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Bella Terra
Resident's Guide

Rules
&
Regulations

Revised November 2018

FOREWORD

The following Rules and Regulations have been adopted and will be administered by the Bella Terra of SWFL, Inc. Master Association Board of Directors and may be changed at any time by the Board. It is the intent of the Directors to limit these Rules and Regulations so that everyone will obtain maximum use and enjoyment of the facilities. Although they place some restrictions on the residents' and guests' activities, they are intended to respect the rights of the community. Enforcement of the Rules and Regulations will primarily be placed in the hands of a carefully selected staff. The Board may impose additional restrictions and adopt additional procedures from time to time and it is the duty of those using the facilities to know these Rules and Regulations and to cooperate in the enforcement thereof.

All residents are required to read, understand and abide by all the Rules and Regulations contained in this Guide, as well as those in the Declaration of Covenants, Conditions & Restrictions, Bylaws and Architectural Review Procedure Manual.

Amended & Adopted at Master Board Meeting 11/28/2018

Section 1 - Residents

A resident is defined as the owner or occupant of a living unit who has been approved by the Sub-Association.

Section 2 - Amenities

Hours of Operation

The Board of Directors set the hours of operation and these hours may change without notice. The hours of operation are:

Fitness Room: Club	Monday-Sunday	24 hours (with access card)
House:	Mon-Thurs	9:00am - 6:00pm
Business Office	Friday	9:00am - 6:00pm
	Mon-Fri	9:00am – 5:00pm
	Saturday Sunday	10:00am - 4:00pm
Pools:	Monday-Sunday	Daylight - Dusk
Tennis:	Monday-Sunday	Daylight - 9:30pm
Basketball:	Monday-Sunday	Daylight - 9:30pm
Inline Skate Rink:	Monday-Sunday	Daylight - 9:30pm
Playground:	Monday-Sunday	Daylight - 9:30pm
Volleyball Courts:	Monday-Sunday	Daylight - 9:30pm

All equipment borrowed from the Club House must be returned one half-hour prior to closing. If not returned, the homeowner will be charged for replacement.

All residents and their guest using Bella Tera Amenities are required to sign the Release and Informational Notice for Belle Terra of SW FL. A copy is attached on the last page of this document.

Section 3 - Conduct

Residents and guests shall conduct themselves in an orderly and courteous manner. All are to be respectful of other members, association employees, security and are not permitted to reprimand employees or in any way interfere with the management of the amenities.

Residents shall be responsible for the conduct of their guests at all times. In addition, Residents shall be responsible for the conduct of their children at all times.

For the safety and enjoyment of others, please no excessive noise, equipment abuse, profanity or unsportsmanlike conduct.

No person shall conduct any activity on the common elements which will be a fire, health or safety hazard.

When residents have completed using any of the Community amenities, property or facilities, they are responsible for leaving it clean, in good repair, and in the same condition as when they started. Loitering is prohibited and defined as any act or action by which a person or persons gather around a public place, without any definite purpose, with the intention to spend time.

The following activities are deemed to be injurious to the general welfare and are therefore prohibited. Loud or abusive noises coming from residents or guests, unruly or profane language, smoking in non-smoking areas, underage or excessive consumption of alcoholic beverages or any regulated substance, acts of vandalism and/or any act or action of such character, intensity or duration, as to be detrimental to the welfare of the community, or that annoys, disturbs, injures or endangers the comfort, repose, peace or safety of an individual.

Section 4 - Age Requirements

Children under the age of 13 must be accompanied by and directly supervised by an adult at all recreational facilities, Club House and pool areas. Diaper-age children are not allowed in the spa as this is a health hazard.

Children under the age of 13 are not permitted in the fitness center under any circumstances. Children age 13 to 17 must always be accompanied and directly supervised by a parent or guardian adult in the fitness room. Identification must be presented upon request as proof of age. Bella Terra ID's can be obtained at the management office for when accompanied by homeowner parent with age identification.

(1) One parent or guardian will accompany not more than four children.

Section 5 - Attire

Proper attire is always to be worn in accordance with acceptable practice for the specific activity, in the area of the facilities. Apparel must not be ripped, have holes or be shoddy in appearance. Anyone not conforming to the dress code outlined in the Rules and Regulations will be asked to comply with the dress code before they will be allowed to use the facility.

At the pools, proper bathing suits must be worn. No jeans or cut-offs are permitted. Bathing suits are not permitted in the Club House or fitness center.

