

GOVERNOR'S GREEN-RULES & REGULATIONS

Consistent with the Governor's Green (GG) articles of incorporation and by-laws the Board of Directors have summarized many of these in order to assist owners in better understanding the requirements of the homeowners' association. (HOA).

MANAGEMENT

Management of the affairs of GG HOA is managed by a Board of Directors consisting of not less than three (3) nor more than five (5) directors each serving a three (3) year term duly elected by the membership. An annual meeting is held each year at a date determined by the Board where the annual operating budget is presented, discussed and approved for the coming year. Additional meetings are held throughout the year as necessary.

BUILDINGS AND USE.

1. Residences can be used only for single family residential use. NO commercial or business use is allowed within these units.
2. Rentals shall be a minimum of three (3) consecutive months and only to a single family.
3. No trailers or temporary buildings are permanently allowed on lots.
4. Garage doors to be closed when not in use.
5. Dwellings

Any construction or improvements to existing buildings must follow the architectural standards established for GG and must be approved by the Board or architectural review committee (if established) before any work is commenced. Residents must submit an Architectural Review Request to the board specifying changes being requested. (ARC form)

Changes requiring approval include, but is not limited to:

- a) New roof: submit color and type of tile
- b) Paint: submit color chart for house and trim
- c) Change driveway: must be concrete or pavers and submit colors
- d) Change to existing lanai: if change requires a different footprint to lanai, changes along with all setbacks as required in the declaration of restrictions for GG (Art. IV, Section 5) must be submitted.
- e) Solar panels and/or antennas: submit location on residence
- f) New pool or change to existing footprint: submit all changes requested
- g) Any HVAC equipment, fans, & pool equipment located outside must be shielded from public view with same construction style as residence. Maximum of wall for shield is 6 foot in height.

5-1 Dwellings – Other

- a) No trash or yard refuse to be placed out before 5:00 p.m. prior to day of pick-up and containers retrieved within two (2) hours of pick-up.
- b) Lamp posts shall be located in front yard of each residence and operate from dusk to dawn.
- c) Maintain roof tiles, walls, screens, fences, driveways, and accessories in good appearance at all times. Must be kept free of mold, mildew, and dirt.

6. Landscaping

Each resident is responsible for maintaining landscaping of their residence consistent with GG standards. Residents are responsible to:

- a) Maintain lawn in a neat and consistent fashion
- b) Maintain lawns to the street level
- c) Maintain hedges, plants, & shrubs in a neat & trimmed condition. No unsightly weeds or underbrush.
- d) No rocks, sand, stone, shell, or hard surfaces are allowed in front yards as a sustaining yard.

- e) Irrigation for each lot is the responsibility of each resident and must be maintained in good working order at all times.
 - f) Watering of yards is allowed once per week according to the recommended Sarasota County schedule. Home addresses ending in even numbers on Tuesday and homes ending in odd numbers on Thursday. Watering must be completed by 10:00 a.m. or after 4:00 p.m.
 - g) Trees: Any addition or removal of trees must be submitted to the Board for review and you may also be required to submit to Sarasota County dependent upon request prior to any work being commenced.
7. Other
- a) No permanent parking of personal vehicles on the street. RVs or trailers may be parked in driveway for purpose of loading or unloading only. No permanent parking in driveways.
 - b) Signs: No permanent signs may be placed on residence or posted in yards.
 - c) Flags/Flagpoles: Flags may be attached to front of residence in an appropriate flag holder. One flagpole may be installed in backyard of a residence in an appropriate and sturdy holder.
 - d) Pets: No outdoor pets allowed. Indoor pets must be leashed at all times when outside, and owners are responsible for clean-up and disposal of any waste.
 - e) When selling your residence, call the AMI office to be assigned a realtor code for the Governor's Green entry gate.
 - f) Call the Sarasota County Sheriff's office to report any unusual or suspicious activity at 941-316-1201 and then call the Plantation's Security to report as well at 941-217-7300.

It is the responsibility of the GG Board of Directors to ensure that these rules are followed in order to maintain the standards established by GG. Consistent with these guidelines it is the Board's responsibility to enforce these rules for compliance. Owners will be notified in writing any deficiency noted and given appropriate time for corrective action.

If after an appropriate time, corrective action has not been taken by the resident, the Board will take action to get deficiency corrected in accordance with the GG bylaws. Fines can be issued if any restrictions are violated and not corrected by the resident as determined by the board

Governor Green

Board Of Director's

Adopted November 17, 2021