accumulative maximum of $1,000. For example, a violation type could be animal defecation with the Owner not immediately removing the feces as required. If the Owner permitted his/her pet to run loose without a leash that would be a different, separate violation type. Fines apply to each violation type individually. Therefore, if an Owner committed both violation types, he/she could be fined up to the maximum amount for each type.

ENFORCEMENT PROCESS

Upon a violation by an Owner, Tenant or Resident:

1. An initial notice shall be sent by regular, US mail describing the violation and referencing the pertinent Section of the HOA Documents as well as providing a time period in which the violation must be cured, but in no event less than ten (10) days unless the violation is of such a nature that it cannot be cured within ten (10) days. If the violation is of the nature that it cannot be cured within ten (10) days, then the notice shall contain a reasonable cure period.

2. If the violation is still occurring after the time period set forth in the initial notice, or it occurs again at a later date, a second notice shall be sent setting forth the date, time and location of the Fine Committee Hearing. This second notice shall be sent no later than fourteen (14) days prior to the Fine Committee Hearing.

3. The Fine Committee shall be conducted pursuant to Roberts Rules of Order. A representative of the Association shall describe the nature of the violation and the person who violated the HOA Documents shall have the opportunity to present his/her case in relation to the violation. The Fine Committee shall determine whether to impose a fine and, if a fine is imposed, the amount of such fine. In no event shall the amount of the fine exceed $100 per day to a maximum of $1,000 per violation.

4. The Board of Directors shall hold a Directors Meeting as soon as practical after the Fine Committee Meeting to adopt the amount of the fine(s) set by the Fines Committee and impose such fine(s) against the person who violated the HOA Documents. In addition to imposing the fine(s), the Board may vote to waive or reduce the amount of the fine(s) but may not increase the amount of the fine(s) set by the Fines Committee.

In addition to imposing fines, the Board of Directors has the authority at a noticed Board of Directors Meeting to restrict the violator's access to and usage of the Association's amenities and right to vote on Association matters until the violation is cured. The Association has the authority to enforce the HOA Documents via a suit for specific performance. Any costs incurred by the Association in enforcing the HOA Documents, including attorneys' fees and court costs, may be assessed against the violator.

While the Association may derive income from this process, that is not the objective. The objective of this process is to obtain compliance with the HOA Documents.

ARCHITECTURAL AND RULES CONTROL

The Board of Directors will appoint 3 persons to serve on the Architectural and Rules Standing Committee (the "Quail Ridge ARC"). The duties of the Quail Ridge ARC are to preserve the exterior appearance of each Townhome and all common areas within the Neighborhood.

Any Owner contemplating an exterior modification to his/her Townhome must comply with the specific procedures outlined below.

Owners shall submit all construction plans for the alteration, complying with the following standards:

(a) Be not less than 1/8" = l' scale.

(b) Show the elevation of the ground on all sides of the structure as it will exist after the modification.

(c) Include a list of proposed materials and samples of exterior materials and finishes which cannot be described to the Committee in writing.

(d) The Owner should be prepared to answer questions asked by the Quail Ridge ARC.

(e) It is the Owner's responsibility to provide these plans to the Committee Chair, Architectural and Rules Control, 857 Ridge Lake Drive, Melbourne, Florida 32940.

(f) It is the responsibility of the Quail Ridge ARC to either recommend approval or disapproval to the Quail Ridge Association at Suntree, Inc. Board of Directors, who will grant initial approval or disapproval within 30 days of the recommendation by the Quail Ridge ARC.

The Quail Ridge ARC will forward the approved request to the Mod-ARC, Suntree Master Homeowner Association Inc., 7550 Spyglass Hill Road, Melbourne, Florida 32940. A fee is required if the estimated cost of the proposed modification exceeds $500. If the estimated cost of the proposed modification exceeds $500 attach a check in the amount of $50 payable to Mod-ARC, SMHA. A refund of $25 will be given following completion and inspection of the project by SMHA's Mod-ARC. Mod-ARC, SMHA has the right to change the amount of their application fee.

This SMHA Mod-ARC Committee will review forwarded requests and render final approval (or disapproval) within 30 days of receipt of the request. No work may start on the project until approval has been granted. Any proposals not approved can be modified by the homeowner and resubmitted for additional review through all appropriate channels.

