

GOLDEN PARK RULES AND REGULATIONS

PROPOSED CHANGES TO RULES -- ADOPTED 8/12/25

All homes in the Golden Park Homeowners Association are to maintain a uniformed look. Exteriors must all be the same color and appearance as approved by the Association Board of Directors. Any request for an architectural change must first be submitted to the Board of Directors for evaluation and approval as set forth in the Restrictive Covenants of the Association. These rules are supplemental to the Restrictive Covenants and may exceed the Restrictive Covenants. Refer to the Restrictive Covenants for additional information. No rule herein shall be inconsistent with the Declaration of Restrictive Covenants.

1. DOORS

A. DOORS – FRONT – METAL OR WOOD

Entrance doors are to be metal or wood, painted white in the color identified for Golden Park for this purpose at Sherwin Williams on Thomasville Road in Tallahassee. The door must have a half-circle window at the top of the door, with “spokes’ radiating from a smaller half circle at the bottom portion of the window. The frame and design in the window are to be painted the same color as the door. Doors are not to have any other style of window. Door handles shall be of the style currently in use, and shall be brass or gold, not black. Windows of the door may be opaque to enhance privacy. Covering must in no way have an offensive appearance but must have what would be normally considered to be acceptable in a family neighborhood. No kick plates are permitted to be used on doors.

B. DOORS – FRONT – GLASS

Additional entrance doors (i.e., Storm Doors) must be glass or plexiglass, the frame must be white in color. No metal work of any type, other than the frame of the door, shall be permitted. No bars, no designs. Hardware is to be silver in color. If there is a kick plate, it must be white, brass, or gold in color – no black kick plates. No full screen doors, however doors may have a partial screen with sliding window.

2. WINDOWS AND WINDOW TREATMENTS

All windows are to have metal or vinyl frames and hardware, glass panes with no design over the glass. All window treatments facing the street are to have a white backing facing toward the street. White venetian blinds are acceptable.

3. ROOFS

All roofs must be architectural style three-tab shingles. Shingle colors must be the same color as used in the Golden Park neighborhood as approved by the Board of Directors.

4. ROOFING OVER SIDE ENTRANCE

If a cover is installed over the side entry of the home, it must a wood structure with shingles. The wood must be painted to match the exterior of the unit. Shingles shall be of the same type and color to match the shingles on the roofs and as approved by the Board of Directors.

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5. FENCING

Any unit fencing the back yard shall utilize wood privacy fence with the “neighbor friendly” side facing out. Gates must have accessible locks and handles for lawn care to be provided. Wood will not be painted any color. No fencing is permitted along the sides or fronts of any unit. Fencing request must be submitted for approval prior to installation.

6. SATELLITE DISHES

Satellite dishes or other exterior equipment, must be approved before installation by the Architectural Committee or Board of Directors. The preferred location is the rear or side of the unit. No Satellite dishes should be installed at the street or in front of the unit.

7. PETS **Leon County Animal Control Ordinance 11-21, Chapter 4.**

Leon County Animal Control has ordinances related to pets. Dogs may not run freely – they are to be on a leash at all times when not in the confines of the yard or inside of the home. Loose dogs are considered a nuisance, and Animal Control may remove the animal.

Barking dogs are a nuisance under the Animal Control ordinance. Fines may be applied by Animal Control if barking dogs are not controlled. Residents are responsible for contacting Leon County Animal Control to report problems.

Pet waste is a health hazard. Ordinance requires that every pet owner immediately clean up their pet’s waste and dispose of the bag properly in their trash can. Residents are responsible for reporting violators to the appropriate City agency.

8. CLUBHOUSE AND POOL

The Pool and Clubhouse are amenities available only to the owners and residents of Golden Park. Trespassing will be reported to law enforcement. Pool keys must be presented to Law Enforcement upon request for proof of residency. Residents shall not permit others to utilize their pool key.

Use of the clubhouse will include rental and cleaning fees as established from time to time by the Board of Directors. Anyone using the clubhouse is responsible for controlling guests and ensuring that no damage occurs to any area of the interior or exterior of the clubhouse. The clubhouse key must be returned following the event, the clubhouse must be clean and in good order. There will be a fine for a lost key in an amount set from time to time by the Board of Directors.

The pool is not available for exclusive rental. If you are renting the clubhouse and wish to use the pool, please understand that other owners and tenants continue to have the use of the pool and are not excluded from the use of the pool. The pool is not available for rental nor is it available for pool parties.

