

Rock Springs Farms Homeowners' Association
c/o ALSOP Property Management
904-647-2619
al@alsopcompanies.com

Rock Springs Farms Homeowners' Association, Inc. Camera Usage Rules and Incident Reporting Procedures and Protocols

The purpose of the Camera Usage Rules and Incident Reporting Protocols is to establish guidelines to best safeguard and protect our community and homeowners from getting hurt, vandalism, improper use of the facilities or even unauthorized persons utilizing our community public spaces.

The Association cameras located on common property are not monitored regularly. The Association camera footage is only reviewed if an incident or nuisance is reported to the Board of Directors or the managing entity. Association camera footage will be provided to law enforcement in the event of criminal activity or damage that occurs on common property to aid in their investigation. For viewing purposes, the Board of Directors and managing entity will have access to view recorded video footage when necessary. To ensure security of viewing, the password for the Reolink system will be reset whenever a Director resigns from or is removed from the Board of Directors.

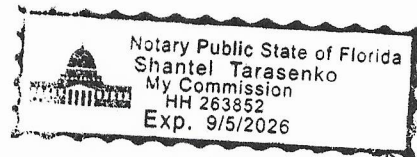
If you witness criminal activity, please immediately report it to St John's County Sheriff's Department utilizing the non-emergency number **(904) 824-8304**. Please note if a crime is occurring that poses an immediate threat to individuals or the community, or if someone is injured, do not use the non-emergency contact number for the Sheriff's Department—**Call 911 immediately.**

Once reporting any incidents to the authorities, if necessary, please contact the managing entity to ensure that all involved parties are aware of the occurrence and proper follow-up and action can be taken by the Association.

Effective on this 8th day of June 2023

President Signature: *Juliet Araposthnikw*

Secretary Signature: *Diucchetti*



Rock Springs Farms Homeowners Association, Inc. Board of Directors

Shantel Tarasenko
HH 263852
exp 9/5/26

This Instrument Prepared by and Return to:
McCabe & Ronsman
110 Solana Road, Suite 102
Ponte Vedra Beach, FL 32082

**RESOLUTION OF THE ROCK SPRINGS FARMS HOMEOWNERS ASSOCIATION,
INC., BOARD OF DIRECTORS ESTABLISHING CERTAIN RULES AND
REGULATIONS**

WHEREAS, that certain, Declaration of Covenants, Conditions, Easements and Restrictions for Rock Springs Farms Homeowners Association, Inc., was caused to be recorded at Official Records Book 5122, Page 1000, of the Public Records of St. Johns County, Florida, as amended from time to time (hereinafter "Declaration"); and

WHEREAS, attached to the Declaration as Exhibit A are the Amended and Restated Articles of Incorporation of Rock Springs Farms Homeowners Association, Inc., ("Articles of Incorporation") recorded in Official Records Book 5122, Page 1017, et seq., of the Public Records of St. Johns County, Florida; and

WHEREAS, pursuant to Article V, Section B of the Articles of Incorporation, the Association, through its Board of Directors, has the power to promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized; and

WHEREAS, the Board deems it desirable and in the best interest of the Rock Springs Farms Homeowners Association, Inc., to promulgate the attached Rules and Regulations; and

NOW, THEREFORE, be it RESOLVED as follows: the Board of Directors for Rock Springs Farms Homeowners Association, Inc., adopts the Policy attached to this Resolution.

**ROCK SPRINGS FARMS HOMEOWNERS
ASSOCIATION, INC.**

Signed: _____

Printed: _____

Title: President

Date: _____

June 8, 2023

RULES AND REGULATIONS FOR ROCK SPRINGS FARMS HOA

I. Pool.

1. Pool hours shall be dawn to dusk.
2. The bathing capacity of the pool shall be 30 people.
3. All individuals using the pool shall shower before entering the pool.
4. Proper swim attire shall be required prior to using the pool.
5. No person shall use the pool if they are experiencing diarrhea, vomiting, or fever.
6. Swim diapers and/or waterproof covers shall be used when appropriate.
7. No eating or drinking shall be allowed in the pool.
8. No glass shall be allowed inside the fenced pool area.
9. No animals shall be allowed inside the fenced pool area.
10. No running shall be permitted on the pool deck.
11. Diving into the pool is prohibited.
12. All individuals using the pool shall:
 - a. Be respectful and shall moderate their noise levels while in the pool and on the pool deck;
 - b. Allow space for all users of the pool and remove floats, hammocks, and inner tubes if necessary to allow additional persons to use the pool;
 - c. Clean up their area before leaving the pool;
13. Management shall have the right to ask anyone who is noncompliant with any of the above rules or Section II below.

