

INTRODUCTION

Rules and Regulations (2025)

The Board of Directors of Spring Creek Village Amenities Corp Inc. (SCVAC, Inc. or Corporation) is responsible for ensuring that the Declaration of the Corporation, it's By-Laws, and the Rules and Regulations of the Corporation are enacted and enforced. The Board reaffirms its position as the 'Authorized Agent' as stated in the Declaration.

(4/15/20) This document provides owners, lessees, and guests with the current Rules and Regulations. These Rules and Regulations are intended to help ensure the quality of life and to protect the collective investment of SCVAC, Inc. community of homeowners. It is imperative that each owner, lessee, and/or guests review the SCVAC, Inc. Declaration of Covenants, Rules and Regulations and Lee County laws.

Special Conditions

Changes to existing rules highlighted in Yellow

Hurricane IAN Exceptions: (10/26/2022) Rescinded 11/13/2024

OCCUPANCY AND USE

- Streets and Parking areas - All vehicles on Spring Creek Village common areas must be parked in approved parking spaces or they will be towed without notice.
- Speed Limit - The Village speed limit is 15 MPH. All vehicles, including golf carts and bicycles must come to a complete stop at stop signs.
- Street parking - Other than service deliveries or occasional visitor short-term parking, street parking is not allowed. This is a safety issue, as emergency vehicles must always have room to get through the streets.
- Clubhouse parking - There is no overnight parking at the clubhouse without prior written consent from the management company. See the management company for request forms.
- Overflow Parking - The parking area on Mai Kai Lane across from the clubhouse is designated to accommodate parking during special events and temporary parking, up to two nights, for residents and their overnight guests.
- Commercial vehicles must have a parking permit obtained from management to park in this area.
- Resident/Guest Vehicles can park up to two nights in this area without a permit. If parked overnight
 - Resident/Guest vehicles must show the name of the owner and the name/ phone number of the SCV resident they are visiting and must be visibly displayed on the vehicle or item.
 - Vehicles and items parked for more than two nights must obtain a permit from the management company.
- Permits will be issued for five days, which includes the original two days, and must be visibly displayed.
 - People are not permitted to stay in these vehicles.
 - Owners are not permitted to run the motors, generators, or air conditioners while parked in this area.

RESIDING AT SPRING CREEK VILLAGE

- 55+ - At least one occupant of each unit must be 55+ of age to reside in SCVAC, Inc. All occupants will be recorded on the Corporation roster.
- A copy of a photo I.D for citizens and passport for non-USA citizens must be included with the recording.
- Children under the age of 18 can visit no more than 6 weeks within the same calendar year.
- Trust - If a unit within SCVAC is owned by a trust, you must have notarized permission to request information, vote for or represent your Trust. This document must be on file with the management company.

AMENITIES

The amenities are available to owners, lessees, and accompanied overnight guests only. If an owner rents their property out, they forfeit their use rights to their tenants.
Rule added 4.06.2017

PETS

- All animals shall always be on a leash and under control or carried when outside the owner's lot.
- Pets may not be left unattended or leashed in yards or garages or on porches or lanais. **Pets are not allowed to walk on individual homeowner's properties.**
- Pets must be kept on the pavement going to and from the Dog Walk areas.
- Pets are not allowed in the clubhouse or pool area except service animals allowed by law.

Pets waste will be picked up and disposed of by owners in their own container or in containers provided by SCVAC, Inc. If it is determined that a pet is causing excessive disturbance and annoyance to others, the owner will be asked to remediate the situation or remove the pet from Spring Creek Village.

Dog Walk Areas

- Grass area by compound fence on South Seas side Grass area in front of parking lot on Mai Kai
- Grass area between sidewalk and road at entrance of Spring Creek Village Empty lot at entrance of Spring Creek Village on Windward Blvd.

CHILDREN

- A parent or guardian must accompany all children under the age of 12 at all times when using amenities.
- Children under the age of sixteen (16) are not allowed to operate golf cars or any other motorized vehicle.
- Any reckless or unsafe behavior is subject to fines and expulsion from the amenities. Unattended children under the age of 18 are not permitted to loiter in the streets, throughout the clubhouse building, pool area or other common areas in Spring Creek Village.