No additional plantings may be made on any part of common areas of Quail Ridge Association at Suntree, Inc, without approval of the Quail Ridge ARC. The procedure is the same as for any other exterior modification to a Townhome. This also applies to changing any existing plantings in the common area.

Any plantings made by an Owner must be approved by the Quail Ridge ARC and must be a minimum of 12 inches away from the building wall and foundation. All plantings mean any trunk, stem, branch or leaf must be a minimum of 12 inches away. All mulch and ground cover must be below any part of wood siding or wood fixture attached to the Townhome or porch. The mulch and ground cover must be below the wood so that a clear space of foundation wall is visible. Mulch and ground cover mean any vegetation, gravel, dirt or any other matter that is next to the Townhome walls or foundation. The Quail Ridge ARC, the SMHA Mod-ARC and the Board of Directors have the right to recommend approval or disapproval of any building, fence, wall, screened enclosure, grading, floor, elevation and drainage plan, drain, mailbox, solar energy device, decorative buildings, plan, landscape device or object, as well as any other change or modification to the exterior of any Townhome.

It is the Association's intent to protect the community from nuisances and maintain the aesthetic quality with substantial uniformity of Townhomes.

The cooperation of all residents is essential to harmonious relations within the community.

ASSESSMENTS

A monthly assessment is levied on all Quail Ridge Association at Suntree, Inc. Townhomes Owners to cover supply and service expenses, common area maintenance, insurance coverage, accounting fees, legal and administrative fees and upkeep of the building exteriors, lakes and pool. The monthly maintenance fee is established by the Board of Directors.

This payment comes due the first day of each month and is considered past due after the 15th day of the month. Any fee not paid by the 15th day of the month may incur a late penalty of $25.00 plus interest computed from the original due date at the annual rate of 18 percent until paid. Delinquencies continuing into subsequent months may have a late penalty of $25 applied plus interest at the annual rate of 18 percent on the assessment for the previous and current months' assessment.

Legal action may be brought against an Owner for nonpayment of the monthly assessment. This may include a lien for foreclosure and/or other means available under the law. In the event the Townhome is rented, the Association has the right to collect rent from the Tenant until the delinquency is caught up. The Association also has the authority at a noticed Board of Directors Meeting to restrict the delinquent Owner's access to and usage of the Association's amenities and right to vote on Association matters until the delinquency is caught up. Any costs incurred by the Association in collecting delinquent assessments and other monies owed to the Association, including attorneys' fees and court costs, may be assessed against the delinquent Owner.

Make your monthly assessment check or money order payable to Quail Ridge Association at Suntree, Inc. and mail to:

Prince CPA Group
PO Box 411240
Melbourne, FL 32941
321-259-2931

Special assessments may be required from time to time for the repair or replacement of Capital Assets of Quail Ridge Association at Suntree, Inc. Article III, Section 3.2.3, of the Declaration outlines specific procedures for special assessments.

Townhome Owners are also required to pay the annual or any special assessments levied by the Suntree Master HomeOwners Association, Inc. Questions regarding monthly assessments, special assessments, late fees, etc. should be directed to the Treasurer, Board of Directors of Quail Ridge Association at Suntree, Inc.

DEFINITIONS

ADULT (as applies to unattended pool use): Fourteen (14) or older.

BOARD OF DIRECTORS: Members in good standing who are elected by the membership or appointed by the Board of Directors to direct the affairs of the Association.

CAPITAL ASSET: Association property determined to have a useful life beyond one year; i.e., cabana building, pool, filtration system and pumps, pool and cabana furniture, walls, etc.

CAPITAL IMPROVEMENT: Enhancement to a capital asset that adds value and/or utility to the original asset or an acquisition of a new capital asset.

CAPITAL REPAIR: A major repair which extends the useful life of a capital asset which exceeds $1,000 and has a useful life greater than one year.

CHILD (as applies to unattended pool use): Under fourteen (14).

COMMON PROPERTY: All real and personal property or interests in real and personal property dedicated to or owned by Quail Ridge Association at Suntree, Inc. (i.e., lawns, swimming pool and cabana, lakes, flower beds, streets, pool equipment, chairs, lounges, etc.).

DAY CARE CENTER: Defined as a place where children or adults are brought for care while their caretakers (e. g., parents, caregivers, etc.) are occupied. For the purpose of this document, it does not matter whether monetary or other compensation is provided for this care.

