

POLO PARK HOMEOWNER ASSOCIATION

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1744 Challenger Avenue, Dayenport, FL 33897
Phone: 863-420-1591 + Fax: 863-420-4071

AMENDED AND REVISED RULES AND REGULATIONS OF THE POLO PARK HOMEOWNERS' ASSOCIATION

State of: Florida

County of: Polk

On this, the 24th day of January, 2013, before me a notary public, the above signed Officers and Directors, personally appeared, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.



BARBARA M. SPENCER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE038542
Expires 1/4/2015

Barbara M. Spencer
Notary Public

Barbara M. Spencer

Seal:

5. Exclusive Use. At the option of the Association Board of Directors (the "Board"), during any recreational activity sponsored by the Association, the facility used for the activity shall be used only by the participants in the activity.

6. General Use. Members of the Association and their guests shall use the Recreational Areas in cooperation with other residents so that all persons will be able to utilize the Recreational Areas in turn.

7. Prior Approval. No activities shall be initiated or sponsored by the Association (and/or make use of the Association's name) without prior approval. A form should be developed by the Board of Directors to provide requested information. Further, all activities initiated or sponsored by the Association's name shall be implemented as follows:

a. Description of Activity. A written outline and description of the proposed activity must be presented to the Board (including without limitation an explanation of the purpose, time, place, equipment and monetary requirements of the proposed activity) and the Board must approve the written outline. The Contents of said outline shall be followed when the activity is carried out.

b. Chairperson. A chairperson must be designated by the members of the activity.

c. Funds. All finances (including debits and credits) must be processed through the Association's treasury.

8. Exceptions. Group activities not directly affiliated with or sponsored by the Association and/or not using the Association's name or tax exemption number, shall be allowed solely at the discretion of the Board.

9. Identification Bracelets. Polo Park identification bracelets shall be displayed at all times when using the Recreational Areas. The occupants of each lot shall be entitled to no more than four (4) bracelets at any given time. Polo Park identification bracelets and two keys are to be provided to the new homeowners by the office for the sole use of Polo Park residents and their guests. Distributing bracelets to non-residents not residing with a Polo Park resident may result in the revocation of that resident's right to use common areas and facilities.

10. Abusive Language. No abusive or profane language or any other breach of the peace shall be permitted in the Recreational Areas or in any public portion of Polo

payment of a deposit. The Association may impose any requirements it desires, including without limitation the procurement of insurance in favor of the Association.

Private use of the common areas, including, without exception, clubhouses, is permitted.

3. Responsibilities. All persons shall observe all applicable laws when they are in Polo Park, including without limitation laws concerning smoking in any of the Recreational Areas.

PROPER ATTIRE IS REQUIRED WHEN PARTICIPATING IN POLO PARK GAMES AND ACTIVITIES.

POOLS:

1. Cleanliness. All persons must shower before entering the pools.
2. Prohibitions. Running, wrestling, playing ball and other such activities which might disturb people in and around the pool are prohibited.
3. Infants. Infants and toddlers who are not "potty trained" must wear snug-fitting waterproof pants in or around the pools.
4. Safety. No toys, games, glassware, rafts and floats (excluding floatation devices, and dumbbells for classes) are allowed in or around the pools.
5. Food and Drink. Rules posted within the pool areas pertaining to food and drink are to be obeyed. No glassware is allowed.
6. Pool Closures. The pool may be closed at any time by the Association for any reason, including without limitation for repairs and due to inclement weather.
7. Hours of Operation. Hours of operation for the pool shall be posted from time to time and observed by all members and guests.
8. Care of Property. All property of the Association (including without limitation patio umbrellas) shall be returned to the proper storage area in a closed position after it is used. The Association reserves the right to limit use of Association property if it is not properly stored and maintained.

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5. Residents' golf carts, whether used on the golf course or on the community streets, must be registered at the Pro Shop and have the assigned numbers displayed on both sides of the cart.
6. Drivers of golf carts are required to obey speed limits and other traffic laws.
7. Fishing is not allowed on the golf course during golf hours.

EXERCISE ROOM: Rules for use of the room, equipment and the dress code are posted in the Exercise Room and must be followed.

BOCCE COURTS: The bocce courts are for the sole purpose of playing bocce, and no other. Proper care and treatment of the courts is required.

HORSESHOES:

1. Purpose. Horseshoe courts are for the sole purpose of playing the game of horseshoes and no other.
2. Maintenance. The courts must be properly used and maintained.