In the fitness center, fitness shoes must always be worn. No sandals, dress shoes or open toe shoes are permitted. Proper attire consists of gym shorts, shirts, and/or appropriate warm-up suits. Exercise outfits may include shorts and leotards. Under no circumstances will anyone be allowed in the gym bare-chested.

On the tennis courts, tennis shoes must always be worn; black soled shoes are not permitted. Proper attire consists of shorts, shirts, dress and/or appropriate warm-up suits. Under no circumstances will any players be allowed to play bare-chested.

Section 6 - Pets
Animals are not permitted in the Club House, fitness center, pool areas, tot lot, pickleball and tennis courts or any recreational facility area.

All animals shall be leashed when outdoors and shall not be permitted to roam free. The installation or use of electronic animal containment systems are not permitted in any sub association of the community's (ARC). Owners who walk their pets on common areas must clean up after them. Please be conscientious and try to avoid your pet using the restroom in any home owners' yard. You must always clean up after your pet. Do not dispose of waste in the sewer system or lakes, on sidewalks or in the grass of adjacent areas.

Section 7 - Audio Devices
Personal radios, audio devices, and TVs are not permitted unless used with headphones or authorized by the Activities Coordinator for a supervised activity.

Section 8 - Bikes/Skateboards/Roller Skates
Skateboards and roller skates are limited to the inline skating rink only.

Bike racks are provided at the Club House, adjacent to the Bocce Ball Courts. You are encouraged to use a bike lock when leaving your bike unattended. The Association is not responsible for lost or stolen property. Bikes are not allowed in front of the Club House.

Skateboards, roller skates and bikes are not allowed in the Club House, pool areas, fitness center, tot lot playground, bocce court, basketball court or tennis courts.

Section 9 - Food
No food or glass is permitted in the pool and spa areas, game room and fitness center. No open containers are allowed in the fitness center. Plastic spill-proof bottles are permitted.

Section 10 - Club House
Subscriptions, petitions, or notices that do not concern the Club House's affairs shall not be distributed or posted on Club House property without prior approval of the Activities Coordinator or Board of Directors. No flyers or other information shall be posted anywhere in the Club House unless approved by management. Items may not be posted, taped, stapled or tacked onto any wall or common areas other than inside a billboard.

The Bella Terra of SWFL, Inc. Club House is not available for any political or civic meetings. The only exceptions are use of Bella Terra of SWFL, Inc. as a polling place.

The parking areas are marked in a manner that permits maximum use, with a minimum of inconvenience. Anyone found parking improperly will be issued a notice of violation. Repeated infractions will result in the removal of the offending vehicle at the owner's expense. Personal property should not be left unattended on Community property. The Association is not responsible for lost or stolen personal property.

Alcoholic beverages may not be consumed on any Common Areas of Bella Terra, except in the Club House party room, in conjunction with an event coordinated and approved by the Association's Social Activities Committee and the Association's management company. Possession and/or consumption of alcoholic beverages is strictly prohibited in the pool areas, on tennis and pickle ball courts, ball fields and other recreation areas of Bella Terra. The consumption of alcohol by persons under the age of 21 is strictly prohibited.

Approved social events, where alcohol is consumed, may be permitted when catered or bring you bring your own bottle (BYOB events). At any event that is catered, in which alcohol is served or purchased, the host is responsible to ensure that the caterer is properly licensed to serve and/or sell alcohol. The host must carry adequate liability insurance. The host must present the Association's management company and the Association's Social Activities Committee with proof of such licensure and insurance prior to the event. The Association must be named as an "additional insured" on any such policy of insurance. Adequate liability insurance shall be determined by the Board of Directors at its sole discretion.

This policy is applicable to both private events and events sponsored by the Association or any official committee of the Association.

Section 11 - Swimming Pools and Spa

Residents and guests are entitled to use the pools and spa unless otherwise posted. The Activities Coordinator may block off times during which the pools will be reserved for meets, water aerobics and other special functions. There is no lifeguard on duty, thus use of the pools or spa is "swim at your own risk".

The Photo ID Access Card must be used to enter the pool areas. Going over or through the fence is dangerous and strictly prohibited. Any damages to community property, as a result of improper entrance, may be considered vandalism and the offending party will be fined and/or billed accordingly.

The doors and gates to access the pool areas automatically close and lock. You maynot prop the gates and/or doors open under any circumstances.

No pool furniture of any kind shall be removed from its designated area. Pool furniture is not allowed in the pools or spa.

Towels may not be used to reserve chairs for extended periods of time.