GARAGE SALE: Defined as any yard sale, estate sale, thrift sale or any other sale in which merchandise is sold to consumers.

GUEST: Any person, regardless of age, who visits a Quail Ridge resident and/or recreational facility.

MEMBER: Owner of a unit within the Quail Ridge neighborhood. If the Owner consists of more than one person or is another entity, the Owner shall designate one individual to act on behalf of the members.

NEIGHBORHOOD: Properties that are platted or dedicated under a common name within Suntree Master Homeowners Association, Inc.

OWNER: The individual(s) or entity who is named on the deed of a Quail Ridge property.

PRIVATE PROPERTY: The property described in the Owner's deed (i.e., Townhome, garage, and entry court).

RESIDENT: Anyone residing in the Quail Ridge neighborhood.

TENANT: Any person(s) leasing or renting a Townhome in the Quail Ridge neighborhood.

TRUCK: Any vehicle, closed or open, designed primarily to haul equipment or materials.

VAN (NONPASSENGER): Permanent seating for more than two persons that does not comply with the definition of a passenger van.

VAN (PASSENGER): A van that weighs less than 5,000 pounds, has seating for more than two passengers, and has noncommercial license plates.

VAN (REC VEHICLE): A van that has either 110 volt electrical service, LP gas or sanitary waste facilities.

Note: For addition definitions, please refer to the Declaration, Article I, Pages 1, 2 and 3.

GENERAL RULES

These are rules and regulations covering a wide range of subjects which have been approved by the Board of Directors and supplemented within the Quail Ridge Neighborhood. These rules are outlined below.

1. Owners are responsible for any damage or defacing of property which they, their Guests, or Tenants may cause.

2. Trash, refuse, and garbage must be placed in suitable containers and shall not be placed at curb-side earlier than 6:00 PM of the evening before scheduled pick-up. Containers must be returned to an appropriate storage location by 7:00 PM of the day of pick-up. Material for recycling: clippings and yard trash, bottles, cans, newspapers shall not be placed at curb-side more than 24 hours before scheduled pick-up. Garbage containers must be replaced when they become tattered or unsanitary.

3. No animals, except usual household pets, shall be kept on any property. All pets must be kept on and confined to the Owner's Townhome area. Residents shall not breed animals as a hobby or for profit. Whenever pets are exercised off the Owner's property, they shall be controlled on a leash. Should a pet deposit feces on any property within Quail Ridge, the Owner is responsible for removing and properly disposing of it promptly.

4. No commercial activity may be conducted at any Townhome within Quail Ridge without approval of the Board of Directors.

5. Porches and entry courts must be kept in a neat and orderly fashion. It is incumbent upon the resident to manicure the flower beds within the entry court and not permit the weeds and/or plants to grow wild. Trimming of hedges on either side of the garage as well as circular beds adjoining two/three cluster Townhomes are the responsibility of the Association. Drapery and other window treatments visible from outside the Townhome shall be white, beige or other muted color. No sheets or aluminum foil shall be permitted in any window. Solar film, other than nonmetallic in appearance, may be installed as outlined in Architectural and Rules Control Committee; see page one of this booklet.

6. Use of barbecuing equipment is permitted but must be removed after use. Please be considerate of your neighbor when barbecuing.

7. The Board of Directors joins the Florida Fish and Game Commission in stating emphatically that residents not feed any wild life. Feeding of alligators is strictly forbidden. It is against Florida Fish and Game Commission laws. Violators will be referred to law enforcement officers.

8. Florida law and Brevard County ordinances require vehicles (including golf carts and bicycles) to display lights when being operated after sunset. It is recommended that residents who enjoy walking along the roadways after dark wear light-colored clothing and carry a flashlight for safety.

9. Golf carts being operated on roads within Quail Ridge shall abide by the rules of the road as published in the Florida Driver's Handbook by the Department of Highway Safety and Motor Vehicles, Tallahassee, Florida.

RENTAL UNITS

Quail Ridge Townhome Owners may desire to lease their units. Certain procedures and rules must be adhered to if this option is exercised.

