

DUNLAWTON HILLS HOMEOWNERS' ASSOCIATION, INC.
(Including Shallowbrook)

RULES AND REGULATIONS

The following duly promulgated rules and regulations pertaining to Dunlawton Hills/Shallowbrook subdivision shall be deemed in effect until amended by the Board of Directors of the Homeowners' Association and shall apply to and be binding upon all owners, their families, guests, invitees, employees, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision.

Violations of these rules and regulations may subject the violator to any and all remedies available to the Homeowners Association, including the levying of a fine of up to \$50.00 per day, pursuant to the terms of the Declaration of Covenants and Restrictions, the Articles of Incorporation, the By-Laws and Florida Law.

Violations may be remedied by the Homeowners' Association by injunction or other legal means and the Association shall be entitled to recover in said actions, any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violation the rules and regulations or the Declaration of Covenants and Restrictions and any of the exhibits attached thereto.

The following is only a brief summary of the Dunlawton Hills/Shallowbrook Documents. The rules of the Homeowners Association take precedence to the City rules whenever they are in conflict, due to a higher standard of the Association.

1. **NO PARKING ON THE GRASS.** Parking is allowed on your OWN parkage. "Parkage" is defined as the area BETWEEN the sidewalk and curb. However, this grass must be kept in good condition.
2. **NO PARKING OVER SIDEWALKS** – Also a City of Port Orange Regulation.
3. **CAMPERS, BOATS, TRAILERS, BUSINESS TRUCKS** must be kept inside the garage with the door shut or must find a storage area outside the subdivision. See By-Laws for further details.
4. **GUEST PARKING ON STONYBROOK CIRCLE, FOR GUEST CARS ONLY.** Do not park boats, trailers and inoperable vehicles in this area.
5. **AUTOMOTIVE REPAIRS ARE NOT ALLOWED** on any property, nor are dismantled, or disable automobiles.

6. **THE CLUBHOUSE & POOL PARKING AREA** is not for overnight or guest parking. This area is used when using pool or attending Clubhouse activity. No skateboarding and No Loitering
7. **COMMUNITY SWIMMING POOL – 8AM to 10PM. NO FOOD, NO ALCOHOLIC BEVERAGES, NO GLASS CONTAINERS.** Children under 16 must be accompanied by an adult. See complete list of rules posted in pool area.
8. **DOGS – MUST BE ON A LEASH** at all times, or **SECURED IN A FENCED YARD.** Pet owners shall carry a bag or container to **PICK UP DOG REFUSE.** These are also the City of Port Orange Rules.
9. **ARCHITECTURAL CONTROL BOARD** must **pre-approve any changes** to the building exteriors or grounds, including patios, fences, trees, painting, etc.
10. **NO STORAGE SHEDS are allowed.** Yards are to be kept clean of clutter and trash.
11. **GARAGE DOORS** shall be closed when the garage is not in use. This is especially directed toward those who have disheveled contents.
12. **GARBAGE, TRASH, LANDSCAPE REFUSE** may not be placed on the curbing sooner than 10 hours or less prior to the scheduled pick-up times. Emptied containers must be returned to the garage within 10 hours after the scheduled pick-up time.
13. **SIGNS:** Only one (1) real estate “FOR SALE” sign may be displayed on the property for sale. **NO OTHER SIGNS ARE PERMITTED** including “FOR RENT” and political endorsement.
14. **TOWING:** Our towing company which is under contract with Dunlawton Hills/Shallowbrook can come at any time and tow vehicles, trailers, boats, etc., parked on lawns. Again, no parking on front lawns!