A shower must be taken prior to entering the pools and spa. Suntan oils and lotions clog the pools filters and drains. Please remove all oils/lotions prior to entering the pools and spa.

Persons with open sores, cuts or a communicable disease mayNOT enter the pools.

Diaper-aged children must wear swim diapers. Any damages resulting from improper discharge will be paid by the homeowner, resident or their guest.

No balls are allowed in the pools, unless during a supervised recreational program. Approved water safety rings and water rings for non-swimmers are permitted. No flotation devices of any kind (i.e. rafts, boats, boards, etc.) are allowed in the pools or spa. Specific items may be used during an approved, supervised class, or offered by the association or activities committee.

Due to safety concerns, no running, pushing or boisterous play is permitted on the pool decks. No diving or jumping is allowed.

Smoking is NOT permitted in the pool areas. A mandatory $100 fine will be issued to individuals smoking within pool or spa areas. This includes vapor materials. Alcohol is not permitted

Be sure to straighten your chairs/lounges, close umbrellas, and place trash in the appropriate receptacles when leaving pool areas.

Section 12 - Fitness Center

The amenities Photo ID Access card must be used to enter the fitness center. The doors to access the fitness center close and lock automatically. You may not prop the doors open under any circumstances.

Use the fitness center at your own risk. It is recommended that you consult your physician prior to beginning any exercise program.

Bring a clean towel to the fitness center so that you can wipe down and dry the equipment after use, as a consideration to the next person to use it. Please use the sanitary wipes provided.

No excessive banging or throwing of weights is allowed.

Limit use to thirty minutes per machine, to include warm up and cool down, if others are waiting. Return weights, benches and other equipment to their proper location after use. Turn the TVs and lights off when leaving and return the remote control to a central location. Do not remove the remote control from the fitness center under any circumstances.

Section 13 - Tennis Courts

Courts are not to be used for any purpose other than tennis or pickle ball. Courts are not to be used when nets are lowered. Do not lean or climb on nets, fences, etc.

Players are requested to limit play to one hour for singles and one and/or two hours for doubles, if others are waiting.

Section 14 - Recreational Facilities

Recreational facilities include; inline skating rink, basketball courts, bocce courts, tot lot playground, volleyball courts, tennis courts, pickle ball courts and ball fields.

Use of the recreational facilities is reserved only for residents only and their approved guests. **Pets are not allowed on the inline skating rink, basketball courts, bocce courts, tennis courts, pickle ball courts or tot playground**. All requests for use of a recreational facility, by an organized group, must be presented in writing to the Board of Directors for consideration and approval. Organized sports groups may be approved to use the recreational facilities as long as 100% of the participants are Bella Terra of SWFL, Inc. Residents and a Bella Terra of SWFL, Inc. Resident adult is physically present with, and responsible for, the group.

All outdoor activity must conclude by 9:30 pm and all amenity lights must be turned off by 9:30pm. Lights are on timers and may be turned on by timer switches located at the inline hockey rink, basketball court and tennis courts. The use of ball field lights must be reserved by contacting the Activities Coordinator at least 24 hours prior to use.

Section – 15 Private Parties

Use of the Club House is intended exclusively for Bella Terra of SWFL, Inc. Residents. The all-purpose room may be rented to Residents for private parties. The resident must provide a list of all non-resident attendees.

The Management Office, serving on behalf of the Board of Directors, is responsible for the Club House room usage. See the Activities Coordinator for the Rental Agreement contract and applicable fees; there is an hourly fee and a refundable damage deposit required. Bella Terra of SWFL, Inc. facilities may not be used for commercial enterprise, wherein an individual or business will gain profit from the product offered or services rendered, unless it is a community wide event approved under the For-Profit Use Guidelines set by the Board of Directors.

Swimming pools and the fitness center may not be rented for private use; neither may they be used in conjunction with room rentals.

Section 16 - Lakes and Preserve Areas

The lakes and preserve areas are designed for visual enjoyment. No refuse of any kind will be deposited or disposed of in lakes or on Community property. The lakes are owned by The Habitat for Development District. (CDD)

No swimming or wading is permitted in the lakes at any time.

All fishing is catch and release. Fishing is only allowed from your own lot or a common area as explained in the Fishing Policy which is available on the Bella Terra website.

No boats of any kind shall be allowed on the lakes except for routine lake maintenance.