1. No Townhome shall be leased for a period of less than seven (7) months. (See Article VIII of the Declaration, Page 13). Notwithstanding anything to the contrary set forth in the HOA Documents, for the safety, security or welfare of the Owners or to prevent unreasonable interference with the use/enjoyment of the Common Areas, no Townhome, nor any part thereof, shall be used for short term vacation rentals, hotel-like or transient use, including, but not limited to, occupancies for dwelling, lodging or sleeping purposes for a period of less than 30 consecutive calendar days. Short-term vacation rentals include any contract or agreement that initially defined the occupancy term to be greater than 30 consecutive days and that was subsequently amended, either orally or in writing, to permit the occupant(s) of the Townhome to surrender the Townhome before the expiration of the initial occupancy term that results in an actual occupancy term of less than 30 consecutive days.

2. When a lease is drawn, the Owner is obligated to include in the agreement a statement that the Tenant shall conform to the HOA Documents. Additionally, the lease shall provide that the Tenant shall pay the rent to the Association in the event Tenant receives notice from the Association that the landlord is delinquent in the payment of any sums to the Association. All leases shall be in writing and provide that the Association shall have the right to terminate the lease and evict the Tenant upon default by the tenant in observing any of the provisions of the HOA Documents.

3. The Owner shall provide the Tenant with a copy of:
   (a) Declaration of Covenants, Condition and Restrictions for Quail Ridge Association at Suntree, Inc.
   (b) Declaration of Covenants, Conditions, and Restrictions for Suntree Master Home Owners Association, Inc.
   (c) Rules and Regulations for Quail Ridge Association at Suntree, Inc.

4. The Owner shall provide to the Secretary of the Association in advance of the lease, the following information: name(s) and all contact information (phone number, email and access info.) of those persons to reside within the rental unit, family size, and duration of the lease and any other information requested by the Association necessary for the consideration of an applicant. Failure to do so could result in a penalty not to exceed $25 each week until received. This information, in turn, will be provided to Suntree Master Homeowners Association, Inc. by the Secretary.

5. Owners are also responsible for providing listing real estate agencies a copy of all documents governing the Quail Ridge neighborhood.

6. Rooms within rented Townhomes may not be rented or subleased; transient tenants shall not be accommodated.

7. All persons residing in the Unit for more than 30 days, unless previously approved by the Association, shall be approved by the Association. Each Townhome shall be used as a residence only, except as otherwise herein expressly provided. Under no circumstances may more than one family reside in a Townhome at one time, unless they are visiting guests, on a temporary basis. "Families" or words of similar import used herein shall be deemed to include spouse, parents, parentsinlaw, brothers, sisters, children, grandchildren and unmarried couples. The Association may cause any person(s) taking possession of a Townhome without first obtaining the approval of the Association to be removed therefrom and may utilize all remedies at law and in equity to enforce this provision.

8. The Owner is responsible for any delinquencies prior to any sale or lease. Any sale or lease which is not authorized pursuant to the terms of the Declaration and these rules shall be void unless subsequently approved by the Association in the manner set forth herein.

9. The Owner and the tenant will be jointly and severally liable to the Association for any amount in excess of such sum which is required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by the negligence of the Tenant.

10 The Association may charge an application fee of up to $100 (or as authorized by Chapter 720, FS) to approve a prospective sale or lease. This charge may not be imposed for lease renewals. A husband and wife and/or a parent and dependent child shall be considered one applicant.

11. Grounds for disapproval of a proposed purchaser or tenant or Lease shall include:
    a. Poor credit history
    b. Criminal record
    c. Sex offender
    d. Eviction history
    e. Poor prior landlord/tenant relations
    f. Listed on the OFAC – US TREASURY DEPT. blocked persons list
    g. Tenant/purchaser has more than 1 pet
    h. Owner is not current in any monetary obligation owed to the Association
    i. Misrepresentations by the tenant or Owner on the Application

SALE OF TOWNHOMES

Quail Ridge Association at Suntree, Inc. Townhome Owners who decide to sell their unit should abide by the following procedures and rules:

1. A professionally painted residential "FOR SALE" sign as prescribed by the Declaration of the Suntree Master HomeOwners Association (SMHA) may be exhibited on the property (maximum of one sign per Townhome) without written approval of the Quail Ridge ARC.

2. Provide the real estate agency with a copy of all documents governing Quail Ridge:
   (a) Declaration of Covenants, Conditions, and Restrictions;
   (b) Articles of Incorporation;
   (c) By-Laws; and
   (d) Rules and Regulations.

