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INSTRUMENT # 2020122120 6 PG(S)
September 08, 2020 01:45:45 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF RECORDING

**RULES AND REGULATIONS
OF
TURNBERRY PLACE ASSOCIATION, INC.**

We hereby certify that the attached Rules of Turnberry Place Association, Inc. were unanimously adopted by the Board of Directors at Board Meetings held on April 5, 2018, November 7, 2019, and April 2, 2020.

The original Declaration of Covenants, Conditions and Restrictions for Turnberry Place – Tract H, was originally recorded at Official Records Book 2229, Page 2628 et seq. of the Public Records of Sarasota County, Florida.

The Association further certifies that the attached Rules were proposed and adopted as required by the governing documents and applicable law.

Signed, sealed and delivered in the presence of:

sign: Samantha Roy
print: Samantha Roy
sign: Nicole Kanwisher
print: NICOLE Kanwisher.

TURNBERRY PLACE ASSOCIATION, INC.

By: Terry Jones
Terry Jones, President

Attest:
By: Barbara O'Grady
Barbara O'Grady, Secretary

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16th day of July 2020, by Terry Jones as President of TURNBERRY PLACE ASSOCIATION, INC., a Florida not- for-profit corporation, on behalf of the corporation. He is personally known to me or has produced as identification.

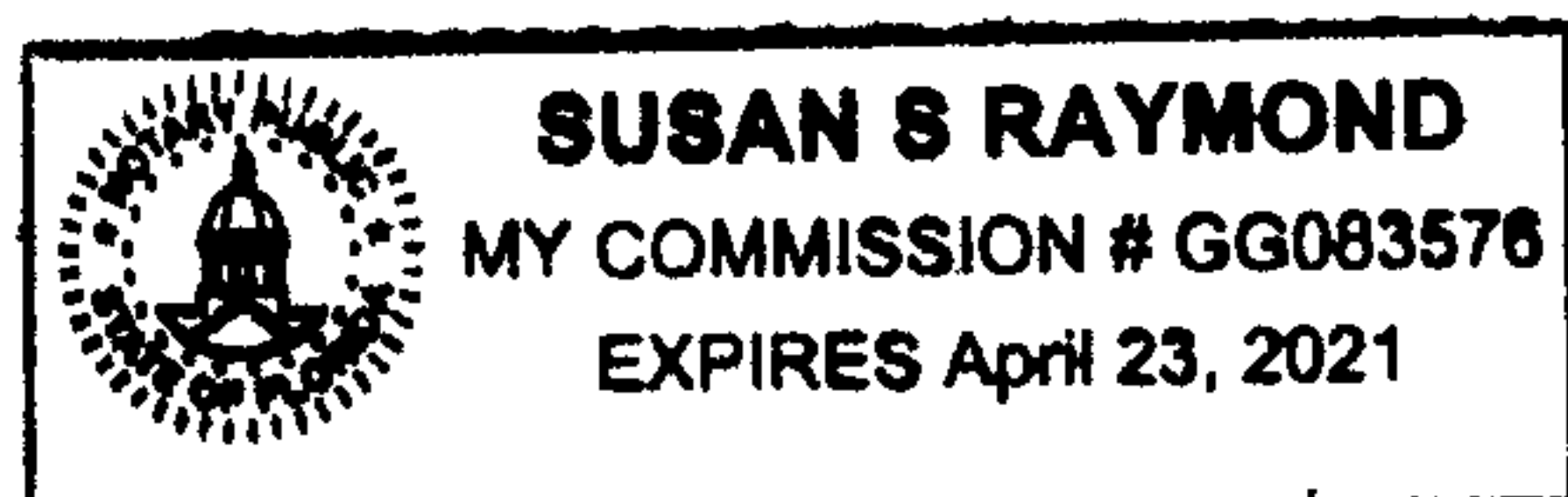
NOTARY PUBLIC

Sign: Susan S Raymond

Print: SUSAN S RAYMOND

State of Florida (Seal)

My Commission expires:



TURNBERRY PLACE ASSOCIATION, INC.

[Additions are indicated by underline; deletions by ~~strike-through~~]

Roof Cleaning Policy

Homeowners will have their roofs cleaned annually. The Turnberry Place Association (TPA) Board of Directors (BOD) will select a cleaning contractor through a competitive bid process in order to get the best price for each homeowner. The cost of the roof cleaning will be collected through a special assessment established in accordance with the Declaration of Covenants, Conditions, and Restrictions (CCRs). (Depending on the contractor, homeowners may be offered a menu of other services that the contractor can perform. These services would be paid for by the individual homeowner.)

