

1120200075815 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
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**CERTIFICATE OF AMENDED AND RESTATED
RULES AND REGULATIONS OF
HIGH PINES SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

THE UNDERSIGNED, being the President and Secretary of High Pines Subdivision Homeowners Association, Inc., a Florida non-profit corporation, hereby certify that at a duly called meeting of the Board of Directors, held on November 8, 2020, the Board unanimously approved and adopted a resolution setting forth the amended and restated Rules and Regulations as hereinafter set out.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed this Certificate of Amendment to the Rules and Regulations, this 7th day of December, 2020.

**HIGH PINES SUBDIVISION HOMEOWNERS
ASSOCIATION, INC.**

By: [Signature]
President

Print Name: David Reisinger

(CORPORATE SEAL)

ATTEST:

By: [Signature]
Secretary

Print Name: Terri Collins-Lister

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that before me, a Notary Public, personally appeared, in physical presence, David Reisinger and Terri Collins-Lister, the President and Secretary of High Pines Subdivision Homeowners Association, Inc., a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid this 7 day of December, 2020.

[Signature]
Name: Katherine Charest
Notary Public, State of Florida

(Affix Seal)



HIGH PINES SUBDIVISION HOMEOWNERS ASSOCIATION, INC. RULES & REGULATIONS

INTRODUCTION:

The following Rules & Regulations have been voted on and have been adopted by the Board of Directors at the November 8, 2020 Board Meeting. The Rules and Regulations contained herein are intended to supplement to Bylaws, Declaration of Covenants, Conditions, and Restrictions, and Articles of Incorporation of the Association for the safety of the residents and guests and to protect Association property.

ROADS:

Use of the roads shall be regulated by the Association. The speed limit is fifteen (15) miles per hour. Driving in excess of 15 miles per hour is prohibited. Only licensed drivers shall be permitted to operate a vehicle on the roads of the Association.

PARKING:

1. Parking in the street is strictly prohibited by residents except for the following situations:
 - Loading or unloading
 - Maintenance of a driveway of which the vehicle is an impediment
 - Maintenance to property where damage to a vehicle is probable
2. Parking in the street is permitted by invited guests of residents for the duration of social gatherings.
3. No portion of a vehicle shall be parked on any lawn, grassy area or swale at any time.
4. When parking on the street, ensure all tires are on the street, not on the lawn, grassy area, or swale.
5. Vehicles parked on the street must be parked facing the direction of traffic.
6. Vehicles shall not block the street or driveway so as to deny ingress or egress to a residence, access to a mailbox, or access any to property by emergency vehicles.

SWALES:

No vehicle, trailer, or heavy equipment shall be permitted to drive upon, park, or rest on the swales at any time.

LAKE:

1. Swimming in the lake is prohibited.
2. Any other recreational activity engaged upon by a member or their guests on any common area shall be at your own risk.

HIGH PINES SUBDIVISION HOMEOWNERS ASSOCIATION, INC. RULES & REGULATIONS

SOLICITATION:

Solicitation in our community is prohibited by anyone who is not a resident of our community.

FINES:

A fine of \$100 per day and per infraction up to the maximum amount allowed by law or as stated in the Declaration of Covenants, Conditions, and Restrictions may be levied against a member, guests of members, or tenants of members that violate THE RULES AND REGULATIONS OF THIS ASSOCIATION included herein.

Failure to pay assessed fines will result in the filing of a lien against the members property with all associated costs added to the fine. Interest charges will accrue at the State of Florida's legal rate limit and added to the offender's fine.