

RULES AND REGULATIONS
OF
STONEY BROOK FARM PROPERTY OWNERS' ASSOCIATION, INC.

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The following rules apply to the common areas and use of lots affecting common areas.

ARTICLE I
USE OF LOTS AFFECTING COMMON AREAS

Section 1.1 - Occupancy Restrictions. Residential lots are limited to occupancy by single families, and garages are limited to the storage of vehicles and accessory storage. Owner occupied only. No rentals or leases.

Section 1.2 - No Commercial Use. Except for those activities conducted as a part of the marketing and development program of the declarant and approved builders, no industry, business, trade or commercial activities, other than tag sales, and personal auctions under restrictions established by the Board of Directors following application by the Lot Owner, for purposes of order and safety, and home professional pursuits without employees, public visits or nonresidential storage, mail or other use of a Lot, will be conducted, maintained or permitted on any part of the property with the exception of those described below. Notwithstanding any of the above, home occupations can be operated within residences provided they are in compliance with all city, county and state codes and the following provisions are met: (1) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell; (2) activities must not produce noise, smoke, odors, hazardous wastes, excessive traffic, debris or unsightly conditions; (3) activities must not involve the use of chemicals that could result in contamination of air, ground or water, or use potable water in excess of quantities normally used for a single family residence; (4) activities must not produce wastewater in excess of quantities normally allowed for a single family; (5) no employees may come into the community or residence daily; (6) the business activity conforms to all zoning requirements; (7) the business activity is consistent with the residential character of Stoney Brook Farm and does not constitute a nuisance, hazardous or offensive use or threaten the security or safety of other residents of the Association, as may be determined, from time to time, in the sole discretion of the Board of Directors.

No signs placed by Lot Owners or persons other than the Association, window displays or advertising, exceeding six (6) square inches in area, on the main door to each home and on each mailbox, with the Lot number in a form approved by the association, will be maintained or permitted on any part of the Common Areas or any Lot. No business signs on home or mailbox. Allowance for Sale by Owner signs.

Notwithstanding any of the above, licensed Real Estate Agents or Brokers with current listings within the community may post a single sign at the entrance, not to exceed 18 inches by 24 inches, which includes the address of the listed property along with the Real Estate Agent's or Broker's name. Approved Builders with seven or more Lots under their control may post a single 4 sign at the entrance, not to exceed 8 feet by 4 feet, subject to the prior written approval of the Board of Directors, which approval shall not to be unreasonably denied.

Section 1.3 - Decorative Displays At Lots. Lot Owners will not cause or permit anything other than curtains, conventional draperies or home decorations to be hung, displayed, or exposed in their windows or to the outside of their home without the prior written consent of the Board of Directors or such committee established by the Board of Directors having jurisdiction of such matters. Notwithstanding the above, holiday decorations may be displayed thirty (30) days prior to the holiday and shall be removed within two (2) weeks after the holiday. No Political signage or political flags.

Section 1.4 - Painting Exteriors. Owners will not paint, stain or otherwise change the color of any exterior portion of any building without the prior consent of the Board of Directors or such committee then established having jurisdiction over such matters, if any.

Section 1.5 - Cleanliness. Each lot owner will keep their property in a good state of preservation and cleanliness and will prevent the accumulation of materials that will constitute a danger or promote the spread of vermin, odors or conditions constituting a danger or nuisance to the common areas or the other lots.

ARTICLE II

USE OF COMMON AREAS

Section 2.1 - Obstructions. There shall be no obstruction of the Common Areas. Nothing may be stored outside of homes without the prior written consent of the Board of Directors except as hereinafter expressly provided. No vehicle may be parked on a street, on Common Areas or undeveloped Lots overnight. Overflow vehicles may be parked in Clubhouse parking lot overnight with prior management company notification and approval.

Section 2.2 - Proper Use. Common areas will be used only for the purposes for which they were designed. No person will commit waste on the common areas or interfere with their proper use by others, or commit any vandalism, boisterous or improper behavior on the common areas which interferes with or limits the enjoyment of the common areas by all others.

