

Golf Cart Operation Rules & Regulations

Barton Farms Association, Inc. (the "Association")
Laurel Lakes Subdivision (the "Community")

Approved by the Board of Directors on AUGUST 17, 2010

Effective Date: AUGUST 31, 2010

In accordance with the rights of the Association pursuant to Section 3.07(e) of the Master Declaration of Easements, Covenants and Restrictions for Barton Farms, Inc. (the "Declaration"), the following Rules & Regulations are hereby adopted and set forth by the Board of Directors of the Association:

1. Purpose: The purpose of these Rules & Regulations is to protect and safety and welfare of the owners and residents within the Laurel Lakes Subdivision.

2. Definitions: The following terms, when used herein, shall be assigned the following meanings and definitions:

(a) "Golf Cart" shall be defined as an electric or gas-powered motor vehicle designed and manufactured for operation on a golf course for sporting or recreational purposes.

(b) "Property" is defined as any part of the Community (developed or undeveloped), including, but not limited to, Common Property or Common Properties (as defined in the Declaration) and the associated roads, sidewalks, drives, parking areas and/or recreational areas.

3. Operational Restrictions: The following operational restrictions shall apply to the ownership, operation and use of a Golf Cart within the Community:

(a) All Golf Carts must be in good working condition and repair and must not leak oil, lubricant, fuel, residue and/or other substance.

(b) No Golf Cart may be altered in any manner inconsistent with its original manufactured specifications.

(c) All Golf Carts must be equipped with a windshield, efficient brakes, brake lights, headlights, a steering wheel, safe tires, and a rear-view mirror.

(d) Golf Carts may be driven only on the common roadways of the Community and may not operate on any sidewalk or path that is not specifically designated for such use.

(e) Golf Carts may only be operated within the Community from sunrise until sunset and shall not be raced or operated at any time, in a reckless or unsafe manner.

(f) All Golf Cart operators shall yield to any pedestrians, bicyclists, and other motor vehicles.

(g) All Golf Cart operators shall abide by all traffic signs and other traffic control devices within the Community.

(h) All Golf Cart operators must be at least sixteen (16) years of age and have in their possession a valid Florida Driver's License.

(i) The number of passengers per Golf Cart may not exceed the passenger limit and load capacity designated by the Golf Cart's manufacturer. All persons are required to be seated in an installed seat specifically designed for such purpose during the operation of the Golf Cart and are not permitted to stand up or be seated upon the body or frame work of the Golf Cart.

(j) No operator of a Golf Cart shall tow, pull or drag a wagon, cart, bicycle or skateboard, whether occupied or unoccupied.

(k) Operation of the Golf Cart while under the influence of intoxicants is prohibited and may be subject to prosecution pursuant to Chapter 316.193 of the Florida Statutes.

(l) Infants and small children must be held securely at all times by another adult passenger. The driver of the Golf Cart may not hold a child or infant while operating the Golf Cart.

4. Registration: All Golf Carts must be registered with Association, prior to the operation within the Community. An owner (and/or their tenant, if applicable) shall not be eligible to register or operate a Golf Cart within the Community unless the owner's account with the Association is current (including, but not limited to, annual and special assessments, accrued interest, late fees, fines, attorneys' fees and collection costs). Prior to registration of the Golf Cart, the owner thereof shall: (i) make the Golf Cart available for inspection by the Association (or its designee); (ii) provide a copy of the title to such Golf Cart evidencing the ownership thereof; (iii) provide evidence of liability insurance coverage for such Golf Cart; and (iv) provide the Association with the names and ages of the persons authorized to operate such Golf Cart. Upon receipt of the foregoing and confirmation that the subject Golf Cart complies with the requirements set forth herein, the Association shall issue registration decals (the "Registration Decals") which must be placed on the front and rear bumper of the Golf Cart and must be clearly visible. If the decal becomes damaged or unreadable, the owner must obtain a new decal before continuing to use the Golf Cart within the Community. The operation of a Golf Cart that is not registered pursuant hereto, shall constitute a violation of the Rules & Regulations of the Association, and may be subject to a fine, as more particularly set forth hereinbelow. If ownership of the Golf Cart is transferred between homeowners, the new owner shall contact the Association to provide updated ownership and insurance information and to obtain new decals. Any Golf Cart transferred must be in compliance with these Rules & Regulations in order to re-register.

THE REGISTERED OWNER OF THE GOLF CART SHALL ASSUME COMPLETE AND FULL RESPONSIBILITY FOR ANY FINES AND/OR DAMAGES INCURRED AS A RESULT OF THE OPERATION (NEGLIGENT OR OTHERWISE) OF THE GOLF CART WITHIN THE COMMUNITY.

At time of registration, the Association will provide the registering owner with copies of all related documents pertaining to these Rules & Regulations. The Association will require the owner to sign an acknowledgement stating that he/she has received a copy of the rules and that they agree to comply with same

5.Variances. The Board of Directors of the Association shall have the authority to grant any variance with the Golf Cart policies set forth herein, upon the showing of good cause.

6.Fine and Penalty Schedule. The following fines and penalties shall apply to each violation of these Rules & Regulations:

(a) Any accident resulting from the violation of the above rules shall result in the review and possible suspension or revocation of the owner's Golf Cart privileges in addition to a \$100.00 fine.

(b) The operation of a Golf Cart without a Registration Decal. shall result in a \$100.00 fine.

(c) The operation of a Golf Cart that is not equipped with the safety devices escribed herein shall be subject to a \$50.00 fine.

(d) The operation of a Golf Cart on unapproved paths, vacant or undeveloped lots, sidewalks, recreation areas and/or restricted areas shall result in a \$100.00 fine and the possible suspension or revocation of the owner's Golf Cart privileges.

(e) Exceeding the maximum capacity of the Golf Cart, standing or riding on the Golf Cart framework, or overloading Golf Cart while in operation shall result in a \$100.00 fine and the possible suspension or revocation of the owner's Golf Cart privileges.

(f) Underage children operating a Golf Cart shall result in a \$100.00 fine and the possible suspension or revocation of the owner's Golf Cart privileges.

(g) Violating traffic rules on Community roads shall result in a \$75.00 fine.

(h) Towing or dragging a wagon, cart, bicycle or skateboard whether occupied or unoccupied shall result in a \$100.00 fine and the possible suspension or revocation of the owner's Golf Cart privileges.

(i) Racing or other reckless operation that could pose a hazard to the driver, occupants, others and/or Community property shall result in a \$100.00 fine and the possible suspension or revocation of the owner's Golf Cart privileges.

(j) Owner Golf carts need to be currently insured under the owners vehicle insurance policy or other acceptable Florida Insurance System.

In the event of a violation of any of the rules and regulations set forth herein, the Board of Directors of the Association shall provide written notice of such violation to the owner responsible for the subject Golf Cart, setting forth the nature of the violation, the date on which the violation occurred and the fine or other punitive action taken with respect thereto. An owner may appeal any fine assessed or punitive action taken as a result of the violation of these Rules & Regulations, by submitting a written notice of appeal to the Board of Directors of the Association, within fourteen (14) days after receipt of a violation notice. All appeals must include the following information: (i) the owner's name and address; (ii) the Golf Cart Registration Decal number; (iii) the date of violation and a copy of the notice of violation; and (iv) the basis of the appeal. All appeals shall be reviewed by a committee of owners within the Community, who shall be selected by the Board of Directors of the Association and who shall neither be related to or residing with a current member of the Board of Directors of the Association. A decision shall be rendered by the Review Committee within five (5) days after receipt of the appeal notice and such decision shall be final and binding.