BILLIARDS:

1. Purpose. Billiard tables must be used only for their intended purpose and for none other.
2. Rules. Posted rules must be obeyed.
3. Maintenance. Care must be taken to insure that the tables and equipment are not abused in any way.
4. Storage. Equipment must be properly cleaned and stored after use.

AMENDED AND RESTATED ARTICLES OF INCORPORATION

POLO PARK HOME OWNERS ASSOCIATION, INC.

THE UNDERSIGNED officers of the POLO PARK HOME OWNERS ASSOCIATION, INC., the not-for-profit Florida corporation organized and existing to operate and maintain the POLO PARK subdivision, according to the Declaration of Covenants and Restrictions thereof for Phase I-A, Phase I-B, Phase I-C, Phase II, Phase III-A, Phase III-B and Polo Park Estates, as recorded in O.R. Book 2153, Page 1694, et seq, O.R. Book 2254, Page 1884, et. Seq., O.R. Book 2525, Page 237, et. seq., O.R. Book 2530, Page 1461, et. seq., O.R. Book 2649, , Page 940, et. seq., O.R. Book 2857, Page 444, et. seq., and O.R. Book 3696, Page 1792. Et. seq., respectively. Public Records of Polk County, Florida, hereby certify and confirm that the attached Amended and Restated Articles of Incorporation were approved by the Board of Directors at a regularly scheduled meeting on December 10th, 2012. Three minor changes (Reference: FL Statute 617.1002) were made to conform to the Amended and Restated Bylaws (1) deleting "Proxy" (Article X), (2) correcting the zip code (3) changing "Assessments" to "Maintenance Fees." The undersigned certify that the Amended and Restated Articles of Incorporation were proposed and adopted in accordance with the subdivision documentation and applicable law. The number of votes was sufficient for adoption.

Signed, sealed and delivered
In the presence of witnesses.

Sign Troy E Ogden
Print TROY E OGDEN

Sign Kathryn Johnson
Print KATHRYN JOHNSON

Sign Donald Berube
Print Donald Berube

Sign John C. Scott
Print John C. Scott

POLO PARK HOMEOWNER'S
ASSOCIATION, INC

Sign Peter S Sampiere Sr
Print PETER S SAMPIERE SR

Address: 106 BELLE ISLE COURT

ATTEST:

By Ken Stephens U.P.

Print KEN STEPHENS U.P.

Address 351 NCSRH PARK AVE

(Corporate Seal)

INSTR # 2013050963
BK 08905 PGS 1030-1034 PG(S) 5
RECORDED 03/19/2013 12:04:14 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 44.00
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STATE OF FLORIDA)
COUNTY OF POLK)

BEFORE ME, the undersigned authority, personally appeared Peter Sampiere, President and Kenneth Stephen, Vice President to me personally known to be the President and Secretary respectively, of POLO PARK HOME OWNER'S ASSOCIATION, INC., or having produced Driver License Kenneth Stephen, Vice President as identification and did/did not take an oath, and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by the Corporation.

WITNESS my hand and official Seal in the State and County last aforesaid, this 24th day of January 2013

STEPHEN F. BARKER, ESQ.
800 FIRST STREET SOUTH
WINTER HAVEN, FLORIDA 33880-3666



BARBARA M. SPENCER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE036542
Expires 1/4/2015

Barbara M. Spencer
Notary Public State of Florida at Large
Printed Barbara M. Spencer
My Commission expires: 1-4-2015

TENNIS COURTS:

1. For Tennis Only. The tennis courts are to be used for playing tennis only, and for no other reason whatsoever, unless approved by the Board of Directors.
2. Food and Drink. No food or glassware will be permitted in the tennis court area.
3. Time Restrictions. The maximum two hours of playing time rule shall be observed, if others are waiting.

SHUFFLEBOARD COURTS:

1. Purpose. Shuffleboard courts are to be used for playing shuffleboard only and not for any other reason whatsoever.
2. Care of Courts. Walking on shuffleboard court surfaces is not permitted.
3. Prohibited items. No food or glassware shall be permitted in the shuffleboard court areas.

PICNIC AREA: The patio picnic area is available for private use by residents for non-profit functions, scheduled through the Activities Chairperson of the Association.