Boat Ramp

- Boat Ramp Parking - After boats are launched, vehicles with boat trailers may be parked along the east side of South Seas Boulevard next to the compound (not including dog walk area) or backed into the vacant lot west of the boat ramp. **No parking is** permitted on the east side (South Seas side) of the boat ramp.

- These areas (Boat Ramp) are intended for temporary parking for vehicles with boat trailers. Parking of vehicles **without boat trailers** is not allowed.
- Overnight parking in these areas is not allowed. Commercial vehicles may not use these areas.
- Only boats registered and titled to Spring Creek Village residents are entitled to utilize the boat ramp.
- All boat trailers must have SCV stickers to park in these areas and to use the boat ramp.
- All boats and trailers using the boat ramp must display a "SCV" sticker on the port side of said boat and trailer. Stickers are available at the management office.
- No boat parking at the boat ramp dock longer than loading and unloading. No parking on the grassy area on the South Seas side of the boat ramp.
- No overnight parking of vehicles or boats on the grassy area on Kon Tiki next to the boat ramp.

COMPOUND

- Compound storage - is available for Boats, Boat Trailers, Modified 2019 there are no more RV's allowed. **See Compound Lease and Rules for a full list of the Rules.**
- One space per house is allowed. All attempts will be made to have a space for residents to park the above-mentioned items, but space will be on a first come first serve basis.
- No Cars, Trucks Vans, Utility or Storage Trailers are allowed to be stored in the compound
- The Compound is a storage area and will not be available to individuals or workers hired by individuals for any repair or maintenance, except where noted below. Hours of operation will be posted near the entrance gate. Refer to Compound Lease Rules and Regulations for details. <https://condo.cincwebaxis.com/>

Boats, boat trailers, campers, travel trailers, motor homes, recreational vehicles, and the like, and any vehicles not in operable condition and validly licensed, shall not be permitted on the property.

- This prohibition shall not apply to temporary parking of motor homes for loading and unloading, trucks and commercial vehicles, used by outside vendors, such as for pick-up, delivery and other commercial services.

Boats/Trailers - boats and trailers may be stored under carports ~~but not on open property.~~ Boats, Trailers, Utility Trailer, RVs are allowed on the property starting 10,26.2022. This rule will be reviewed every year by the Board (Due to Hurricane IAN)

- Boat maintenance may be done in your driveway but must be completed within 5 days unless approved by the Property Management Company.
- All boat trailers must have an SCV sticker on the port side of their trailer.

Commercial Vehicles - No trucks or vehicles which are primarily used as commercial vehicles other than those temporarily present on business may be parked outside for more than 8 hours or overnight, whichever is less.

Motor homes - Motor homes are not allowed to park on the residential street for any purpose except for one 6-hour period, during daylight hours, to load or unload the motor

home. Motor homes are permitted to park on YOUR property, if they are parked on some type of pavement, for no more than 48 hours to load and unload. If more time is needed, you must receive permission from the management company.

Golf cart operation - Children **under the age of Sixteen (16) are not allowed** to operate golf carts or any other motorized vehicle.

Bicycles - must be parked in the bicycle racks.

Solicitation - there is no solicitation in Spring Creek Village except for the **Over 55 Survey** done every two years and for voting required by Covenant, Declarations and Bylaws.

Water

If leaving for any length of time, turn off the water at the house, not the meter.

COMMERCIAL ACTIVITY

No business or commercial activity shall be conducted in Spring Creek Village except that the owner residing in his/her unit may conduct business activities within the living unit so long as:

- The existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the residence.
- Vehicles with signs shall not park in view of the public. Outside vendors are exempt during normal business hours only.

No selling of fruits and vegetables without the proper license and permits required by the Health Department as well as being approved by the Board of Directors

Lake

- Do not feed the ducks, fish, alligators or other wild animals. All planting around the lake must be done by SCVAC, Inc. Fishing in the lake is "catch and release" only.
- No trucks allowed on 'Causeway area' (Davits)
- No driving of golf carts on the new pavers at Lake-Tahiti Hut area (1/12/2021)

Satellite Dishes

- Satellite dishes and antennae of a standard size are allowed.