II. Conduct

1. Owners and other residents, guests, occupants and invitees of Owners may not prevent or interfere with the Association's Board of Directors, its agents (including, without limitation, Community Association Manager), vendors, or invitees' performance of their duties.
2. Owners and other residents shall not engage in any abusive, vulgar, or harassing behavior, either verbal or physical, or any form of intimidation or aggression, directed at any member of the Board of Directors, other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors.

In addition to all other remedies, and to the maximum extent allowed by law, the Association may (i) levy reasonable fines against an Owner, his family, guests, lessees, or invitees or (ii) suspend the right of an Owner, his family, guests, lessees, or invitees to use the Common Areas and facilities, including the pool area, for up to thirty (30) days, for such individuals' failure to comply with any of these rules and regulations.

APPROVED by the Board of Directors of Rock Springs Farms Homeowners Association, Inc., on this 8th day of June, 2023.

Witnesses

Ivetta A. Lucchetti
 Signature of Witness 1

Ivette A. Lucchetti
 Printed

Wayne W. Wolfenbarger
 Signature of Witness 2

Wayne W. Wolfenbarger
 Printed

Rock Springs Farms Homeowners Association, Inc.

Juliet Shaposhnikova
 Signed

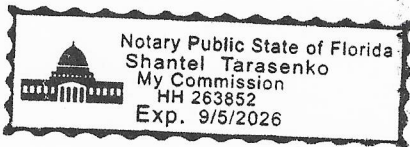
Juliet Shaposhnikova
 Printed

President
 As Its

STATE OF FLORIDA
 COUNTY OF St. Johns



The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of June, 2023, by Juliet Shaposhnikova, as President of Rock Springs Farms Homeowners Association, Inc., on behalf of the corporation.



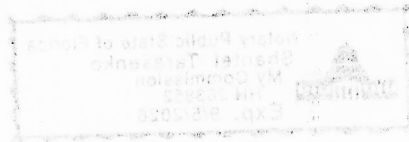
Shantel Tarasenko
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of

Notary Public)

Personally Known or Produced Identification

Type of Identification Produced: drivers license.



ROCK SPRINGS FARMS HOMEOWNERS ASSOCIATION, INC.

RESOLUTION REGARDING PROCESS FOR IMPOSITION OF FINES AND SUSPENSIONS

THIS RESOLUTION is made as of the date written below by the Board of Directors (“Board”) of Rock Springs Farms Homeowners Association, Inc., a Florida Corporation not-for-profit (“Association”).

WHEREAS, the Association is a residential homeowners association governed by Chapter 720 of the Florida Statutes (the “HOA Act”) and is an entity with the right to enforce compliance with the HOA Act, the Declaration of Covenants and Restrictions for Rock Springs Farms (“Declaration”), the Association’s Articles of Incorporation, the Bylaws, and the rules and regulations adopted by the Board. The Declaration, Articles, Bylaws, and Rules and Regulations are referred to herein as the “Governing Documents”; and

WHEREAS, Section 720.305 of the Florida Statutes mandates that each owner, tenant, and invitee comply with HOA Act, the governing documents of the community, and the rules of the association and further provides that actions at law or equity may be brought against any of the foregoing parties for failing to comply; and

WHEREAS, Section 720.305 of the Florida Statutes also provides that the Association may levy fines against, and may suspend the right of any member, tenant, guest, or invitee (hereinafter, an “Alleged Violator”) to use the common areas, common facilities, or other association property, for failing to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association; and

WHEREAS, the Board has recognized that while some Members, tenants, guests, and invitees occasionally and apparently without intent violate the Governing Documents and cooperate to resolve violations after receiving notice, others do not; and

WHEREAS, the Association’s Board recognizes the substantial extra management time and effort needed, volunteer time and effort needed, and the additional costs incurred for inspections, providing multiple notices to, and holding hearings for, those that exhibit a continued disregard of the Governing Documents; and

WHEREAS, the Board has established a committee of at least three (3) members who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director or employee (hereinafter, the “Fining Committee” or “Committee”), which shall have the authority to confirm or reject a fine or suspension levied by the Board; and

WHEREAS, the Board desires to establish a uniform fining and suspension policy and procedure for immediate implementation by the Association, through its Board and the Committee, as well as any authorized agent, such as any management company, Community Association Manager (“CAM”), or legal counsel; and

WHEREAS, the Board, at its discretion, may adopt further forms and procedures to assist the Board or Committee so that a relatively uniform process may be followed with respect to the imposition of fines and suspensions.