It is the sole responsibility of each resident and their guest(s) to clean up after themselves. Residents must accompany guests when guests wish to utilize the pool.

Proper bathing attire is required.

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No glass containers of any type are permitted in the pool area at any time.

The pool gate must be kept locked at all times. It is not to be propped open or left unlocked. Do not open the gate for anyone to allow them into the pool; all residents must use their keys.

Trash and debris are to be removed and placed in the trash can near the clubhouse/pool area.

No climbing over the fence or gate.

No tampering with the pool equipment.

9. POOL KEYS

Pool keys are for the use of owners and tenants only. The replacement fee for a lost pool key will be established from time to time by the Board of Directors. Owners must be current on their dues and any assessments to the Association to receive a key to the pool gate. Currently, the replacement fee is \$50.00 per key. There is one key per household.

10. VEHICLES City of Tallahassee Code of Ordinances, Part II, Section 20.

All vehicles are to be properly parked in the driveway. No vehicle repairs are permitted at any time. Inoperable cars will be reported to the City of Tallahassee for removal. Car tags must be kept current; expired or missing tags will be considered inoperable and reported to the City of Tallahassee. No vehicles are permitted to make above average noise. Vehicles that are improperly parked, inoperable, or with expired/missing tags that are not corrected after notice to resident will be towed at owner's expense.

Non-passenger cars and trucks are not permitted on the property. No boats, trailers, jet skis, or all terrain vehicles are permitted on the property. No parts of any type of vehicle (tires, camper tops or equipment, etc. may be stored onsite).

11. STORAGE OF PERSONAL ITEMS

Barbeque pits, grills, chairs, home maintenance items, and other personal items are not to be left in front or on the side of the unit. These items must be removed to the back yard and stored promptly following use.

12. LAWN CARE AND UNIT PLANTERS

Lawn care shall be performed by the Association vendor as defined in the Declaration of Restrictive Covenants. Owners with plants in front planters shall be maintained at window sill level, and no plants shall be planted in the planters that will exceed that height (i.e. palms, trees, etc.). The Association does not trim any flowering plants or shrubs with the exception of annual trimming of the Crape Myrtles in front of the units. Owners are responsible for the proper trimming of trees and limbs of the trees in their yards other than the aforementioned Crape Myrtles.

Inappropriate plantings in the front planter will be cut back or removed. Lawn care in back yards is limited to the cutting of the grass in the back yard. Residents are responsible for the care of landscaping and weed control in the back yard including those weeds growing over or under the fencing. Residents must contact management to place the unit on the

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back yard lawn care request list, and gates must be left unlocked for this service to be performed. Service will not be provided if there is a dog in the yard, if the gate is locked, or the gate latch inaccessible or inoperable at the time of lawn care visit.

Trees/bushes/plants are the responsibility of the owner and should be maintained and not allowed to touch the building.

13. TRASH AND RECYCLING CONTAINERS City of Tallahassee Municipal Code, Section 21-487 b.

All trash and recycling containers must be returned to the side of the home the same day of pick up. Containers should be placed at the curb no earlier than the night prior to scheduled pick up by the City.

14. MAIL BOX KEYS

Mail box keys are the property of the owner of the unit. Lost keys are the sole responsibility of the owner. Owners will need to have the lock drilled out to replace lost mailbox keys at your expense.

15. LEAF BAGS, PLANT AND TREE TRIMMINGS

Discarded leaves shall be placed in leaf bags and the bags shall be tightly closed. Place bags at the curbside for the next pick up date for removal of these types of items for removal by the City of Tallahassee. Plant and tree trimmings should also be placed curbside for removal during the next visit by the City of Tallahassee. Do not throw cuttings or debris into the common areas as they will not be removed. Discarded items must not be stored alongside the unit's exterior.

16. DISCARDED HOUSEHOLD ITEMS

Any discarded household item must be placed at the curbside for the next available curbside removal by the City of Tallahassee. Do not discard these types of items by placing them in the common area outside of your yard as they will not be removed and a fine may result. Discarded items must not be stored alongside the unit's exterior.

17. VANDALISM AND IMPROPER BEHAVIOR

Vandalism and improper behavior will be reported to law enforcement. No graffiti, damage to property, foul language, nudity, or other unacceptable behavior as determined by the Board of Directors will be tolerated and fines will result.

18. UNIT RENTAL

In compliance with the City of Tallahassee housing code, units may only be rented to single families. No unit shall be rented for a period of less than 12 months. No short-term rentals are permitted.

Other rules may be adopted by the Board of Directors from time to time as deemed desirable or necessary.