Maintenance Improvements / Architectural & Aesthetics

Landscaping

- All weeds must be removed, dead/dying trees cut down, overgrown landscaping trimmed back.
- If the owner is notified of infraction and does not comply, SCVAC, Inc. will bill the owner for the work along with a fine per Enforcement #3B (above) of this document.
- No landscaping shall be planted or any modification in any easement of SCVAC, Inc. Otherwise, the landscaping will be removed at the cost of the owner.

Building Exterior –

- It is the owner's responsibility to keep the appearance of the lot and unit in a clean, orderly condition. Enforcement #3 B applies to this rule.

Construction –

- Refer to the SCV Architectural Review Committee Construction Guidelines for rules and regulations concerning construction.

Remodeling or replacing your home

- All remodeling or replacing of a house in Spring Creek Village must meet approval from the Architectural Committee before work commences.
- For details, see management or ARC Guidelines on the SCV website.
- **All county and state building permits must be obtained and posted.**
- **SCVAC** Architecture Guidelines and Forms can be found at the office or on the official website <https://condo.cincwebaxis.com/>

EASEMENTS/SCVAC PROPERTY

SCVAC, Inc. will maintain the properties as directed by the Board of Directors of SCVAC, Inc. All requests for maintenance or landscaping must be submitted to management.

Leased Davits -Refer to Davit lease agreement Encroachments - Refer to Encroachment agreement.

Clubhouse

- Smoking is not allowed inside the clubhouse.
- A shirt and shoes are required at all times in the clubhouse. No cooking is allowed in the kitchen at the clubhouse
- Extra chairs and tables are to be cleaned and stored away after clubhouse activities.
- No renting of the clubhouse for private parties is allowed. All events must be sanctioned by the Board of Directors and open to residents of SCV.
- No equipment or tables and chairs are to be removed from the clubhouse unless permission has been granted by management. Under no circumstances will equipment, tables and chairs be transported outside the park for functions outside of the Village.
- To reserve seats for social events, names may be placed on table on the day of the function **AFTER** setup is completed.
- All Easels will be place only on the Stage Area (9/21/20)

Bulletin Board

- No commercial advertisements are allowed.
- For personal requests, submit requests to management.

Pool & Spa

- Food and beverages are prohibited within 4 feet of the pool. Animals and glass containers are prohibited within the fenced pool area.
- Must shower before entering the pool.
- Pool heater will be set to 84% from Nov1 to May 1. (Approved April 2019)
- No more than 17 people in the pool at one time.
- Pool hours are 6:00am till 10:00pm daily (Modified May-2019)
- Children under 12 must have adult supervision. Children who are not toilet-trained must wear approved swim diapers in the pool. (Modified 01.12.17)
- People with open wounds are prohibited from using the pool or spa.
- No diving. No floatation devices except noodles.
- Swim at your own risk -No lifeguard on duty.
- The maximum spa temperature is 104 degrees. Spa - maximum use limit is 15 minutes.

- Spa - pregnant women, small children, people with health problems, and people using alcohol, narcotics or other drugs that cause drowsiness should not use spa pool without first consulting a doctor.
- The pool & spa are to be used by residents and their guests only. Overnight guests may use the pool unaccompanied. Non-overnight guests must be accompanied by the resident.
- *The pool & spa are to be used by residents, lessees, and their guests only. Overnight guests may use the pool unaccompanied. Non-overnight guests must be accompanied by the resident.” (6-16-21)*

Administrative

Board Minutes from previous meeting(s) will not be posted till approved by the Board.
(4.20.2017)

eStoppel

The registration fee will be paid at time of submission and to have that fee be \$100 (4.20.2017)

Corporation owned property

An auction will be established for the disposal of corporation owned property with a 14-day notice posted advising homeowners of the auction.