NOW, IT IS RESOLVED that the Board hereby adopts this Resolution to provide notice to all Members, tenants, guests, and invitees of the following fining and suspension policy and procedure:

1. Inspections & Courtesy Notice(s).

a. *Inspections.* The Association, through its CAM or other authorized agent, will conduct inspections of the Rock Springs Farms community to identify violations at such frequencies as may be determined by the Board. Members may also report alleged violations to the management company or CAM.

b. *Violation Notice.* The Association, through its CAM or other authorized agent, shall provide a notice of each violation to the Alleged Violator (“Violation Notice”). Depending on the nature of the violation, this notice will advise the Alleged Violator of the time provided for correction before a fine will be imposed.

c. *Subsequent Informal Warnings & Notices.* The Association, through its CAM or other authorized agent, may, but is not obligated to, send additional warning or courtesy notices in its discretion. The CAM may request that the Alleged Violator agree to correct the violation and sign a document indicating such agreement.

2. Designation of Fining Representative. The Board may, at a duly noticed meeting, delegate its authority to fine for violations of the Governing Documents to an individual (“Fining Representative”). Said individual shall be considered the Fining Representative and shall have the ability to (1) levy fines on behalf of the Board of Directors and (2) direct that a hearing notice be provided as set forth in Paragraph 3 below.

3. Levying of Fine; Hearing Notice. If a violation is not resolved after the Violation Notice or other informal notices which may be required or permitted by this Resolution, the Board, or the Fining Representative, shall decide whether to levy a fine or suspension against the Alleged Violator and shall thereafter direct the CAM or other authorized agent to send a notice to the Alleged Violator to appear at a scheduled hearing before the Committee (“Hearing Notice”). A fine may be imposed in the amount of \$100.00 per day, per violation, not to exceed \$1,000.00 in the aggregate for any continuing, unabated violation. The Hearing Notice must be mailed or delivered to the Alleged Violator at least fourteen (14) days before the hearing scheduled before the Committee and shall contain:

a. A general statement of the nature of the violation(s).

b. The specific provision(s) of the Governing Documents alleged to have been violated; provided, however, that if there are multiple bases in the Governing Documents for the violation, only one is required to be specified for each alleged violation.

c. That a fine or suspension, or both, has or have been levied against the Alleged Violator, subject to confirmation by the Committee.

d. The date, time, and location of the hearing before the Committee ("Hearing") at which the Committee will consider whether to confirm or reject the fine or suspension, or both, levied by the Board, and at which the Alleged Violator may be heard by the Committee.

The Hearing Notice shall be sent via U.S. Mail or hand delivery to the address furnished by the Alleged Violator to the Association for the purposes of receiving correspondence from the Association. If no such address has been furnished, notice shall be deemed to be properly sent once placed in the mail and addressed to any location where the Alleged Violator may reasonably receive the notice given the information reasonably available to the party sending the notice, such as the address of record for the Owner as identified in the St. Johns County Property Appraiser's records; provided, however, that an Alleged Violator shall have no right to object to the adequacy of notice if that party fails to furnish an address to the Association. Alternatively, the Association may send the Hearing Notice by electronic transmission to Members who have consented in writing to receive notices from the Association via electronic transmission.

Alleged Violator shall be required to provide proof of abatement of the violation in order to limit the fine that may be ultimately imposed.