3. "OPEN HOUSE" sign or banner may be displayed by the Owner/realtor only during the actual hours of the open house.

4. Immediately on closing, the buyer must notify, (by copy of the closing statement), the Secretary, Board of Directors, Quail Ridge Association at Suntree, Inc. of the name(s) of the buyer and the date of closing. The Secretary will then forward these documents to the accounting firm serving Quail Ridge.

SWIMMING POOL AND CABANA

The Board of Directors shall appoint three persons to serve on the Pool Committee if needed. The Quail Ridge neighborhood swimming pool is very attractive and the help of all is needed to retain that appearance and sanitary condition. The pool is located at 857 Ridge Lake Drive. The Pool Committee continually monitors contractor performance to ensure that the water meets health standards and the deck, pool furniture, and restrooms are kept clean.

A large sign is posted on the pool deck fence. It outlines the major safety rules imposed for safety.

USE POOL AT YOUR OWN RISK

RESIDENTS AND GUESTS ONLY

SHOWER BEFORE ENTERING POOL

CHILDREN UNDER 14 MUST BE SUPERVISED BY AN ADULT

CHILDREN NOT COMPLETELY TOILET TRAINED MAY NOT ENTER THE POOL

NO FOOD OR DRINKS IN THE POOL OR WITHIN 4 FT FROM THE POOL EDGE

NO ANIMALS OR GLASS ANYWHERE INSIDE THE POOL FENCE

LARGE TOYS AND ALL FURNITURE MUST BE KEPT 4 FT OF THE POOL EDGE

ONLY POOL TOYS MAY BE USED IN THE POOL

NO DIVING

EVERYONE USING THE POOL MUST KEEP THE AREA CLEAN AND NEAT AT ALL TIMES

DISPOSE OF ALL LITTER IN THE TRASH CONTAINERS

CLOSE UMBRELLAS WHEN LEAVING POOL AREA

ALL FURNITURE IN PLACE AND AT LEAST 4 FT FROM EDGE OF POOL

NO LIFEGUARD ON DUTY

SWIM AT YOUR OWN RISK

POOL HOURS: DAWN TO 10 PM. BATHING LOAD 32 PERSONS

These are basically the same rules you see posted at all community pools. All pool activities will be conducted in accordance with current State/Local laws and regulations in addition to those contained in these Rules and Regulations. Elaborated below are specific rules as defined by the Pool Committee and approved by the Board of Directors, Quail Ridge Association at Suntree, Inc.; they are directive in nature.

1. The gate will be kept locked at all times for insurance purposes. Your restroom key will operate this gate lock also.

2. The swimming pool will be used at your own risk. There is no lifeguard on duty. In the event of an emergency, call 911. Bring a cell phone.

3. No diving into any part of the pool or running on the deck area is permitted.

4. The pool hours are dawn to 10PM. Please be considerate of other residents. No horseplay, running, or loud noises are permitted in the entire area.

5. Children under 14 years old must be supervised by an adult.
    a. Children who are either in pampers, diapers or are not completely toilet trained are not permitted in the pool.

6. Street clothes and street shoes are not permitted in the pool (this includes "cutoffs"). Swim suits are required.

7. Bicycles, skates and skateboards are not allowed in the pool area. Bicycles must be parked outside the fenced area.

8. To safeguard the pool interior, any equipment involving the use of metal tanks are prohibited.

9. Persons with infectious or contagious health conditions, such as colds, fungus, skin disease, etc. may not use the pool.

10. Remove all lotions, creams, and oils completely by showering before entering or returning to the pool.

11. Do not bring your pet to the pool or cabana area. No animals are allowed in the pool, on the deck area, or anywhere within the restrooms or fenced-in pool area.

12. No food or drink is permitted in the pool, or within four (4) feet of the pool edge and no breakable containers are allowed anywhere in the pool facility. Please dispose of all litter in the containers provided.

13. Restroom facilities are located inside the cabana. Each Quail Ridge resident was provided a key to the facilities at their real estate closing or when leasing a Townhome. This key also operates the gate lock. Please keep the restrooms clean and ensure all doors and gate areas are kept locked. Double-check the security when you leave the area.

14. An electric eye has been installed in the restrooms at the cabana. When you open the restroom door, the light will automatically come on and remain on for three minutes. If this length of time is not sufficient, you may either walk in front of the beam or put your hand over the light switch.