Feeding alligators is prohibited. It is dangerous and a violation of Florida State Law. To request a "nuisance" alligator removed, contact the Florida Wildlife Commission 1-863-648-3200

Do not enter or disturb the preserve areas. Prohibited activities include, but are not limited to: construction or maintenance of any building or structure; removal or planting of vegetation; excavation and placement or dumping of soil; disposal of trash, tree trimmings or land clearing debris.

Section 17 - MOTORIZED VEHICLES Speed Limit and Parking

For the safety of our children, pedestrians and cyclists, all drivers must obey the posted speed limits and crosswalk and traffic signs within the community. Radar detection is in use.

Golf Carts

All Golf carts must be registered in the management office and a numbered sticker will be assigned and placed on the cart. **Operation of golf carts by unlicensed drivers is prohibited.** State of Florida laws require that all **golf cart drivers carry a valid driver's license.**

Golf carts may only be driven on the roadways and in parking lots within Bella Terra of SWFL, Inc.; not on the sidewalks or walking paths. Golf carts are subject to the same traffic laws, and safe driving practices, as all other motor vehicles. Use hand signals, stop at stop signs, and give right of way to all pedestrians.

Bella Terra of SWFL, roads are private. The Lee County Sheriffs and the Board of Directors have the right to patrol and will issue tickets or citations for any traffic violation, to include; issuing tickets or citations to minors or other non-licensed operators of golf carts. All golf carts must be registered, and proof of insurance must provide to the Management Office.

Section 18 - Gate Entry and Transponder

Double-entry (aka piggy backing) is not allowed when entering the Community. Gate arms lower after each vehicle enters. The Association is not responsible for damages sustained as a result of failing to yield.

Transponders are required to enter the Community through the resident lane, at the front gate and the Barletta Gate. You do not need a decal to exit the community through either the main gate or Barletta gate.

A Resident may obtain a new or replacement transponder for their vehicle from the Club House Office for a fee of $25.00. The Resident must provide their driver's license, the vehicle registration, and in some cases proof of insurance or a letter or rental agreement will be required. Decals will not be issued to non-residents. The vehicle must be present in order to obtain a decal.

TRANSPONDERS:

All residents and tenants of Bella Terra are required to purchase transponders for all permanent vehicles. Exception will be made for temporary vehicles such as rental or loaner vehicles. Failure to adhere to this requirement may subject the offender to disciplinary action, including but not limited to fines and/or suspension of privileges. Transponders can be purchased at the management office.

VISITOR ENTRANCE GATE;

All vehicles that enter through the visitor gate will be issued a printed guest pass, which is required to be displayed on the dashboard of the vehicle. A government issued Drivers' License is required to be presented each time a vehicle enters the visitor gate. Bella Terra Photo ID is not an acceptable form of ID. A driver's license is required to operate any motor vehicles within the Bella Terra Community. Guests entering in this manner agree to abide by all Bella Terra Rules and Regulations.

PERMANENT GUESTS

Residents are permitted up to 15 permanent guests at any time. Permanent Guests are issued passes for up to14-day periods at a time.

GATE ENTRY

All property owners are responsible for their vehicles, as well as those of their guests. Residents and guests who violate the parking regulations and parking permit procedures may be subject to a fine and/or having the vehicle towed, at the owner's expense. All vehicles must be registered in the Dwelling Live system. Information shall include: make and model; and license information. This information will be input at the management office upon submission. Residents are responsible for updating new plate and/or vehicle information. Guest parking passes shall be displayed and visible on the vehicle's dash board.

Section 19 - Parking

All property owners are responsible for their vehicles, along with those of their guests. Residents and guests who violate the parking restrictions and parking permit procedures may be subject to a $25.00 fine and/or having the vehicle towed at the owner's expense. All vehicles must be registered in the dwelling live system, including make, model and license information. The residents are responsible for updating any new plate or vehicle information. Guest parking passes shall be displayed and visible on the dash board of the vehicle.

No motor vehicle shall be parked anywhere on the resident's property, except on an individual driveway or within a garage. Parking on lawns or landscaped areas is prohibited at any time

- Parking is prohibited on all Bella Terra of SWFL, Inc. Streets after 1:00 AM.
- Parking is permitted only on the odd number side of the streets, in the direction of the traffic flow.
- No parking in front of any mailboxes before 6:00 p.m.
- No parking within 25 feet of the fire hydrant.
- No parking within 25 feet of any corner, bend or lift station.
- No parking within a cul-de-sac.

