

THE CRANE'S LANDING EAST OWNER'S ASSOCIATION, INC.
BOARD RESOLUTION TO ADOPT RULES AND REGULATIONS

1. WHEREAS, Article IV, Section 1, subsection (I), titled Functions of the Association, of the Declaration of Easements, Covenants, Conditions and Restrictions for Crane's Landing East, provides that the Board of Directors "shall have the power to make and enforce reasonable rules and regulations as the Board deems necessary" and Subsection (K) provides that "the Board shall have the ability to promulgate rules and regulations respecting use of Common Property and Association property".

2. WHEREAS, the purpose of the rules is to uphold the residential character of the community, a uniform clean and attractive aesthetic for the homes and common areas in the community and work towards maintaining the peaceful enjoyment of all residents in Crane's Landing East. All rules and restrictions are uniformly enforced by the Association against the lots.

3. WHEREAS, in order to assure orderly enforcement of the existing rules and regulations contained within the Declaration, and also uniformly regulate use of the Property the Board wishes to adopt and establish the following revised, updated and consolidated set of Rules and Regulations.

NOW THEREFORE, Be it resolved that the following Resident's Guide is adopted by the Board on Jan 27 2025:

CRANES LANDING EAST RULES AND REGULATIONS

It is essential that all owners and residents are aware of and comply with these guidelines to ensure a harmonious living environment.

Parking

1. No boat, camper, utility trailer, tractor trailer or similar vehicle, or any large commercial vehicle or semi-truck will be permitted to be parked or stored on a Lot or within the Cranes Landing East community, unless it is stored within a garage concealed from view or fully concealed from view by a fence. "Large commercial vehicle" shall be defined as set forth in Section 320.01(25) of the F.S., as any vehicle weighing more than 26,001.00 pounds, or that has 3 or more axles and uses special fuel on highways.
2. This prohibition will not apply to temporary parking of prohibited vehicles or equipment while in use for pick-up, delivery, construction, repair or maintenance activities on any Lot.
3. Vehicles must be parked within a driveway, located on the Lot at all times, and may not be parked on the grass on the Lot, or in a manner that blocks the sidewalk.
4. Vehicles may not be parked or stored in a driveway while being repaired or maintained.
5. Vehicles displaying signage may not be parked on a lot or in a driveway unless the signage is covered, or they must be parked within a garage concealed from view.
6. Any vehicle or equipment parked or stored in violation of this Declaration or the rules and regulations promulgated by the Association for a period of twenty-four (24) consecutive hours will be deemed in violation and will be subject to enforcement.

See Article VIII, Section 3 and Section 4 for Declaration which contains restrictions regarding parking and storage of prohibited vehicles and Article VIII, Section 10 which prohibits signage without first obtaining ARC approval.

Exterior Maintenance

1. Small window stickers provided by security vendors are allowed on front doors and windows. Do not throw debris in the landscaping and pick any trash that accumulates there.
2. All furniture placed outside must be classified as "outdoor furniture" intended for use on patios and porches.
3. Flowerpots or other containers may be placed on individual porches or steps but may not be placed on the sidewalk.

4. If owners wish to attach decorations to the outside unit walls of their porches on holidays the decorations must be removed within twenty-one (21) days of the holiday.
5. All toys, with the exception of basketball hoops, should be stored inside the garage or by the house when not in use. Basketball hoops will not be allowed to stay on the street when not in use.
6. Debris junk or trash may not be stored anywhere on the lot. All trash must be placed in approved trash receptacles, stored behind the house setback. All trash receptacles must be removed from curbside within 24 hours after trash pickup.
7. Any bulk trash items may only be placed out on the curb for a period of forty-eight hours (48), if it is not picked up, the items must be brought back in.
8. Residents should ensure that the exterior of their homes, including railings, porches, stone trim, steps, fences, and driveways are free of debris and mildew stains. This may require either using water, soap and brushes or regular pressure washing.
9. Exterior repairs and repainting to individual homes are the responsibility of the owner. Homes must be re-painted every 7-10 years to maintain a pleasing aesthetic. Owners must obtain approval by completing an Architectural Review Board application before starting repairs or repainting on the home.
10. The lawn and landscaping on a Lot must be regularly maintained which requires mowing and edging of grass and removal of dead planting from landscape beds. No grass blades shall grow to a height more than 8 inches, as this attracts insects and rodents which are a detriment to the community.
11. For safety and security reasons, garage doors should be kept closed when not in use. Garage doors must be kept closed overnight.

See Article VIII Section 6, which details the Association authority to regulate illegal, obnoxious or offensive activity in the community which detracts from the residential character of the community, and causes annoyance and disturbance to the neighbors.

Non-Compliance/Fining:

1. The Board of Directors may, at its option fine Owner's (and or their tenants or guests) for non-compliance with these Rules.
2. All Fines shall be levied in accordance with the notice and hearing requirements of Section 720.305(2), F.S.

