

EXHIBIT B

REDFISH HARBOR COMMUNITY RULES

COMMUNITY RULES AND PENALTIES

The purpose of these rules is to establish rules for the Common Property in Redfish Harbor (the “**Community Rules**”) and to establish uniform disciplinary standards for violations of these Community Rules. The Association’s property manager (the “**Property Manager**”), with the assistance of the Association’s site manager (the “**Site Manager**”), will provide uniform enforcement and tracking of violations of these Community Rules. These Community Rules are not intended to be a complete list of all rules and regulations governing the Subdivision. For more complete information refer to the Declaration. Capitalized terms not defined herein will have the meaning ascribed to them in the Declaration.

1. CONSTRUCTION ON COMMON PROPERTY AND PRESERVATION AREAS:

All Common Property is governed by the Association, and any modification, clearing, or construction on Common Property without the Association's written consent is prohibited.

2. ANIMALS:

All pets must be leashed and under the handler’s control when on Common Property. Dogs, cats, and other pets shall not cause a nuisance (aggression or other loud noises) on Common Property. The pet’s Owner/handler must immediately remove and dispose of pet feces left on Common Property.

3. TRAFFIC AND PARKING:

Pelican Place, Osprey Drive, Red Drum Court, and Trout Lane are privately owned, controlled, and maintained by the Association.

- a. Speeding and reckless driving are strictly prohibited. The maximum allowable speed is 15 mph. Vehicles must always yield to pedestrians.
- b. All-terrain vehicles (ATVs), go-carts, motor scooters, or similar motorized vehicles are prohibited within the Common Property. Notwithstanding the foregoing, golf carts and LSVs may be operated within Common Property by a) Owners and b) Association staff, as necessary, in the performance of their duties and responsibilities. All persons operating motorized vehicles must have a valid driver’s license.
- c. Street parking by the Owner or the Owner’s tenant(s), occupant(s), or guest(s) is prohibited.
- d. Privately owned vehicles may be parked in Common Property designated parking areas for a duration not to exceed 4 hours in length. Extended parking of privately owned vehicles on Common Property (longer than 4 hours) may be allowed if the Owner, the Owner’s tenant(s), occupant(s), or guest(s) is issued a parking pass or decal by the Association. A request to the Association for extended parking must be made 24 hours in advance. Parking passes or decals will be issued on a first come first serve basis, and the number of parking passes or decals issued to an Owner’s tenant(s), occupant(s), and/or guest(s) shall not exceed the maximum occupants allowed under the Declaration.
- e. As provided in the Declaration, commercial vehicles may be parked in a street when necessary for providing services to an Owner, or for pickup and delivery service, but only while undertaking this activity and never overnight.

Any vehicles improperly parked on the Common Property shall be subject to removal and tow in the manner provided by Chapter 715, Florida Statutes.

4. GARBAGE:

Garbage and recycling receptacles shall be removed from the street and promptly stowed away pursuant to the Declaration after pickup.

5. OTHER PROHIBITED ACTS:

- a. Use of fireworks on Common Property: Pursuant to Escambia County Code, Section 50-1, the use, or explosion of fireworks, as defined in Section 791.01, Florida Statutes, is hereby prohibited within Escambia County. In addition, during a declared burn ban, use of incendiary devices otherwise exempted by Section 791.01, Florida Statutes, including but not limited to sparklers, snakes or glow worms, smoke devices, trick noisemakers, party poppers, booby traps, snappers, trick match, cigarette loads and auto burglar alarms, is also prohibited.
- b. Littering or breaking glass on Common Property.
- c. Excessive noise on Common Property between 10 pm and 7 am or a violation of the Escambia County Noise Ordinance, Escambia County Code, Sections 42-64 through 42-66. No noxious, illegal, or offensive language or activity shall be carried on upon any portion of the Common Property which, in the Association's reasonable determination, tends to cause embarrassment, discomfort, annoyance, or nuisance to others. This paragraph shall not apply to outdoor events or any planned assemblage of Owners or Owner's tenant(s), occupant(s), or guest(s) that have been approved by the Association.
- d. Violation of State or Federal Law, Local Ordinance on Common Property.
- e. Failure, after warning notice, to comply with verbal or written instructions issued by the Association or its authorized agents, regarding compliance with the Declaration, the Bylaws, these Community Rules, or any other governing documents.

6. POOL FACILITY:

As part of the Common Property, all Owners or the Owner's tenant(s), occupant(s), or guest(s). are entitled to use the pool and surrounding amenities (collectively, the "Pool Facility"). This privilege may be suspended by the Board of Directors for all Owners or Owners' tenant(s), occupant(s), or guest(s) in violation of any provision of the Declaration, Articles, Bylaws, these Community Rules, or any other rules of the Association, or delinquency in dues, fines, or Assessment payments, for a period in excess of 90 days.

- a. Persons 12 years of age or older that use the Pool Facility must possess and wear a valid wristband issued by the Association. Valid wristbands shall expire at intervals designated by the Association for Owners, Owner's tenant(s), occupant(s) or guest(s).
- b. Applications for wristbands must be made to the Association 24 hours in advance for use of the Pool Facility. Long-term wristbands may be issued to each eligible full-time resident member 12 years of age or older at least once per year. Owners with unimproved Lots or Owner's tenant(s), occupant(s), and guest(s) must check in with the Association Site Manager upon arrival to obtain valid wristbands. Owners, Owner's tenant(s), occupant(s), or guest(s) may be required to present valid identification to obtain wristbands. The number of wristbands issued will be limited to the number of occupant(s) and guest(s) stated in the contract, pursuant to the Declaration, less the number of persons under the age of 12. Only those persons 12 years of age or older with a valid wristband shall be entitled to use the Pool Facility. The cost to replace a lost or stolen wristband is \$25.00. Lost or stolen wristbands may be canceled and no longer valid and accepted for use. The wristbands are not transferable and may be suspended and confiscated by the

Association for violation(s) of the Declaration, these Community Rules, or any other Association rules or as a result of improper conduct with respect to the use of the Pool Facility.