Section 2.3 - Prohibited Vehicles. Motor vehicles having a hauling capacity over one ton and having more than four wheels are prohibited in the parking areas and driveways, except for temporary loading and unloading. Declarant and approved builders shall be permitted to have construction and maintenance vehicles on the property without being in violation of these rules and regulations.

Temporary storage containers (such as Pods) are allowed in Stoney Brook Farm for a period of up to seventy-two (72) hours and must be placed on Lot driveways.

Section 2.4 - Additions to, Appurtenances to, and Appearance of Buildings. No appurtenant alterations, additions or improvements may be made to the Common Areas without prior written consent of the Board of Directors or such committee established by the Board of Directors pursuant to the declaration. Without such consent no clothes, sheets, blankets, laundry or any other kind of articles other than holiday decorations may be hung on the exterior of a building, exposed or placed on the outside walls or doors of a building or on trees or on mailbox. No sign, awning, or canopy will be affixed to or placed upon the exterior walls, doors, roof or any part thereof or exposed on or at any window (except as elsewhere herein permitted). (Draperies will be beige or white where seen from outside the Lot.)

ARTICLE III

ACTIONS OF OWNERS AND OCCUPANTS

Section 3.1 - Annoyance or Nuisance. No noxious, offensive, dangerous or unsafe activity will be conducted on any lot or the common areas, nor will anything be done therein either willfully or negligently, which may be or become an annoyance to the other lot owners or occupants. No lot owner or occupant will make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other lot owners or occupants. No lot owner or occupant will play, or suffer to be played, any musical instrument, or operate or suffer to be operated, a phonograph, television set or radio at such high volume or in such other manner that it will cause unreasonable disturbances to other lot owners or occupants. If such sound can be heard and understood by persons of normal sensitivity within other lots with doors and windows closed, and air handling systems on, it will be considered too loud.

Section 3.2 - Compliance With Law. No immoral, improper, offensive or unlawful use may be made of the property. Lot owners will comply with and conform to all applicable laws and regulations of the United States and of the state of Florida, and all ordinances, rules and regulations of the County of Indian River and will save the association or other lot owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith. Any use of the property which constitutes waste will not be permitted.

Section 3.3 - Pets. No animals, birds or reptiles of any kind will be raised, bred, or kept on the property, except for: no more than two dogs of gentle disposition; or no more than two cats, or one dog and one cat, usual domestic birds in cages and fish in tanks, or other household pets approved by the Board of Directors or the manager as to compatibility with the community, per household. No farm animals. Notwithstanding the above, in no event will any

dog whose breed is noted for its viciousness or ill-temper, in particular, the American Staffordshire Terrier, known as a Pit Bull Terrier, be permitted on the premises, nor any animal of any kind that has venom or poisonous defense or capture mechanisms, or if let loose would constitute vermin, be allowed in the premises. Pets may not be kept, bred or maintained for any commercial purposes. Any pet causing or creating an unreasonable disturbance or noise will be permanently removed from the property upon three (3) days' written notice and hearing from the Board of Directors. In no event will any dog be permitted in any portion of the common areas unless carried or on a leash; no dogs will be curbed in any courtyard or close to any patio, except in street or special areas designated by the Board of Directors. No animals are allowed to roam free. Any droppings in the common areas will be picked up and removed immediately to dumpsters or other trash disposal containers. The owner will compensate any person hurt or bitten by any dog, and will hold the association harmless from any claim resulting from any action of their pet whatsoever. Seeing-eye dogs will be permitted for those persons holding certificates of blindness and necessity (20/200 in the better eye with correction). Other animals will be permitted if such animals serve as physical aides to handicapped persons and such animals have been trained or provided by an agency or service qualified to provide or train such animals. Invisible Fences are permitted and must be located 20 feet from the street curb.

Section 3.4 - Indemnification for Actions of Others. Lot owners will hold the association and other occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

Section 3.5 - Employees of Management. No lot owner will send any employee of the manager out of the property on any private business of the lot owner, nor will any employee be used for the individual benefit of the lot owner, unless in the pursuit of the mutual benefit of all lot owners, or pursuant to the provision of special services for a fee to be paid to the association.