3. The Board of Directors has established the following schedule of fines for non-compliance of the Rules:

- a. 1st offense - friendly reminder.
- b. 2nd offense -\$100.00 per violation, per day up to \$1,000.00
- c. And or any additional offenses- \$100.00 per violation per day up to \$1,000.00

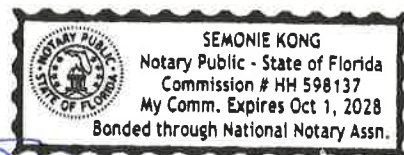
Full cooperation in adhering to these rules and regulations to maintain the quality and harmony of our community is expected. Failure to comply could result in fines or other legal enforcement at your expense. If you have any questions or concerns, please contact the Association Board.

These Rules were duly and properly adopted pursuant to the provisions of Article IV Section 1 by the affirmative vote of majority of the Board at a duly noticed meeting.

Executed in Lake County, Florida on this 27 day of January, 2028 -SK

Executed By:

Cranes Landing East Homeowner's Association, Inc.,



By: [Signature] [Seal] Charles Jordan

Title: President

Address:

HOA
PO Box #3
Groveland, FL 34736
1015 sandhill street
Groveland, FL 34736

This instrument was prepared by
And should be returned to:
Asima M. Azam, Esq.
Azam Law and Mediation, P.A.
3208 E. Colonial Drive. #419
Orlando, FL 32803
407-349-1577

Index: O.R. Book 2240, Page 0897

CERTIFICATE OF ADOPTION OF ADDITIONAL RULES AND REGULATIONS
FOR CRANE'S LANDING EAST HOMEOWNER'S ASSOCIATION, INC.

This Certificate is verified and executed by the board of directors of The Crane's Landing East Homeowner's Association, Inc., and shall provide confirmation that the Board has adopted these Additional Rules and Regulations in conformity with the Association's documents, Chapters 617 and 720, Florida Statutes.

These Additional Rules and Regulations shall supplement the following existing Association document:

Declaration of Easements, Covenants, Conditions and Restrictions at O.R. Book 2240, Page 0897, Public Records in and for Lake County, Florida, as amended from time to time; and any existing Rules and Regulations previously adopted thereunder; and

These Rules were duly and properly adopted pursuant to the provisions of Article IV, Section 1 by the affirmative vote of majority of the Board at a duly noticed meeting.

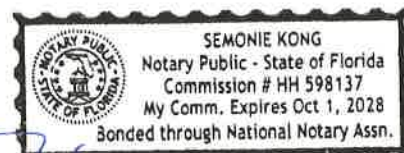
THE ADDITIONAL RULES AND REGULATIONS ARE HEREBY ADOPTED AS FOLLOWS : SEE ATTACHED EXHIBIT A

These ADDITIONAL RULES AND REGULATIONS shall be effective upon recordation of this Certificate in the Official Records.

Executed in Lake County, Florida on this 27 day of January, 2025

Executed By:

Cranes Landing East Homeowner's Association, Inc.,

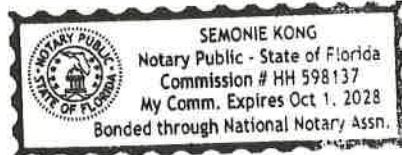


[Seal]

By: [Signature]

Title: President

Address: 1015 sandhill street
Groveland, FL 34736



Attested By:

By: [Signature]

Title: Secretary

Address: 1101 Peregrine St., Groveland, FL 34736

[Seal]

Signed, sealed, and delivered in the presence of the following witnesses:

[Signature]

Witness #1

Printed Name: ROSARIO CERAVOLO

Address: 1129 PEREGRINE ST.
GROVELAND, FL 34736

State of Florida

County of Lake

[Signature]

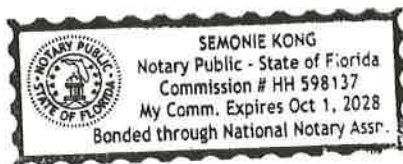
Witness #2

Printed Name: Brand L. Z. Lumbas

Address: 1109 Peregrine St Groveland FL 34736

The foregoing instrument was acknowledged before me this 27 day of January, 2025 by Charles Jordan [President] & Michaela McRae [Secretary], respectively, of the CRANES LANDING EAST HOMEOWNER'S ASSOCIATION, INC, a Florida not-for-profit corporation, on behalf of that Association. They are each personally known to me or have each produced valid photographic identification. They each freely acknowledge executing and attesting to this document in the presence of two subscribing witnesses, each under oath and each duly authorized in them by the corporation as officers of the Association, and that the seal affixed thereto is the true corporate seal, and that all corporate formalities have occurred and been satisfied.

(Notary Seal)



Notary Public – State of Florida

Print Name of Notary: Semonie Kong

Commission No.: HH 598137

My Commission Expires: Oct. 1, 2028