

Prepared by and Return to:
Richard A. Ulrich, Esq.
Ulrich, Scarlett, Wickman & Dean, P.A.
713 S. Orange Ave., Ste. 201
Sarasota, Florida 34236



CERTIFICATE OF RECORDING
DECLARATION SUMMARY AND RULES AND REGULATIONS
FOR
AUBURN WOODS OWNERS ASSOCIATION, INC.

THE UNDERSIGNED, as President of Auburn Woods Owners Association, Inc., a Florida not for profit corporation (hereinafter the "Association") hereby certifies that the attached AUBURN WOODS OWNERS ASSOCIATION DECLARATION SUMMARY AND RULES AND REGULATIONS have been created and approved as required by the Declaration, Articles of Incorporation or Bylaws, and becomes effective as of the date of the recording of this Certificate.

IN WITNESS WHEREOF, the Association has caused this Certificate to be executed by its President and attested to by its Secretary this 18th day of NOVEMBER, 2019.

AUBURN WOODS OWNERS ASSOCIATION,
INC., a Florida not for profit corporation

WITNESSES (As to President)

Nicole Kanwisher
Print Name: NICOLE KANWISHER

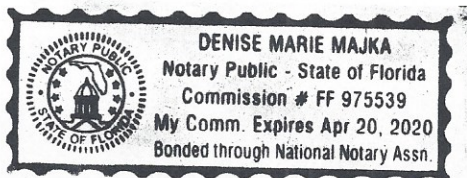
Frances Marfan
Print Name: FRANCES MARFAN

By: Tony Turlenko
President: Tony Turlenko

Attested:
By: Davis Darrington
Secretary: Davis Darrington

STATE OF FLORIDA)
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 18th day of NOVEMBER, 2019, by Tony Turlenko, as President of Auburn Woods Owners Association, Inc., a Florida not for profit corporation, on behalf of said corporation, who is personally known to me or has produced N/A as identification.



Denise Marie Majka
Print Name: DENISE MARIE MAJKA
Notary Public
My Commission Expires: 4/20/2020

Auburn Woods Owners' Association Declaration Summary and Rules and Regulations

c/o Argus Management of Venice, Inc.
181 Center Road
Venice, FL. 34285

The following, for your convenience, is a condensed summary of the rules and regulations from the Declaration of Covenants plus additional community rules approved by the Board of Directors. Additions to our 2016 mailing are in bold type. Any comments must be received within 30 days of receipt. As Auburn Woods owners, you have agreed to comply with them. The Declaration Summary will be adopted by the Board of Directors on August 26, 2019 in the Argus conference room, and then recorded.

In this document, "courtyard" is defined as the area from the gate door to the end of the villa.

GENERAL RESTRICTION

- Any change in the exterior appearance of any dwelling, building, wall, fence, pavement, pool, other structure or improvement, any material change in landscaping, and any change in the finished ground elevation, shall be a change requiring approval by the Architectural Review Committee (ARC) and/or by the Landscaping Committee.

ARCHITECTURAL RESTRICTIONS

- **All expenses and maintenance of the courtyard are the responsibility of the owner. You must make landscape maintenance agreements for your courtyard or lamp post area if you choose not to do it yourself. Any changes, additions or alterations within the courtyard must be approved by the ARC committee to maintain a uniform appearance. For example, flagpoles or trees either too large or tall are not allowed.**
- Any changes to the irrigation system must be approved by the ARC.
- No separate or detached structures of any kind, including carports are permitted.
- No screened garage doors, breezeways or courtyards are allowed without approval.
- No above ground swimming pools are permitted.
- No hot tubs, therapy pools and hydra spas are allowed without approval.
- No clothes hanging devices exterior to a dwelling are permitted, except as allowed by law.
- No aluminum foil, reflective film or similar treatment placed on windows, glass doors or window treatments are permitted.
- No signs within the property are permitted except one security company sign and one sign not exceeding 6" x 8" for purposes of sale or lease of the dwelling.
- No fences are allowed without approval.
- No solar device of any nature is allowed without approval.
- No attachments to the exterior of dwellings are permitted outside of the courtyard with the exception of the United States flag and garden hose holders. No part of the attached hose

holder shall be more than 42" above the ground.

