

**RULES AND REGULATIONS
FOR
WISTERIA PARK HOMEOWNERS ASSOCIATION, INC.**

The following Rules and Regulations supplement those contained in the Declaration of Covenants, Conditions and Restrictions for Wisteria Park (the "Declaration"), as same Rules and Regulations are authorized by the Declaration and hereby adopted by the Wisteria Park Homeowners Association, Inc., (the "Association") They are applicable to all occupants of Lots as well as Lot Owners. These Rules and Regulations may be modified, amended, and/or deleted by the Association at any time.

1. The Common Property shall not be obstructed, littered, defaced, or misused in any manner.
2. Each Unit Owner's personal property must be stored within the Unit or designated storage areas.
3. All vehicles owned by residents must be garaged or parked in the driveway and must comply with all provisions of the Declaration, as well as all rules, regulations, standards, specifications, guidelines or the like promulgated by the Board or the ARC. Each Owner shall comply, and shall cause the Owner's family, guests, tenants, and invitees to comply with the restrictions and covenants, as well as all rules, regulations, standards, guidelines, specifications, and the like, set forth in the Declaration, and any amendments hereto. Vehicles must never be parked in front of or near mailboxes to allow for delivery of mail. Any vehicle parked in a driveway must be operable and have current tags and registration. No vehicle repairs or maintenance of any sort shall be permitted to be done in a driveway; any repair or maintenance of a vehicle must be done in an enclosed garage only.
4. No Unit may be rented for a term of less than six (6) consecutive months, nor more than twice per year.
5. No boats, trucks greater than class 2, commercial vehicles, trailers, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles or non-commercial vans or pick-up trucks, as determined by the Board, shall be placed, parked or stored upon the Property or in the Common Property for a period of more than four (4) hours unless such vehicle is necessary in the actual construction or repair of a structure or for ground maintenance, or if parked within an enclosed garage, nor shall any maintenance or repair be performed upon any boat or motor vehicle not owned or controlled by the Association, except within a building where totally isolated from public view. Moving pods may be parked in homeowners driveways for a period of up to five (5) consecutive working days.
6. No Unit Owner shall make disturbing noises or permit his family, renters, servants, employees, agents, visitors, licensees or pets to do so. In particular, no Unit Owner shall play (or permit to be played) in his Unit or on the Common Property appurtenant to it, any musical instrument, phonograph, television, radio or the like in a way that unreasonably disturbs or annoys other Unit Owners or occupants.

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7. No radio or television installation or other electronic equipment shall be permitted in any Unit if it interferes with the television or radio reception of another Unit.
8. With the exception of signs used or approved by the HOA, no signs, advertisements, notices or lettering may be exhibited, displayed, inscribed, painted or affixed in, or upon any part of the Common Property or any part of a Unit so as to be visible outside the Unit. Additionally, no awning, canopy, decorative shutters, air-conditioning unit or other projection shall be attached to, hung, displayed or placed upon the outside walls, doors, windows, roof or other portions of the Unit or on the Common Property, without the approval of the ARC.
9. No storm or hurricane shutters may be installed by a Unit Owner except for those that comply with specifications, design, color and style approved by the Architectural Review Committee. No storm or hurricane shutters may be lowered except as needed (i.e. 1 week before and two weeks after) for storm or hurricane protection or for maintenance and repair.
10. A Unit Owner who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should the Unit suffer hurricane damage and furnishing the Association with the name(s) of that firm or individual.
11. Employees of the Association are not to be engaged by Unit Owners for personal errands that are not within the scope of the applicable employee's duties. The Board of Directors shall be solely responsible for directing and supervising any employees of the Association.
12. Garbage, Yard Waste and Trash Disposal Containers: Must not be placed out for pick up sooner than twelve hours before scheduled collection and must be removed and stored in the garage within twelve hours after collection. Garbage and other debris shall be placed only in designated areas.
13. Every Unit Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules, regulations, standards, guidelines, specifications, and the like, which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association (all as amended from time to time) to the extent applicable. Failure of a Unit Owner or occupant to comply shall be grounds for legal action that may include, without limitation, an action to recover sums due for damages, an action for injunctive relief, and any combination of such actions.
14. Yards and Landscaping. No changes to the grass/sod yards or landscaping shall be permitted except as approved by the Architectural Review Committee. All Unit Owners shall properly maintain all grass/sod and other landscaping, including but not limited to, timely cutting, mowing, trimming, weeding, and watering (as permitted by County restrictions and pursuant to the Mandatory Lot Irrigation provisions of the Declaration) of all grass/ sod and other landscaping. Failure to properly maintain your lawn may result in the Association completing the maintenance and billing the homeowner as outlined in the Declaration.