LEASING/RENTING Amended and Restated Lease / Rental Rule

Owners who rent their properties are required to file a renter's application with SCVAC Inc., to ensure that the occupants of the living unit are within the age restrictions guidelines of SCVAC, Inc. All owners must provide renters with a copy of Rules and Regulations. Ignorance of the Rules and Regulations is not a valid reason for violation.

The minimum lease / rental term shall not be less than thirty (30) days. (4/4/2018)

All rental units within Bonita Springs City limits require a rental permit issued through the Code Enforcement Department. The unit owner / landlord shall be responsible to file a copy of the rental permit with our current management company.

The unit owners / landlords are responsible for all the actions of their tenant, the tenant's guests, family members or any other invitees of the Tenant. The unit owner / landlord is also responsible for any damage to association property or any imposed infractions against their tenant, tenant's guests, family members or any other invitees of the tenant. The unit owners / landlords are responsible to provide the tenants with a copy of all current Rules and Covenants Conditions & Restrictions (CC&R's).

The unit owners / landlords are required to file a tenant application as provided by Spring Creek Village Amenities Corporation with the current management company. (to ensure compliance with the HOA's age requirements and for emergency contact information)

The unit owners / landlords are responsible to file a tenant acknowledgement form as provided by Spring Creek Village Amenities Corporation with the current management company. (the signed tenant acknowledgement form will certify the tenants have received a copy of the current Rules and Covenants from the unit owner / landlord and agree to observe all of the association Rules and Covenants).

Tenants, tenant's guests, family members or any other invitees of the tenant must comply with all the current association rules and covenants.

Tenants must communicate requests to the HOA through the unit owner / landlord.

Tenants – Spring Creek Village is a 55 and older community, a minimum of one tenant

must be 55 years of age.

Property owners who fail to comply with this policy may be subject to enforcement in accordance with the rules and or covenants as established by Spring Creek Corporation and the laws of the City or State.

- **Effective January 1, 2020,** and going forward, **ALL** renters must be registered with the SCVAC office.

If you are an owner who is currently renting or plans to rent in 2020 (or further), you must complete the forms and return these to the office before 1/1/2020.

Failure to comply will result in the Board enacting the Fining Process of those not complying with the rules. Please reference Spring Creek Village **Rules and Regulations** for any reference to Authority & Enforcement, Leasing/Renting and Fines Process. (11/20/2019)

SIGN RULE (as modified 4/4/2018)

Name Plates Only one name plate attached to the lamp post is allowed.

Real Estate Signs The Owner of the property is solely responsible for adherence to these rules Real estate signs are to conform to the following specifications:

- Only one (1) sign is permitted per dwelling unit.
- The total sign area may not exceed four (4) square feet.
- The top of the sign shall not exceed four (4) feet above ground level.
Sign add-ons mounted on top may not exceed eight (8) inches in height.
Brochure boxes, flags, banners, balloons, or the like are prohibited.
- All signs must be a minimum of one (1) foot from the road.
- All signs must be removed within fourteen (14) days after the sale has closed. No other signs as specifically stated are allowed unless approved by the board of directors.

Lease / Rental / Contractor Signs

- The Owner of the property is solely responsible for adherence to these rules
Lease, rental or contractor signs are to conform to the following specifications: Only one (1) lease, rental or contractor sign is allowed per dwelling unit Lease, rental or contractor signs may not exceed four (4) square feet.
- The top of the sign shall not extend four (4) feet above ground level. Brochure boxes, flags, banners, balloons, or the like are prohibited. All signs must be a minimum of one (1) foot from the road.
- All signs must be removed within fourteen (14) days after the lease/rental agreement. All contractor signs must be removed within fourteen (14) days of job completion. All signs must be of professional printer quality.
- No other signs as specifically stated are allowed unless approved by the board of directors.

Real Estate Open House Signs

The Owner of the property is solely responsible for adherence to these rules

Open house signs are to conform to the following specifications:

- Only three open house (3) signs are permitted per agent, per dwelling unit.
The total sign area may not exceed four (4) square feet.
- The top of the sign shall not exceed four (4) feet above ground level.
Brochure boxes, flags, banners, balloons, or the like are prohibited.
- Open house signs are allowed from dawn to dusk on the date of the open house. Signs are to be taken down immediately following the open house.
- All signs must be anchored to the ground. No exceptions. All signs must be a minimum of one (1)

foot from the road. No other signs as specifically stated are allowed.