- Garden hose reels are permitted if approved by the ARC. The dimensions shall not exceed 36" in height, 20" in width and 24" in depth. Hose reels to be placed in the landscaping will also require approval of the Landscaping Committee.
- No air conditioners in garage windows are permitted.
- Hurricane shutters are allowed but require approval by the ARC, (except in emergency situations).
- No "Malibu" lights are allowed unless approved by the ARC.
- No awnings are permitted.
- No lattice work on gates is permitted.
- No changes in common areas are allowed unless approved by the ARC, or the Landscaping Committee if landscaping is involved in the change.
- Holiday decorations are allowed but must be removed within two weeks after the holiday period.
- Except for satellite dishes one meter or less in diameter, no exterior antenna or aerials are permitted. Location of said satellite dishes must be reviewed by the ARC prior to installation.
- Construction of patios, with or without screened enclosures, must be approved by the ARC and follow established documented policies and procedures.
- Basketball backboards or any other outside play structures are not permitted.
- Trailers, campers, motor homes, boat trailers, canoes, boats, commercial vans, tractors, service vehicles or other commercial vehicles are not allowed unless such equipment/ vehicles can be placed within the garage with the door closed.
- One passenger van or one pickup truck for personal transportation purposes only, without advertising on the exterior, and which is not used for commercial purposes, may be parked on the driveway, but no lot may have more than one such vehicle regularly parked in the driveway.
- Overnight vehicle street parking is not permitted.
- Parking spaces located at the Clubhouse are reserved for mail pick up, clubhouse activities, and pool use. No long term parking of owner or guest vehicles are permitted without prior permission.
- No vehicle maintenance, repair, painting or sanding is permitted.
- No vehicle shall park on the sidewalk, including that portion of the driveway which incorporates the sidewalk.
- All garage doors shall be kept closed except when: a) a vehicle or other article is being placed or removed from the garage; b) owner is working in the garage, driveway or yard; c) an opening from the floor 12 inches or less is used for purposes of ventilation.

LANDSCAPING / GROUNDS RESTRICTIONS

- No alteration of the landscaping originally installed is allowed without approval.
- No plantings or decorative items are permitted in grass areas anywhere in Auburn Woods. (Holiday decorations are the exception).
- Any plantings allowed to be installed on a lot shall be maintained by the owner.
- No gravel or stone yards are permitted.
- In the area between driveways, no additions to the original landscaping are allowed with the exception of ground cover as a replacement for grass, with the approval of the Landscaping

Committee.

- In the area around the lamp post:
 - Owners are allowed to remove the Sago palm and not replace it, leaving the area with mulch only or add plantings.
 - The care and maintenance of those plantings are the owner's responsibility.
 - Small bushes, vines and flowers are allowed in this area, but these plantings shall not extend beyond or overgrow the mulched area.
 - Owners may not expand the mulched area around the lamp post.
 - For safety reasons, the height of the plantings shall not interfere with the lamp post lighting, nor shall they exceed the height of the lamp post, therefore trees of any size are not acceptable in this area.
 - **Pavers that are added as borders alongside the lamp post area or walkway leading to your courtyard are the owner's responsibility. Paver borders displaced or moved from the actions of lawn mowing in our common areas are the responsibility of the owner.**
- Only one (1) ornament per dwelling is allowed (for example, a small statue, a rock, a pot). This ornament shall not exceed 30 inches in height or 30 inches in circumference. The ornament must be placed on the sectional area only where the lamp post resides. No pot or other ornament is to be placed anywhere outside the lamp post area as described above.
 - No artificial plants are allowed in the ground or in pots in Auburn Woods.
 - In the garage wall area, no additions to the original landscaping are allowed with the exception of non-thorn bearing vines. Vines must be kept trimmed and supported on a trellis to prevent them from clinging to and damaging the villa wall. FPL must have access to read the electric meter.
 - The Landscaping Committee determines the type of mulch allowed on common ground and along Venice Avenue. Within their courtyards, owners may use any type of mulch.
 - In the areas in back of all dwellings, no alterations of the original plantings are allowed without approval of the Landscaping Committee. Any plantings in place as of October 31, 2012, are grandfathered in.
 - In the narrow mulched area along the lanai, only flowers and small plants are allowed. They must be trimmed so that they do not extend over the grass or exceed 2 feet in height. Sod may NOT be taken out or cut back to expand the mulched area.
 - Removal of aquatic plants from the banks of the retention pond is not allowed. This is common ground and is to be maintained by the Association.
 - Dumping of any materials in the wetland, the retention pond, the detention pond (swale), or any common area is prohibited.
 - Removal of any plantings from the wetland is not allowed.
 - Planting of any species in the wetland is not allowed.
 - No landscaping fences or borders of any kind are allowed without approval of the Landscaping Committee.
 - Flower baskets or decorative ornaments hanging from lamp posts or trees outside of the courtyard are not permitted.
 - No plants are allowed in the mulched area under the pigmy palms outside the party wall.