ARTICLE IV

INSURANCE

Section 4.1 - Increase in Rating. Nothing will be done or kept that will increase the rate of insurance of any of the buildings, or contents thereof, without the prior consent of the Board of Directors. No lot owner will permit anything to be done or kept on the property which will result in the cancellation of insurance coverage on any of the buildings, or contents thereof, or which would be in violation of any law.

Section 4.2 - Reports of Damage. Damage by fire or accident affecting the common areas, and persons injured by or responsible for any damage, fire or accident must be promptly reported to the manager by any person having knowledge of the damages.

ARTICLE V

RUBBISH

Section 5.1 - Trash Containment. No storage of trash will be permitted upon or outside any lot in such manner as to permit the spread or encouragement of fire or vermin. The burning of trash, green waste or any rubbish is prohibited within Stoney Brook Farm. Landscape waste must be contained on Owner's Lots and not placed on vacant Lots or other Common Areas.

Section 5.2 - Trash Pickup Areas; Trash Accumulation. No garbage cans or trash barrels will be placed outside the lots. No accumulation of rubbish, debris or unsightly materials will be permitted in common areas, nor will any rugs or mops be hung from or on any of the fences, windows, doors, balconies, patios or terraces.

Section 5.3 - Trash Containers. Long-term storage of rubbish upon the lots is forbidden. Trash containers will not be left for pickup more than 12 hours before scheduled pickup, nor more than 12 hours after pickup. If the law requires separation of trash for recycling, directions for such shall be followed.

Section 5.4. – Bulk Trash Pickup. Bulk trash pickup must be a scheduled pick up with a waste management company.

ARTICLE VI MOTOR VEHICLES

Section 6.1 - Compliance with Law. All persons will comply with state laws and Department of Motor Vehicle regulations on the roads, drives and properties.

Section 6.2 - Limitations on Use. Parking areas will be used for no other purposes than to park passenger motor vehicles, and loading or unloading. -Motor vehicles having a hauling capacity over one ton and having more than four wheels, trailers and boats may not be parked on Common Areas, and are prohibited in the general parking areas and drives, except for temporary loading and unloading. Construction equipment used in actual repair, construction or maintenance will not be so restricted.

Section 6.3 - Speed Limit. The speed limit throughout the community is 15 mph.

Section 6.4- Off-Road and Unlicensed or Immobile Vehicles. Off-road vehicles including trail bikes, jeeps and other four wheel drive vehicles, not used in maintenance, are prohibited, except where licensed and equipped for passage on public highways, and actually used by licensed drivers on the paved portions of the property. Except for other motor assisted bicycles and wheel chairs as permitted by state law, all highway vehicles used or parked on the property will be licensed and properly equipped and in operating condition for safe travel on the public highways of the state. Golf carts and mopeds may only be operated on the property by a licensed driver. Except for temporary repairs not involving immobility in excess of two hours, highway vehicles will not be disassembled, repaired, rebuilt, painted or constructed outside of garages on the premises. No vehicles, other than maintenance vehicles, may travel on the property except on paved roadways and parking areas.

Section 6.5-No Parking Areas. Vehicles may not be parked in such a manner as to block access to garages, fire hydrants, sidewalks running perpendicular to drives, pedestrian crossing areas, designated fire lanes, or clear two lane passage by vehicles on roads and drives.

ARTICLE VII RIGHTS OF DECLARANT

The declarant may make such use of the unsold lots and common areas as may facilitate completion and sales of lots and homes including maintenance of a sales office, the showing of the common areas, the display of signs, the use of vehicles, and storage of materials. Interference with workmen or with buildings under construction is prohibited. Entrance into construction areas or declarant's restricted areas will only be allowed with representatives of the declarant.

ARTICLE VIII
GENERAL ADMINISTRATIVE RULES

Section 8.1 - Consent in Writing. Any consent or approval required by these rules must be obtained in writing prior to undertaking the action to which it refers.

Section 8.2 - Complaint. Any formal complaint regarding the management of the property or regarding actions of other lot owners will be made in writing to the Board of Directors or an appropriate committee.