When hosting guests, the host is responsible for ensuring each guest correctly displays the on- street parking permit. All guests are required to park on the odd number side of the street of the residence they are visiting, in the same direction as the flow of traffic, to allow ample space on the street for emergency vehicles to pass. For internal parties (residents hosting residents) the host or the resident guest may obtain on-street parking permits from the gatehouse.

Commercial Vehicles, Recreational Vehicles, Boats, Trailers and Other Vehicles

No commercial vehicle of any kind shall be parked in the Community, except for service vehicles, temporarily present on business.

No boat, trailer, camper, mobile/motor home, bus, or a motor vehicle of any kind that is disabled, inoperative or unlicensed may be parked or kept in the Community unless it is kept fully enclosed inside a garage. These types of vehicles are permitted to be parked in the community for loading and unloading purposes only, and then only for a maximum of 12 hours.

There will be no Overnight parking for any vehicles including, commercial vehicles, trailers, campers, motor homes, boats, large trucks, etc. at the Club House parking lot and the satellite pool parking lot is prohibited between the hours of 1:00 a.m. and 7:00 a.m.

Section 19 - ARCHITECTURAL & AESTHETIC CONTROL Architectural Review

All exterior changes to a residence must first be approved by the Bella Terra of SWFL, Inc. Architectural Review Committee (ARC), and the appropriate sub-association(s). This includes, but is not limited to, constructing a swimming pool, installing a screen door or screen enclosure, repainting or changing the exterior color of a residence, adding or removing landscaping, resurfacing a driveway, or installing a satellite dish.

Requests must be filled out by the homeowner and submitted to the ARC. Work is not permitted to commence until the application is approved by the ARC. All requests must conform to all local Zoning and Building Regulations and you must obtain all necessary permits if the ARC approves the request. The approval does not relieve the property owner or any contractors performing work on your property from any applicable federal, state and local laws, licensing and permitting regulations.

ARC Procedure

Refer to the ARC Procedures guidelines regarding exterior aesthetics. The manual includes, but is not limited to, information regarding: painting; trees and landscaping; enclosures; rain gutters; lighting; mailboxes; basketball hoops; satellite dishes; swing sets; trampolines; and more.

Debris cut prior to the pick-up date shall be stored along either side of the residence. Debris may not be stored and/or piled up anywhere in front of the residence. Under no circumstances may horticultural debris be placed in the preserve areas. Non-compliant residents are subject to a fine.

No signs, banners, billboards or advertisements of any kind shall be erected or displayed anywhere within the community, including in windows and on motor vehicles.

Section 21 -MISCELLANEOUS

Commercial lawn service landscape crews working within Bella Terra of SWFL, Inc. may only operate between 7:00 am and 6:00pm.

No solicitation shall be permitted by any person and/or business anywhere in the Community, unless specifically authorized by the Activities Coordinator or Board of Directors.

Open House

Showings may be held any day of the week as long as the Open House is completed by 5:00pm. "Open House" signs may not be placed on the property or anywhere within the Community. Directions will be printed on the pass which is provided at the gatehouse. Prospective buyers shall be directed to the property with signs and could be a problem when there are multiple homes in the various subdivisions. The owner must register the Listing agent, so the open houses may be registered by them. Realtors are free to drop off

directional flyers to the gate house for their open houses within Bella Terra.

School Bus Stop

The Bella Terra of SWFL, Inc. Community school bus stop is in front of the Club House. The Club House is to be used as a haven for children **during regular business hours.** In event of inclement weather children will have access to the restroom, the drinking fountain and the use of the office phone.

Parents picking up or dropping off students from school may not park on either the landscaped areas or on the road adjacent the parking lot entrance. Doing so creates an unsafe environment for students, creates gridlock, and can possibly destroy the irrigation system. Parents or guardians are required to park in the Club House parking lot.

Rules of Civility

Bella Terra of SWFL, Inc.'s Rules of Civility, regarding the conduct and interaction of residents during meetings, is posted at the Club House and applies to all public meetings.

Questions/comments shall take place during the "Public Comments" period only, and not during the meeting.

Disruptive or disorderly conduct, physical or verbal abuse, physical or verbal attacks, directed at any Director or any other person, will not be tolerated. Any violation of the rules of civility may result in a fine, physical ejection by the Sheriffs' Department and/or criminal/civil prosecution and penalties.

Firearms Prohibited

Weapons, firearms and destructive devices as those terms are prohibited in all Community Association Board of Directors Meetings, all Member Meetings, all CDD Meetings, and all Committees Meetings established by the Board, and all other Association event as determined by the Board.