RENTALS

- No dwelling shall be leased for a term of less than three (3) months.

- No dwelling which is under lease from the owner shall be occupied by more than two (2) persons for each bedroom in the dwelling.
- Any owner who enters into a rental agreement with a tenant must complete the Rental Application Form and submit it to Argus Management for approval by the Board of Directors.
- Owners must provide tenants with a copy of the Auburn Woods Regulations and Restrictions that Apply to Seasonal Renters so tenants can refer to it while in residence.

POOL RULES AND RESTRICTIONS

- No lifeguard is on duty. Swimming is at your own risk.
- Children in the pool, under the age of 16, must be accompanied by an adult.
- No diving or jumping into the pool is allowed.
- No running or horseplay is allowed in the pool area.
- You are responsible for keeping the pool area clean. Please clean up after yourself and put all trash in proper containers.
- Return lounge chairs to upright position and ensure they are moved away from the edge of the pool.
- Pool-side tables and the surrounding area should be clean, chairs returned around table, and umbrellas put down and tied before you leave.
- When leaving the pool area, please take all belongings with you. Furniture cannot be "reserved" by leaving personal items.
- Restroom doors at pool side are to be locked before you leave the pool area. Please make sure toilets are flushed, restrooms are left in clean and working condition, and lights are turned off.
- No glass containers of any kind are allowed in the pool area.
- Pool umbrellas should not be used on windy days.
- Shower before entering pool.
- No animals are allowed in the pool area.
- "Swimmy" type diapers must be worn by infants and toddlers entering the pool.

CLUBHOUSE RULES AND RESTRICTIONS

- No wet suits are allowed in the clubhouse.
- Clubhouse is to be kept locked, except when in use.
- Clubhouse is for use by residents and in-house guests only.
- Exercise equipment is not to be used by children under 16 years of age.
- Library books and tapes are for all owners and guest use. Please ensure that any borrowed materials are returned.
- No animals are allowed in the clubhouse.
- **All furnishings in the clubhouse are the property of the Auburn Woods HOA. Owners are only allowed to borrow tables and chairs with prior permission from the Pool & Clubhouse Committee. Borrowed property cannot be travel outside Auburn Woods.**

MISCELLANEOUS RESTRICTIONS

- No trade, business or other type of commercial activity is permitted except for showing a

- dwelling for sale or lease (3 months minimum lease).
- No illegal, noxious or offensive activity is permitted. Nothing that may become a nuisance or source of embarrassment, discomfort or annoyance to other residents is permitted.
 - No animals for commercial purposes (including breeding) are permitted.
 - All pets shall be kept on a leash outside the owner's dwelling and shall be under the control of the owner at all times.
 - Any animal which becomes a nuisance may be ordered to be removed from the property after a hearing before the Board, (i.e., feces collection).
 - Owners shall be allowed to keep two animals per lot, and no animal shall exceed 40 pounds in weight. (Pet owners that have an animal over the forty pound limit as of 2-22-05 will be grandfathered).
 - No poisonous animals are permitted.
 - Feeding of wildlife (e.g. birds, alligators, turtles, fish and water fowl) is not permitted.
 - Only propane gas cylinders with 20 pounds or less capacity are permitted above ground.
 - No water softeners are allowed without approval.
 - The retention pond shall not be utilized for swimming, bathing, boating or other recreational purposes except fishing (residents only).
 - Common swales located in the rear of any lot shall not be altered without approval.
 - No electrical equipment of any kind which causes interference with TV or radio reception is permitted.
 - All trash, garbage and refuse shall be stored in containers inside the garage prior to being placed by the curb for collection.
 - No containers or other items for garbage pick-up may be placed by the curb earlier than 5:00 p.m. on the day prior to collection.
 - Garbage containers must have provisions to secure their lids. The use of bungee cords to secure container lids is recommended to guard against scavenging animals.
 - Plastic bags containing kitchen food scraps are not permitted to be placed by the curb for collection in order to prevent spillage caused by wind or scavenging animals.
 - No home exchange is permitted for a period of less than three (3) months.
- Owners who have guests staying in their home while they are away should notify a Board member. This prevents neighbors from suspecting foul play and ensures that guests can use neighborhood facilities comfortably.

Adopted by
Board of Directors
March, 2019