GOLF COURSE:

1. Rules. The rules and regulations related to the golf course are under the jurisdiction of the Association. However, the following rules concerning the golf course, in addition to those other rules imposed by the Association from time to time, apply:
2. Posted Rules. Those rules listed on the first tee regarding registration, proper attire, etc. shall be observed.
3. Riding Golf Carts. Golf carts are allowed on the golf course for the sole purpose of transporting golfers to play the game of golf. Golf carts may be driven on the golf trails before 7:00 am and after 7:00 pm or during posted times.
4. Restrictions. Drivers of golf carts must possess a valid driving license. Golf carts are restricted to the proper paths and entrances to play golf during posted hours and must not trespass on privately-owned land.

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Park. Any person wishing to use an audio device in the Recreational Areas or on any portion of Polo Park must keep the volume at reasonable levels, or use earphones.

11. Animals. Animals (including without limitation domestic cats, dogs, birds, etc.) shall not be permitted in any of the Recreational Areas including without limitation the clubhouses, except, however, seeing-eye, hearing impaired and handicap assistance trained animals, which shall be permitted, along with special dogs in training.

12. Maintaining Recreational Areas. Any person using any portion of the Recreational Areas shall be responsible for leaving the Recreational Areas in a clean and orderly condition. Without limiting the foregoing, all papers, cigarettes, cigars and other waste matter and materials shall be deposited in proper receptacles. No waste matter is to be thrown or discarded into the pools or any other inappropriate place.

13. Alcoholic Beverages. No alcohol shall be consumed in any public place within Polo Park including without limitation any Recreational Areas, without prior written consent of the Board of Directors which may be withheld in its sole discretion. Persons under the influence of drugs or alcohol shall not be permitted on the Recreational Areas and shall not be permitted to use any amenities within Polo Park. Persons under the influence of alcohol will not be allowed in the Recreation Areas.

14. Residents' Responsibilities. All members of the Association and residents of Polo Park shall be responsible for all actions of their families, guests, employees, invitees and assigns.

15. Changing Rules and Regulations. The Association reserves the right to change, add to and/or delete from these rules and regulations (those set forth above and those set forth hereinafter) at any time and from time to time.

CLUBHOUSES.

1. Purpose. The common areas within Polo Park, including without limitation the clubhouses, shall be used primarily for functions planned for the enjoyment of all residents.

2. Private Use. Private use of the common areas including without limitation the clubhouses is permitted only at the discretion of the Board. Such use shall be based upon availability, coordination with the Association's appropriate representative, and

POLO PARK HOMEOWNERS' ASSOCIATION, INC.

AMENDED AND RESTATED RULES AND REGULATIONS

The following are the rules and regulations for the Polo Park Homeowners' Association, Inc. ("Association").

a. Purpose of the Rules. The following rules and regulations are for the protection and benefit of all members of the Association and are imposed to insure safe and sanitary operation of the clubhouses, swimming pools and other recreational facilities and common areas in Polo Park (together sometimes referred to as "Recreational Areas" and/or "Recreational Facilities").

b. Homeowners' Responsibilities. Your cooperation in abiding by these rules and regulations will afford pleasant relaxation and recreation for all concerned. Of course, all members and their families, guests, invitees, agents and contractors are required to observe all rules and regulations and to obey instructions of all employees and representatives of the Association.

GENERAL:

1. Inspect before use. All persons who use any portion of the Recreational Areas shall first inspect same, and shall be deemed to have inspected and accepted the condition of same. Further, all such persons release the Association from all liability with respect to same.

2. Use at own risk. All persons using any portion of the Recreational Areas (including without limitation the pool and clubhouse) shall do so at their own risk, and by use thereof shall waive, release and agree to indemnify, defend and hold harmless the Association, its officers, directors, employees, agents, successors and assigns, from and against all liabilities, deaths, losses, claims, judgments, fines, damages, costs and expenses (including reasonable attorneys' fees and costs) whatsoever related to or arising in connection with such use of the Recreational Areas. Such persons further agree not to hold the Association responsible, in any legal or other manner, for such liabilities, losses, claims, judgments, fines, damages, costs and expenses.

3. Damage to Common Property. If any common property is damaged, the cost to repair the property damage shall at the option of the Association be (i) paid by the Association and then charged to the member(s) responsible for causing or permitting such damage (if known), or (ii) directly charged by the Association to such members as the Association may determine.

4. Children. Children under fourteen (14) years of age must be accompanied by an adult during the entire time they are on, or using, any portion of the Recreational Areas.