15. No smoking materials, tobacco products, or chewing gum are permitted in the pool. Ashes and other tobacco products should be properly discarded.

16. Chairs and lounges should be protected by a towel when used. Lounges should be returned to their upright position, and chairs arranged neatly around the table after use. Umbrellas should be left in the down position to prevent damage from wind. No furniture shall be removed from the pool area.

17. Radios, tape players and/or compact disk players are permitted but should be used with discretion so as not to disturb others.

18. Private pool parties are permitted which do not interfere with Quail Ridge social functions. For specific rules and requirements, contact any member of the Board of Directors.

19. When the pool service representative arrives to service the pool, residents or others within the pool must vacate it until the service is completed.

These rules are designed for the safety of all residents and their guests. It is the responsibility of each resident to inform their guests and require their compliance. Any questions or suggestions for improvements should be referred to the Chair-Pool Committee or any member of the Board of Directors.

VEHICLE PARKING

Vehicle parking within Quail Ridge Association at Suntree, Inc. is restricted as defined below:

1. **AUTOMOBILES** without logos or advertising are permitted to be parked in driveways and garages. Autos with logos or advertising shall be parked only in garages.

2. **PASSENGER VANS** without provisions to carry exterior items and not outfitted for recreation purposes (110-volt electrical, LP gas, sanitary waste facilities) and have a noncommercial license plate may be parked in driveways and garages. Passenger vans displaying logos or advertising may only be parked in garages. No removable ladders or other commercial equipment shall be stored on the exterior of any passenger van.

3. **NON-PASSENGER VANS** may be parked in garages but not in driveways; otherwise these vehicles should be in a vehicle storage area. Contractors driving a non-passenger van who are actively engaged in construction, repair, or maintenance shall be permitted within Quail Ridge during such work.

4. **TRUCKS** without logos, advertising or commercial equipment in the bed or hung on the outside shall be permitted to be parked in driveways and garages. They shall not be parked in the streets between the hours of midnight and 7:00 AM.

5. **COMMERCIAL TRUCKS** with logos, advertising and/or carrying commercial equipment such as ladders or other equipment may be parked only in garages. Trucks belonging to persons actively engaged in construction, repair or maintenance shall be permitted within Quail Ridge during construction or repair.

6. **TRAVEL TRAILERS, MOTOR COACHES, MOTOR HOMES, MOBILE HOMES AND BOATS**, may be parked within Quail Ridge Association at Suntree, Inc. only during the incidental loading and unloading unless parked in a garage.

7. **RECREATIONAL VEHICLE PARKING** is provided residents by Suntree Master Homeowners Association, Inc. in a parking area just off Spyglass Hill Road at Pinehurst. There is a charge for parking. Arrangements for storage of recreational vehicle, trailer, boat or inoperable car may be made by calling 242-8960 between the hours of 8:00 AM to 5:00 PM.

8. **SMALL BOATS AND CANOES** must be stored in the garage.

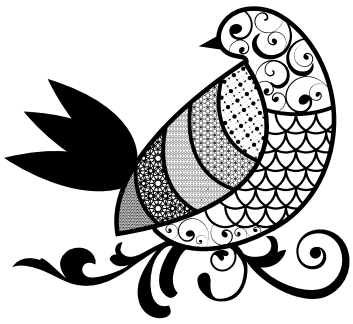
9. **ABANDONED VEHICLES** may not be stored or parked within Quail Ridge Association at Suntree, Inc.

10. **MOTORCYCLES** will be permitted only on normal roadways and must be parked so they are fully screened from view.

11. **STREET PARKING** is not permitted in the travel Section of any roadway or street within Quail Ridge Association at Suntree, Inc. between the hours of midnight and 7:00 AM.

12. **LAWN PARKING** is not permitted on any improved lawn or common ground area by vehicles or golf carts.

13. **PENALTIES** for parking violations should be referred to the Chair-Architectural and Rules Control Committee. Residents persistently violating these rules after adequate warning will have their vehicle towed away at the Owner's expense. The Board of Directors may initiate other legal action should a violation persist.



Quail Ridge

A NEIGHBORHOOD IN SUNTREE

Quail Ridge Homeowners Association, Inc.
857 Ridge Lake Drive, Melbourne, FL 32940