TM

SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.
212-1 Cessna Blvd., Port Orange, Florida 32128
386-760-5884 FAX 386-761-7808

RULES & REGULATIONS

AUTHORITY:

Association living is best characterized by the concept of the three "C's"; Cooperation, Consideration and Compromise. Fortunately, most people find this highly democratic concept of living entirely compatible with their expectations and their normal lifestyle. For them, majority rule is acceptable and even desirable.

Few people care for rules as such, but nearly everyone recognizes the necessity in all aspects of life. The following rules have been developed over the years by the various Board of Directors and have been duly promulgated by these Boards to the membership. The rules are based on the three "C's" of Association living and represent the wishes of the majority of the property owners here at Spruce Creek. These rules apply to all owners and occupants of Spruce Creek Property Owners' Association, no exceptions.

While the Board of Directors has the ultimate responsibility to enforce these rules without exception, it shall be the responsibility of all property owners to observe, take notice of noncompliance and attempt to correct. Willful or continued noncompliance will result in the Board of Directors taking such action as needed to include fining, legal or any actions deemed necessary to insure compliance.

THANK YOU FOR ABIDING BY THE SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION RULES AS SET FORTH IN THE FOLLOWING DOCUMENT.

Updated December 2018

SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.
212-1 Cessna Blvd., Port Orange, Florida 32128
386-760-5884 FAX 386-761-7808

TABLE OF CONTENTS

General	Page 3
Security	Page 4
Vehicle and Road	Page 4
Aircraft and Taxiway	Page 6
Runways	Page 6
Architectural Review Committee (ARC)	Page 7
Animals	Page 7
Signs	Page 7
Parking	Page 7 & 8

SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.
212-1 Cessna Blvd., Port Orange, Florida 32128
386-760-5884 FAX 386-761-7808

Rules and Regulations

General

1) Offensive uses Prohibited – No obnoxious or offensive activity shall be carried upon a lot or property, nor shall anything be done there which shall be, or become, an annoyance or a nuisance to the neighborhood. No commercial activity of any nature shall be permitted within residential areas at any time.

2) Noise which disturbs others shall not be permitted, if avoidable, especially during the hours from 11:00 PM to 8:00 AM daily.

3) Firearms – There shall be no discharging of Firearms in the community

4) NO SOLICITATION of any kind is allowed within the Spruce Creek community. Please report any violation to Security and they will immediately address the situation.

5) No unused building materials, junk, or rubbish shall be left exposed on a property except during actual building operations.

6) No worn out or discarded automobiles, trucks, commercial vehicles, trailers, house trailers, aircraft, machinery, or other vehicles or parts shall be stored on any lot.

7) No portion of any lot shall be used for the storage of junk or waste materials.

8) There shall be no open burning of trash.

9) All garbage or trash containers must be hidden from view. Place them behind your home or in your garage or hanger.

Containers, including any bulk trash, yard debris or junk shall be removed within 12 hours after collection and shall not be placed at the collection point more than 12 hours prior to collection.

a. ANY BULK TRASH OR JUNK PLACED WHICH IS NOT COLLECTED BY THE COLLECTOR SHALL BE REMOVED FROM THE COLLECTION POINT WITHIN 12 HOURS AFTER THE TIME OF COLLECTION FOR THE PROPERTY.
b. If the debris (trash or yard debris) is not picked up, the resident may remove it their selves, or they must immediately call Republic for a special pickup. The date and time of that special pickup must be relayed to Security at the North Gate

SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.
212-1 Cessna Blvd., Port Orange, Florida 32128
386-760-5884 FAX 386-761-7808

10) Oil tanks and bottled gas tanks shall not be visible from the adjoining properties, street or golf course.

Security

1) All persons within the Fly-In shall treat the Association security personnel and employees with the utmost respect and shall not use any profane or offensive language or conduct with respect to such Association personnel.

2) Between the hours of 7:00 AM and 7:00 PM there is no need to call the gate to advise them you are expecting a guest for a day. If the guest is staying more that 1 (one) day, request an extended pass for your guest.

3) If you expect a guest after 7:00 PM, please call the front gate and give them your name and address, your guests' name and the length of their stay. If you do not call the gate, your guest will not be admitted until you can be contacted.

4) Residents must call the Front Gate for any extended guest passes.

5) Property owners and tenant residents are responsible for the actions and activities of their guests.

6) Tailgating and speeding through the RFID gates are strictly prohibited.

Vehicle and Road

1) The posted speed limits shall not be exceeded. Roads are 30 MPH max and taxiways are 15 MPH max

2) A full stop must be made at all **STOP** signs and **WHITE** painted stop bars on the road surface.

3) Where practicable, no vehicles shall be parked on the street or sidewalk, except delivery vehicles and only while making deliveries. Contractors and workers, including lawn service, where practicable, must park vehicles off street. Traffic cones or flashers are required for any street parking.

4) Traffic must slow at golf cart crossings, intersections and other areas displaying warning or danger signs. Volusia County Sherriff's Department patrols the roads and may issue citations for traffic infractions.

SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.
212-1 Cessna Blvd., Port Orange, Florida 32128
386-760-5884 FAX 386-761-7808

5) No motorized vehicle shall be driven in Spruce Creek on any road, taxiway or other commonly owned property unless the vehicle is insured for third party liability, has brakes, a mirror, and if used at night, headlights and taillights. A golf cart used at night in addition must have brake lights, turn signals and a windshield.