ARTICLE IX
GENERAL RECREATION RULES

Section 9.1 - Limited to Occupants and Guests. Recreational facilities and open space within the common areas are limited to the use of lot owners, their tenants and invited guests. All facilities are used at the risk and responsibility of the user, and the user shall hold the association harmless from damage or claims by virtue of such use.

Section 9.2 - Boisterous Behavior Prohibited. Boisterous, rough or dangerous activities or behavior, which interfere with the permitted use of facilities by others, is prohibited.

Section 9.3 - Children. Parents will direct and control the activities of their children in order to require them to conform to the regulations. Parents will be responsible for violations or damage caused by their children whether or not the parents are present. 9

Section 9.4 - Ejection for Violation. Lot owners, members, guests and tenants may be summarily ejected from a recreational facility by management personnel in the event of violation of these regulations and suspended from the use of such facility until the time for Notice and hearing concerning such violation, and thereafter, suspended for the period established following such hearing.

Section 9.5- Proper Use. Recreational facilities will be used for the purposes for which they were designed. Equipment and surrounding areas will be properly used , and may not be abused, overcrowded, vandalized or operated in such a way as to prevent or interfere with permitted play or use by others. Rules of safety promulgated by nationally recognized organizations regulating play of a game or sport for which a facility is designed will be followed, and where appropriate, customary safety equipment will be worn and used.

Section 9.6 – Lake Usage. There shall be no boating, swimming or use of motor powered toys on the lakes. Only catch and release fishing is allowed in the lakes.

ARTICLE X
SWIMMING POOL

Section 10.1 - Users and Rules. Use of the association facilities, including but not limited to, the swimming area, the tennis courts and clubhouse is limited to Users, defined as residents and their accompanied and invited guests. Users are subject to the posted Rules and Regulations of the facilities and the community. Users must remove all trash and personal belongings prior to leaving the facilities after their use.

Section 10.2 - Use of Pool. Persons who are not toilet trained or who are incontinent must wear swimming diapers. **Risk and Responsibility.** All facilities are used at the sole risk and responsibility of the Users. The

Users indemnify and hold the Association harmless from damage or claims by virtue of such use, including losses or damage related to unaccompanied minors. Residents shall remove all trash after using facilities.

Section 10.3 - Hours. Pool use hours shall conform to Florida Statutes, unless prior written approval is granted by the Association.

Section 10.4 - Pets, etc. Pets, glassware, underwater breathing apparatus, knives or dangerous equipment are prohibited from the pool area. **Smoking and Vaping.** No smoking, vaping or other use of tobacco products is allowed anywhere on Common Areas, including but not limited to, Association facilities.

Section 10.5 - Reserved Common Areas. Only the Clubhouse (not the fitness area or pool area) may be reserved for private use by current Lot Owners, and only then 10 according to the rules for reserving the Clubhouse approved by the Board of Directors of the Association.

ARTICLE XI

TENNIS COURT

Section 11.1 -Policy Rules for Play Procedures. In the event of overcrowding, limitations on times of play and sign-up procedures may be adopted by resolution of the Board and posted at the court. The courts will be used in accordance with the policy resolutions posted.

Section 11.2 - Surface Protection. Players must wear smooth sole tennis shoes on the courts. The playing surface will not be mistreated and hard objects will not be placed, thrown or struck on the court.

Section 11.3 - Manners. Conduct will be such as to minimize interference with play.

Section 11.4 -Court Use. Pets, food, beverages, breakable containers, trash or debris are not permitted on courts. No bikes, skateboards, skates, motorized vehicles, toys or any other items that would be detrimental to the condition, or inconsistent with the designed use of the Court is permitted on the Court surface or inside the fenced area surrounding the Court.

ARTICLE XII

LANDSCAPE

12.1 - Landscaping around mechanical equipment. Plantings around mechanical equipment must be a minimum of 36" tall and spaced no more than 12" apart around generators, pool equipment, sprinkler system equipment, air conditioning, water purification and any other mechanical equipment on the exterior of the home.