Open house sign placement:

Sign one (1) may be placed at the entrance to the park on either Windward or South Seas. Sign two (2) may be placed at the corner of Mai Kai and Windward (tennis courts), or at the corner of South Seas and Mai Kai (bocce court).

Sign three (3) may be placed on the owner's property.

Property owners who fail to comply with this policy may be subject to enforcement in accordance with the rules and or covenants as established by Spring Creek Amenities

Motion: Effective November 13, 2024, the Board rescinds the IAN Recovery Rules 11-13-2024

Effective November 13, 2024 - No trailer or boats on trailers or Utility trailers are allowed to be parked in the front or side yard of a lot. **All trailers must be parked under a carport.**

No RVs are allowed in the park for more than 24 hours. (the 24-hour rule enables an owner to load/unload)

Exception – Active construction utility trailer maybe parked on a lot where there is ongoing construction, the owner of the lot must present to the office information showing the dates of construction and must have a reasonable 'end date' .

Motion: to adopt the 'Lot Under Construction' Maintenance Rule. 11-13-2024

Rule: Lot Under Construction (November 2024)

Per Section 3 of the Declaration of Covenants, *In order to insure proper development and to protect the property values*, Lot owners within Spring Creek are required to maintain a house under construction in a manner that does not impact other owners within the park. The lot must be:

- A) kept clean
- B) Soil and debris cannot be allowed to blow around
- C) Construction must be completed within the period of the active city permit
- D) **The lot must still be 'maintained' as to not impact other owner's property values.**

Motion: to adopt the Vacant Lot Maintenance Rule. 11-13-2024

Rule: Vacant Lot Maintenance (November 2024)

Lot owners within Spring Creek must maintain a vacant lot in a manner that does not impact other owners within the park.

Definition of maintenance' as it applies to a vacant lot is:

- Control of dust/dirt/material blowing around
- If grass is used to accomplish the above, it must be maintained according to existing grass height rules.
- Lot may not be overrun with 'weeds and other brush

Recommended solutions to maintain a vacant lot:

1. **Vegetation:** Planting grass, shrubs, or other ground covers can help stabilize the soil and reduce dust.
2. **Mulch or Gravel:** Covering the ground with mulch or gravel can prevent dust from becoming airborne.
3. **Watering:** Regularly spraying water on the lot can help keep the dust settled.
4. [Windbreaks: Installing and maintaining barriers like fences or rows of trees can reduce wind speed and minimize dust movement¹².](#)
5. Per Lee County. No boat/trailer/shed can be stored on an undeveloped lot.

Motion: to adopt the Feeding of Wild Animals Rule. 11-13-2024

Rule: Prohibition of Feeding Wild Animals

Purpose:

To ensure the safety and well-being of both Spring Creek Village residents and wildlife by preventing the feeding of wild animals.

Scope:

This rule applies to all residents, visitors, renters, and property owners within Spring Creek Village.

Rule:

- **No Feeding:**
It is prohibited to intentionally feed or leave food out for wild animals. This includes, but is not limited to, placing food scraps, pet food, or birdseed in areas accessible to wildlife.
- **Garbage Management:**
All garbage must be securely stored in wildlife-resistant containers. Garbage should only be placed outside for collection on the morning of pickup and must be secured immediately after collection.
- 1. **Bird Feeders:**
Bird feeders must be designed to prevent spillage and should be placed in locations that minimize access by other wildlife.
- 2. **Pet Food:**
Pet food and water dishes must be kept indoors, especially overnight, to avoid attracting wildlife.
- 3. **Ground**

Dropping of 'food' on the ground around the unit is prohibited.
- 4. **Enforcement:**
Violations of this rule may result in fines or other penalties as determined by Spring Creek Village Board of Directors.