- c. The Site Manager shall have the authority to direct anyone to leave the Pool Facility for infractions of these Community Rules or when safety is threatened. The Site Manager may prohibit entry to anyone for up to 1 week for each violation.
- d. All persons using the Pool Facility do so at their own risk and agree to abide by the rules for use of the Pool Facility. No lifeguards are provided. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property. Owners and Owner's tenant(s) and occupant(s) are responsible for the actions of their children and guests.
- e. Diving is strictly prohibited.
- f. Children 12 years old or younger must be accompanied by a responsible person at least 18 years of age or older while in the Pool Facility.
- g. No person shall enter the Pool Facility unless the Pool Facility is open. Unauthorized persons found inside the Pool Facility when it is closed may have their privileges suspended or revoked and may be prosecuted for trespassing.
- h. Persons suffering from contagious infections (flu, cold, lesions, open sores, etc.) or a gastrointestinal illness are prohibited from entering the pool.
- i. Smoking in the Pool Facility is prohibited.
- j. Food and beverages may not be carried in the pool or along the pool walls. Breakable objects, such as glass containers, are not permitted inside the Pool Facility. All refuse must be placed in containers provided for disposal.
- k. Intoxicated persons are not allowed in the Pool Facility at any time. The Site Manager and security employees have complete discretion in making this determination.
- l. Swimmers must wear proper bathing attire. No cut-offs, dungarees, or similar attire are permitted.
- m. No play equipment or wheeled vehicles (except wheelchairs, strollers, etc.) are permitted in the Pool Facility.
- n. No pets (except seeing eye or certified assistance dogs) are permitted in the Pool Facility.
- o. Flotation devices including tubes greater than 42" in diameter and rafts larger than 30"x 80" are prohibited. Throwing balls and other objects is prohibited in the Pool Facility. Only life jackets approved by the U.S. Coast Guard may be worn in the Pool Facility.
- p. Running, pushing, wrestling, dunking, standing, or sitting on another's shoulders is prohibited. No screaming, profanity or other boisterous behavior will be permitted in the Pool Facility.
- q. Swimmers shall remain clear of the ladders except when entering or exiting the Pool Facility. Swimmers must also stay off the pool edges.
- r. Children with diapers are required to wear swim diapers or their equivalent while in the pool. All persons and infants with gastrointestinal illnesses or disorders that may give rise to fecal contamination shall remain out of the pool.
- s. The Pool Facility may be closed at the discretion of the Site Manager on duty in case of thunder, lightning, other adverse weather, operational breakdown, or contamination by a foreign substance.
- t. The use of radios or similar audio devices at the Pool Facility is permitted only when used with headphones so that the devices cannot be heard by others.

7. HOMEOWNER FINES AND PENALTIES:

The Board of Directors is given express power in the Articles and Bylaws to adopt and publish rules and regulations to govern the use of Common Property and to effectuate the purposes for which the

Association is organized. In order to enforce these Community Rules, the Board of Directors has also adopted a fine policy to address repeat violations. The fines collected will be added to the Association's account and used to offset the cost of management and enforcement of the Subdivision's rules. The Property Manager will provide regular updates to the Board of Directors on Owner communications and the status of violation notices. Notices of violations will be mailed and will include the date, type, and the number of the violation. Residents may report violations in writing. The recipient of a "concerned neighbor" violation will not know the source of the complaint; however anonymous reports will not be addressed.

- a. A warning will be issued to the Owner the first time the violation is reported. The Owner will have:
 - i. No less than 14 days from the date the warning is given to cure a violation of Section 1.
 - ii. 12 hours to cure a violation of Section 3 and/or Section 4.
 - iii. All other violations must be immediately cured after a warning is given.
- b. The second violation of a similar kind or non-cured violation will result in a \$50 fine and/or towing of vehicle where applicable.
- c. Each subsequent similar or non-cured violation will result in a \$100 fine and/or towing of vehicle where applicable.
- d. Once the violation is cured by the Owner, any subsequent violations of the same nature will be considered a new, separate, and distinct violation subject to these Community Rules, the Association's governing documents, and Florida Law.
- e. If a fine is assessed, the responsible Owner will be given a 14-day notice and opportunity to request a hearing, as provided in the Bylaws and Section 720.305, Florida Statutes, before the fine becomes due and payable to the Association.
- f. Failure to pay fines, Assessments or dues more than 90 days past due may result in the suspension of amenity privileges, including but not limited to denial of Pool Facility access for an Owner and the Owner's tenant(s), occupant(s), and guest(s). The Association may also suspend, for a reasonable period of time, community privileges for an Owner, and the Owner's tenant(s), occupant(s), and guest(s) for failure to comply with any provision of the Declaration, Bylaws, these Community Rules, or any other rules of the Association. The suspension of community privileges as provided in this paragraph may be applied by the Board of Directors to all properties owned by the Owner. If a violation remains uncorrected after notice and the correction deadline expires, the Association may enter upon the property to cure the violation and issue an Individual Lot Assessment to the Owner for its expenses.
- g. If deemed necessary, suspected violations of a local ordinance, or State or Federal Law, may be referred to the appropriate law enforcement agency for investigation and response.
- h. Summary. The goal of adopting this policy for Common Property and violation notification is to make the Owners aware of ongoing problems that affect their neighbors and the overall quality of the Subdivision. The violation process includes notification, time to take corrective actions, and fair enforcement by an objective third party. This policy is intended to provide an incentive to Owners to address ongoing problems that exist without correction.