Roofing material manufacturers and roofing installers agree that only weak chemical solutions applied at low pressure should be used to clean roofs. It is also desirable to minimize foot traffic on roofs, and people on roofs should be trained in how to walk on them without causing damage to tiles. These factors will be used in evaluating contractor bids in response to the request for proposals issued by the TPA BOD.

Homeowners that have had complete new roofs installed may be granted exemption from the special assessment for annual roof cleaning when the roof is less than 24 months old. An exemption request form should be submitted to the Maintenance Committee to document the age of the new roof.

Homeowners that have a roof warranty that depends on a certain contractor or process being used for roof cleaning may be granted an exemption from the special assessment for annual roof cleaning provided that the roof is cleaned at the same frequency as the rest of Turnberry Place. An exemption request form should be submitted to the Maintenance Committee with a copy of the cleaning bill for the current year.

Any homeowner that chooses to select his/her own contractor for roof cleaning may do so. (For example, a homeowner may want to hire a company that cleans roofs from the ground and does not walk on the roof.) Such a homeowner may submit a request for exemption from the special assessment for annual roof cleaning and should submit a copy of the cleaning bill for the current year.

Any homeowner that chooses to have his/her roof inspected by a roofing/roof cleaning professional may request an exemption from annual cleaning if that professional provides a report that states that the roof does not require cleaning as of the time of the inspection.

TURNBERRY PLACE ASSOCIATION, INC.

Home Rental and Guest Policies

[Additions are indicated by underline; deletions by ~~strike-through~~]

Rental Policy (Ref: Art. 7.2 of TPA CC&Rs)

A homeowner who desires to rent his/her property must comply with the Covenants, Conditions, and Restrictions (CC&Rs) of both Turnberry Place and Waterford. Information forms are available at the Waterford Office at the Sports Center. These forms must be completed and filed along with a copy of the proposed lease for approval. An administrative fee of \$25.00 is charged. The Waterford Master Owners Association (WMOA) shall approve or disapprove any lease submitted within fifteen (15) days of receipt. Failure of the Association to take action will be deemed approval of the lease as submitted.

Approval of the lease binds the tenants to all rules, covenants, and restrictions affecting the property under lease. No residence, which is under lease, shall be occupied by more than two persons for each bedroom in the dwelling. All leases must be for a period of three (3) months or more.

Guest Policy

Should an owner/resident wish to make their dwelling available to a non-family guest for more than two weeks, when the owner/resident is not in residence, the owner/resident shall complete the Guest Information sheet prior to the arrival of the guests. The completed Guest Information form should be provided to the Waterford Office at the Sports Center.

Guests will comply with all rules, covenants, and restrictions affecting the property.

Seasonal Rental Agreement

Homeowners will utilize the forms available at the Waterford Office to apply for permission to rent a property.

November 2019

TURNBERRY PLACE ASSOCIATION, INC.

Guest Information

Name of property owner/resident _____

Turnberry phone _____

Alternate phone _____

Local Emergency phone _____

Mailing address _____

Address of Turnberry property _____

Name and Contact Information for Guests _____

Period During Which Guests Will Be Present _____

Number of adults _____

Number of children _____

Number of pets (If allowed by lease for non-owner) _____

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The Association does not allow any subletting of property by renters. Renters may have guests when they are not in residence if it is not prohibited by the lease. It is the responsibility of the owner/resident of the property to see to it that the guests are aware of the rules and regulations of the community. The guests must adhere to the Waterford and Turnberry Covenants.

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I have read the above and agree to accept the responsibilities as stated.

Signature of the owner/resident _____

Date _____

November 2019

TURNBERRY PLACE ASSOCIATION, INC.

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ARCHITECTUAL CONTROL COMMITTEE (ACC)

The ACC exists to maintain the high standards of appearance that the community members desire. The ACC recognizes the desire of individual homeowners to express their own individual tastes for the appearance of their homes and yards. With that in mind the following guidelines have been created.

In general, all changes to yards and the exterior of homes must be approved by the ACC by submitting a "Variance Request Form" to the ACC chair or the TPA board members. The only exception to that rule is the exact replacement of anything in the yard or on the outside of the house.

The committee will review the request and vote to approve or deny the request at the committee meeting. The ACC committee will forward recommendations and approvals to the TPA Board of Directors for final approval. If approved, it is submitted for approval to the Waterford Masters Owners Association (WMOA) ACC, which has 30 days to approve or deny the request. If it is not approved, the request form will be returned to the homeowner with a reason for denial.

All requests should be accompanied with a detailed plan of the changes being made.

Roof replacements require a sample of the tile placed where it can be seen from the street. As with other changes, this also requires approval by the WMOA ACC.

Exterior painting occurs approximately every seven to ten years. It is approved and managed by a committee appointed by the TPA Board of Directors.