Late Fee Processing and Charges

Updated and Approved November 20, 2019

- Fifteen (15) days after the 1st of month when the **maintenance fee** is due, if payment has not been received, an email notification will be generated from the SCVAC office and sent to all those who have provided their email to our system.
- Thirty (30) days plus 1 day after the 1st of month when the **maintenance fee** is due, if payment has not been received, a late notice including a **\$25.00 late fee** and 18% interest (per Florida Statute) (1.5% per month) is applied to the homeowner's account. Interest will be applied monthly to any unpaid assessment balance. **An additional** Property Management Service **charge of \$25.00** will also be added to the late account. The past due statement will be mailed to the owner indicating the updated balance and allowing ten (10) days to deliver payment. This is known as '**First Notice**'. After the additional ten (10) days expire noted in the above step expire, the Property Management team will mail delinquent homeowners a forty-five (45) day '**Demand Letter**' letter. At that time **an additional \$75.00 collections cost** will be added to the account to pay for the time and expense of the additional mailing. This notice will be mailed both certified and US Mail to all known addresses per Florida Statute.
- After the additional 45 days from the Demand Letter being sent is exhausted, and if the account has not been brought current, the account will be turned over to the attorney for a **lien filing** and additional collection efforts. All costs related to the collection efforts will be added to the homeowner's ledger. After a Lien has been filed on behalf of the Association, the Attorney can begin the process of **completing a**

Lien Foreclosure which will result in the Association taking Limited Title of the Living Unit.

- Property Management Team now forwards all financial records of the owner to the Lawyer for the Lien Process. All legal costs for this process are to be borne by the owner.

AUTHORITY & ENFORCEMENT

Motion: to adopt the RESOLUTION ESTABLISHING VIOLATION COMMITTEE AND FINING PROCEDURES(2024) 11-13-2024

The complete legal write-up can be found on the portal. <https://home.alliantproperty.com/dashboard/>
<https://home.alliantproperty.com/community/documents/GoverningDocuments>

Condense version with timeline

Steps

1. CAM reviews park, lists lot in violation, takes pictures and documents type of violation. Logs information into system
 - a. CAM or Admin calls the owner with notice of violation.
 - i. Informs owner that a 'letter' has been sent to the owner about the violation. (Starts process timeline)
 - ii. Notify owner the 'violation' must be 'cured' within 7 days of the notification
2. 7 + Days, CAM reviews property
 - a. Issue resolved.
 - i. Logs into system and closes 'violation'
 - b. Issue not resolved
 - i. CAM puts violation owner on Violation Report for next Board of Directors meeting.
 1. Normally once a month and the second Wednesday of the month
3. Board of Directors meeting
 - a. Votes
 - i. Not to Fine – CAM Closed out Violation
 - ii. To Fine Owner
 1. CAM transfers Violation Over to Fine Committee
4. Fine Committee
 - a. Notifies Owner of Hearing with registered letter with notice of date/time/location
 - i. Meeting must be held 14 (+) days from Post mark if letter
 - b. Holds Hearing
 1. Hearing can be done via ZOOM
 2. Must be open meeting
 3. Public may not speak
 - ii. Votes to not to Fine
 1. CAM Logs data into the system and closed issue, notifies owner and the Board in writing that issue is closed.
 - iii. Votes to Fine
 1. Sends **registered Letter** with result of vote.
 2. Sets date that the fine must be paid by (can be up to 30 days from notification of Fining Committee Results)
 - iv. If 'fine' not paid, within timeline, the Corporation can levy a Lien and other legal procedures to address issues

Summary of steps and timeline

Discovery of Violation

Notice via mail (Paper or email) and Phone Call

7 Days (+) later, if Not resolved, goes to Board

Board Meeting

If votes to 'Fine, hearing set for 14(+),

Fine Committee Hearing

Hearing, notice of Hearing results within 7 days of Hearing

30 Days to pay fine, else

All of these rules and regulations shall apply to all other owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required to grant relief to one or more homeowners from specific rules and regulations upon written request and good cause shown in the sole opinion of the Board. The Board of Directors, at their sole discretion, may modify the above-referenced Rules and Regulations from time to time. 1/1/2

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