The Firearm Policy is posted at the Club House and applies to all persons notwithstanding any license (concealed weapon permit or firearm license) issued to such persons pursuant to Chapter 790, Florida Statutes. However, this rule shall not apply to any person who is a law enforcement officer as that term is defined in Section 790.01(8), Florida Statutes.

DISCIPLINARY ACTIONS Conduct and Damages

Due to the fact that a few individuals will not always observe the rules, the following infractions will be brought to the attention of the Board of Directors for disciplinary action:

1. Repeated violations of rules, as well as knowingly or intentionally violating a rule.
2. Display of inappropriate temper or other discourteous conduct, resulting in damage to Community property or other physical damage.
3. Disrespect shown to Community Association employees or fellow residents or guests.

A suspension or revocation of a minor or adult's guest privileges, may be enacted immediately for, but not limited to the following offenses:

1. Defacing, damaging or otherwise causing the destruction of association property.
2. Violation of the covenants, articles or by-laws of the Community or any local, state or federal law.

The cost of replacing any Community Association property that is broken damaged or removed by a resident, guest or a family member shall be charged to the homeowner or responsible resident.

Anyone caught tampering with the entrance or exit gates will be fined $100 and may face prosecution. If any damage occurs as a result of the tampering with the gates, the repair costs will also be added to the fine. Tampering includes, but is not limited to: hitting and/or removal of gates and arms; forcing movement of gates; and tampering with controls.

Abusive Behavior

Any abusive behavior directed at any member of the Club House staff or Security personnel is prohibited and will not be tolerated. Residents of Bella Terra of SWFL, Inc. are responsible for their actions as well as the actions of their guests. Abusive behavior may result in the responsible resident being subject to a $100 fine.

An initial warning letter, and subsequently a follow-up letter will be sent to the responsible resident, indicating that they may be subject to a fine of up to $100, and that they may either pay it immediately or be required to attend a Fining Committee meeting.

Parking Violations

A "Notice of Parking Violation" will be issued by the roving patrol when a violation of Section 18 of these Rules or any other parking violation identified by the Associations Governing Documents is observed and photo documented.

The documented violations will be compiled by the management company and verified for completeness.

The verified list will be provided to each Board member in preparation for approval of a fine to be levied at a duly called and noticed meeting of the Board of Directors.

The fine to be levied for parking violation will be $25.00, though the Board of Directors, in its sole discretion, may increase the fine up to $100 per violation if the violator is a repeat offender, with violations occurring within six months of the prior incident.

The property management company will send a written notice of the fine levied by the Board of Directors to the violator along with the documentation of the violations(s).

In accordance with the Florida Homeowners' Association Act (Chapter 720 Florida Statues) and the Association's Governing Documents the violator will have an opportunity for a hearing before the Association's fining/compliance committee.

If the fining/compliance committee rejects the fine, the fine will not be imposed. If the fining/compliance committee confirms the fine levied by the Board of Directors, the fine will be automatically imposed and the Association will send the violation written notice of such fine.

Additionally, a vehicle parked in violation of Section 18 of these Rules or any other provision of the Association's Governing Documents may be subject to being towed from the Community. All towing expenses shall be the responsibility of the vehicle owner or the responsible resident.

SPEEDING VIOLATIONS

Data extracted from the Traffic Hawk after each usage will be downloaded to a computer by the management staff. Staff will review the data collected and compile a list of the violators. Anyone driving 9 mph or over will be considered in violation.

The documented violations will be compiled by the management company and verified for completeness.

The verified list will be provided to each Board member in preparation for approval of a fine to be levied at a duly called and noticed meeting of the Board of Directors.

The fine to be levied for speeding violations will be $100.00 per violation.

The property management company will send a written notice of the fine levied by the Board of Directors to the violator along with the documentation of the violations(s).

In accordance with the Florida Homeowners' Association Act (Chapter 720 Florida Statues) and the Association's Governing Documents the violator will have an opportunity for a hearing before the Association's fining/compliance committee.

If the fining/compliance committee rejects the fine, the fine will not be imposed. If the fining/compliance committee confirms the fine levied by the Board of Directors, the fine will be automatically imposed and the Association will send the violation written notice of such fine. Payment of the fine is due upon receipt of the notice.

Delinquent Account

All accounts having a delinquent balance of $150 or more for 90 days or more are subject to having their resident entry transponders disabled. Residents with a delinquent balance will then be required to enter through the guest gate. They will be required to by present a valid driver's license with a Bella Terra of SWFL, Inc. address. In addition, their amenity access cards will be deactivated.