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15. Front Entry, Service, Patio & Garage Doors- Garage doors must be kept closed at all times except when in use and during reasonably limited periods when the garage is being cleaned or other activities are being conducted which require the doors to be left open. No trailer, camper, motor home, boat, boat trailer, canoe or motorcycle shall be permitted to remain upon a Lot unless within an enclosed garage other than for temporary parking. Temporary parking shall mean the parking of such vehicles belonging to or being used by Owners and their guests for loading and unloading purposes only. All temporary parking shall be restricted to paved driveways. No trucks in excess of class 2, commercial vans, tractors, service vehicles or other commercial vehicles shall be permitted to remain within the Subdivision other than for temporary parking unless parked within an enclosed garage. Moving pods may be parked in homeowners driveways for a period of up to five (5) consecutive working days.
16. Play Equipment: Permanent play equipment will be placed within the building setback lines at the rear of the property and must be landscaped to help minimize the visual impact on adjacent property owners and from public streets. Swing sets and play equipment should be kept within fifteen feet (15') of the house and should not exceed eight-feet in height and must be screened from neighbors and public view. They must be approved by the ARC.
17. Basketball Hoops: must be portable and stored out of sight when not in use. Permanent (affixed to house) basketball hoops are not allowed.
18. Decorations: Decorations are a Unit Owner's option. Decorations, lights, flags and other decorations customary for holidays and special events are welcome. They must be temporary in nature and can be regulated by the ARC as to quantity and how long they may be in place, Christmas decorations may be displayed from Thanksgiving Day until January 15. All other holiday decorations may be displayed three weeks before the holiday and one week after the holiday.
19. Decorative Items: Accessory structures, sculptures and decorative objects such as bird baths, English globes and fountains are prohibited in the front yard.
20. Birdhouse and Bird Feeders: Homeowner option in the rear yard. They may not be visible from the street. They must be approved by the ARC.
21. Drying Clothing: Strictly prohibited in yard space, however it may be done on a lanai if a privacy screen is used. Towels may be hung temporarily but should not be visible from the street.
22. American Flags: This is a homeowner option. Brackets may be attached to the house or garage to hold a pole for a flag which is no larger than three feet by five feet. The American flag must be flown in accordance with Federal Statutes.

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23. Pools, Spas, Water Features- All water features are required to be located in rear yards. All water features shall be in-ground, except spas, which may be built into appropriately designed and screened deck systems. Equipment for pools, spas, or fountains should be completely screened from adjoining properties and front and rear views. All pools, spas and water features must be approved by the ARC.
24. Service Areas & Equipment- Satellite dishes over 18" in diameter are not permitted. Satellite dishes are not allowed on roofs or on the front of the home and shall not be visible from the street.
25. Generators: Generators are to be used for emergency purposes only when commercial electrical power is not available. Generators may be operated once a week for test and maintenance purposes, but for no longer than 15 minutes and only on weekdays between the hours of 10:00 AM and 2:00 PM.
26. Ponds in Wisteria Park shall NOT be used for recreational purposes, for example, fishing, boating, kayaking, swimming, etc.
27. Fruit Trees, Vines and Plants: No citrus or other fruit-bearing trees, vines or plants, for example, apple, peach, papaya, pineapple, mango, banana, melons, tomatoes, are permitted in Wisteria Park. Only approved trees and shrubs as listed in the Residential Community Design Guidelines shall be permitted.
28. Since planting beds are noticeable throughout Wisteria Park and In order to preserve the harmonized nature of the landscape, in conformity with the Residential Community Design Guidelines no colored mulch, i.e., rust, red, yellow, black, is allowed. The only acceptable mulch is cocoa brown organic (dark brown).
29. In the absence of street lamps having been installed by the Developer and in order to safeguard residents, their guests and property within Wisteria Park, the pole lamps installed by the Developer or their replacements on the front lawns of all Wisteria Park homes are required to be illuminated from dusk to dawn.
30. Wisteria Park garage / estate sales are limited to three (3) houses at a time. Also, garage sale hours are limited to between 8 am and 4 pm. Reservations must be made by e-mailing property management with your name, address, phone number, date and times. "Garage Sale" signs are only allowed on the date(s) of the garage sale and can only be placed in the house front yard, key intersections and community entrances. Per Manatee County ordinance, garage sales on homeowner property are limited to one (1) sale, not to exceed three (3) consecutive days, every three (3) months.