6) The minimum age for a driver of a motorized vehicle which is regulated by Florida Statues on public rights of way, (i.e. all motorized vehicles except golf carts, scooters or mopeds under 5 brake horsepower) not accompanied by a qualified adult, is 16 years of age.

7) Persons between the ages of 14 and 16 years of age may, in accordance with other rules and regulations, operate golf carts or motorized scooters or mopeds under 5 brake horsepower with the permission of the parent or guardian. Persons under age 14 are not authorized to operate any motorized vehicles on common property including all roads and taxiways.

8) Go-carts and similar low-profile vehicles, because of the difficulty of seeing them from all other vehicles, are considered unsafe on all common use roads, paths and taxiways and are prohibited. It is recommended that low profile bicycles display a warning flag not less than 6 feet high above ground level.

9) When calling for a wrecker/tow truck service or a locksmith, please phone the gate to advise the officer of the name of the company and the nature of the service.

10) Semi-trailers, certain commercial vehicles and motorhomes are prohibited from using the North Gate entrance. The North Gate bridge has a load limit of 10 tons, so these type vehicles must use the South Gate on Airport Road.

11) No Exposed vehicles - No boat, boat trailer, golf cart, recreational vehicle (RV), car trailer, motorcycle trailer, personal trailer, commercial truck or other commercial vehicle (except construction equipment during actual construction) shall be kept or parked on any lot or street except in an enclosed garage or hangar.
    a. During daytime hours, boats and/or trailers may be in the driveway if needed but must be in an enclosed garage or hanger after 6:00 PM.
    b. None of the above can be stored outside at any property.

12) Motorhomes may be parked at a residence for no more than 24 hours to provide for maintenance and/or cleaning.

SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.
212-1 Cessna Blvd., Port Orange, Florida 32128
386-760-5884 FAX 386-761-7808

Aircraft and Taxiway

1) Aircraft have the right of way AT ALL TIMES on the taxiways – no exceptions

2) All vehicles and non-residents are prohibited from using the taxiways, unless prior permission has been granted and any vehicles are escorted by a Security or Airport Operations vehicle.

3) **ALL TAXIWAY SPEED LIMITS ARE 15 MPH – ALL AIRCRAFT AND STREET VEHICLES MUST OBEY.**

4) Aircraft may be tied down in open areas accessible to taxiways.

5) No disassembled aircraft or other vehicles shall be kept, parked or stored on any lot except inside a fully enclosed hangar or garage.

6) No disassembled aircraft shall be kept, parked or stored in any tie-down area

7) Pedestrians, bicycles or golf carts on or near taxiways MUST **Stop**, **Look** and **Listen** for aircraft. Ear-buds should not be worn, and everyone must be aware of their surroundings. Aircraft cannot always see you, and it is your responsibility to move out of their way.

Runways

1) STAY OFF THE RUNWAYS – THIS MEANS NO PEOPLE, CARS, BIKES, MOTORCYCLES, ROLLERBLADERS, GOLF CARTS, PETS, etc., NO EXCEPTIONS.
    a. The grassy areas alongside the runways are safety areas and considered part of the runway. These areas are part of the runway and are also OFF LIMITS to all.

2) The runway and adjacent safety areas up to 35 feet outside of the runway lights are to remain free of all pedestrian and vehicular traffic and are limited to aircraft only. All other vehicles and personnel, except for security, maintenance, emergency or rescue vehicles, are expressly prohibited from entering our using the runway and the adjacent safety areas.

3) The POA does not authorize the unrestricted use of our Private Airport and its facilities by Non-SCPOA members nor Non-Resident Pilots.

4) Non-Resident Tenants cannot grant Non-Resident/member guests and/or invites unconditional, unlimited access or use of the Spruce Creek Airport runways, taxiways and facilities.

5) Windsock Park – No person or vehicles are allowed between the fence and the runway at any time, nor the swale on the taxiway side.
    a. All children must always be kept under close supervision due to the proximity to an active runway and taxiway

Architectural Review Committee (ARC)

1) The Architectural Review Committee must approve the installation of any fences, roofs, outside painting and outside structures. This includes driveways.

Animals

1) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that household pets may be kept there in reasonable number.

2) No pets are permitted to run loose outside the owner's property. They must be kept on a leash.

3) No pets may be kept, bred or maintained for any commercial purpose.

4) You are responsible for cleaning up after your pet.

5) Any animal complaints should be reported to the Volusia County Animal Control

Signs

1) No sign of any kind shall be displayed for public view on any lot except one sign of not more than five square feet advertising the property for sale or rent.

2) During construction, a builder may place an additional sign of not more than five square feet denoting the name of the builder and/or owner of the home under construction.

3) All signs must be professionally lettered, and no sign may be affixed to any tree or structure.

4) Signs may not exceed a height of four feet from the ground and no sign may contain the price of the lot or home.

5) No sign of any type may be displayed from the window of any home.

Parking

1) Resident and guest vehicles must be parked in the driveway or garage of the residence.

SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.
212-1 Cessna Blvd., Port Orange, Florida 32128
386-760-5884 FAX 386-761-7808

2) No parking in adjacent and/or vacant lots, another's property, or on any POA property is permitted.

3) Occasionally, while discouraged, street parking may be necessary for short periods of time. The resident MUST contact Security to explain the justification for temporary street parking and proper parking guidance.