4. **Committee Hearing Procedures.** At the Hearing, the Alleged Violator may provide testimony or other evidence as to why the fine or suspension should not be confirmed. The Committee may ask questions of the Alleged Violator as part of the hearing process, and it may consider any evidence presented by an Alleged Violator the Committee deems reliable. Members of the Board of Directors, the CAM, and any other individual with information regarding the violation may appear at the Hearing to testify or offer other evidence. The Committee may limit the presentation of testimony and other evidence which is overly duplicative, redundant, immaterial, irrelevant, or unreliable, and may otherwise limit the duration of the Hearing to a reasonable time while allowing a reasonable opportunity for the Alleged Violator to present evidence and testimony.

a. ***Notification of Representation.*** An Alleged Violator desiring to be represented by legal counsel at the Hearing (which must be retained independently by the Alleged Violator at his or her expense) must provide at least seventy-two (72) hours' written notice to the Association in advance of the Hearing. The purpose of this provision is to afford the Association the opportunity to have legal counsel present on its behalf. Failure to timely provide notice to the Association will result in exclusion of the Alleged Violator's legal counsel from the Hearing.

b. ***Committee Decision.*** After the presentation of all evidence, the Committee shall confirm or reject the fine or suspension, or both, by majority vote of a quorum of the

Committee. If desired, the Committee may briefly adjourn to deliberate in private and then reconvene to vote to confirm or reject the fine or suspension, or both, in the presence of those attending the Hearing. If the Committee does not confirm the fine or suspension, as applicable, the fine or suspension shall not be imposed.

5. **Notice of Committee Decision.** The Association, through its CAM or other authorized agent, shall send notice to the Alleged Violator as appropriate regarding the decision of the Committee ("Decision Notice") within thirty (30) days of the Hearing; provided, however, that the failure to timely provide notice does not affect the validity of any fine or suspension imposed. The Decision Notice shall: (a) include a statement that a fine or suspension, or both, has or have been confirmed; (b) specify the amount of the fine; (c) specify the duration of the suspension; (d) state that the violation(s) must be immediately corrected; and (e) **state that the fine shall be paid within five (5) days after the date of the Decision Notice.**

6. **Continuing Violations.** A fine may be imposed for each day that a violation continues from and after the date the Association mails the Hearing Notice, even if the violation is corrected prior to the Hearing. However, the Committee may consider the actions taken by the Alleged Violator to correct the violation prior to the Hearing as part of determining whether to confirm or reject the fine or suspension.

7. **Repeated Violations.** An Alleged Violator with respect to a violation of a substantially similar nature to a prior violation which recurs within twelve (12) months of the prior violation (regardless of whether the prior violation was corrected) shall not be entitled to any courtesy notices. Instead, the Board or Fining Representative may proceed to levy a fine or suspension, or both, and direct the CAM or other agent to send a Hearing Notice to the Alleged Violator.

8. **Applicability of Fines and Suspensions.** A Member is jointly and severally liable with a violating tenant, guest, or invitee for any fines imposed as a result of a violation of the Governing Documents by any tenant, guest, or invitee. If the Alleged Violator fails to correct the violation or pay a fine, the CAM may refer the matter to the Board for consideration of further remedies, including without limitation referring the matter to legal counsel for resolution. In addition, all suspensions of the right to use common areas, common facilities, and Association property shall apply to the Association Member and his, her, or its tenants, guests, and invitees, even if the delinquency or violation that resulted in the suspension arose from less than all of the multiple parcels owned by a Member.

9. **Interpretation.** Any reference to days in this resolution shall refer to calendar days.

10. **Strict Compliance Not Mandatory.** Strict compliance with this Resolution is not a condition precedent to levying a fine or suspension, nor shall the failure to strictly comply with this Resolution constitute grounds to invalidate a fine or suspension.

11. **Non-Exclusive Remedy.** This Resolution is intended to establish an optional, non-exclusive method of enforcing violations. The Association may pursue fines or suspensions, or both, in accordance with this Resolution, but may choose at any time to engage in any other

enforcement action provided by law or equity in lieu of, or in addition to, the remedies set forth herein.

RESOLVED on this 8th day of June, 2023, by the Board of Rock Springs Farms Homeowners Association, Inc.

Witnesses

Avery Linde
Signature of Witness 1

Avery Linde
Printed

Wayne W. Wolfenbarger
Signature of Witness 2

Wayne W. Wolfenbarger
Printed

Rock Springs Farms Homeowners Association, Inc.

Juliet Shaposhnikov
President

Juliet Shaposhnikov
Printed

Ivette A. Lucchetti
Secretary

Ivette A. Lucchetti
Printed

STATE OF FLORIDA
COUNTY OF St. Johns



The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of June, 2023, by Juliet Shaposhnikov as President, and Wayne Wolfenbarger, as Secretary, of Rock Springs Farms Homeowners Association, Inc., on behalf of the corporation.

(Signature of Notary Public – State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification

Type of Identification Produced: drivers license