



RULES AND REGULATIONS

Welcome!

Nature Coast Landings Resort Association (NCLRA) is a non-residential, owner-owned park (Park), which operates as a not-for-profit Cooperative consisting of members who have purchased an interest in the Park in accordance with Chapter 719, Florida State Statutes, and have received the exclusive use of his or her Unit (hereafter, Unit Owners).

The Management

NATURE COAST LANDINGS RESORT ASSOCIATION, INC. RULES AND REGULATIONS

PURPOSE OF RULES AND REGULATIONS

These Rules and Regulations (R&Rs) are designed to ensure that your ownership experience here is pleasant and enjoyable.

NCLRA, and its Unit Owners, their families and welcome guests, are required by the Master Proprietary Lease and by applicable Florida law to comply with certain standards. In addition thereto, much of the R&Rs contained within have been added by your community to preserve and enhance the property, privacy, and tranquility of the Unit Owners, their families, and welcomed guests.

It is acknowledged that it is impossible to create a rule that covers every situation. As such, NCLRA, through its Board of Directors, Architectural Review Board (ARB), and/or Compliance Team, as applicable, will have the flexibility to use their judgment as to the appropriateness of any proposal, taking into account the overall benefit or detriment to the Park.

DEFINITIONS

Capitalized terms used herein shall have the meanings given them in the Master Proprietary Lease, unless otherwise expressly defined herein.

Note: Management or park manager, as used herein, is defined as the NCLRA Board of Director (Board) president, Board member appointed by majority vote of the Board, or an individual hired by the Board and certified by the State as a Certified Community Manager.

I. RECREATIONAL OCCUPANCY

All overnight Owners, Renters and Guests are required to **check-in upon arrival and check-out prior to departure** – even if it’s just one night. Both check-in and check-out can be accomplished online or in-person.

- A. For Online (Preferred): Go to the NCL website at www.nclrv.com, sign in, and click “Check In/Out Notifications” under the Owners section in the left menu bar. Complete the required fields and submit.
- B. By Phone: Call 352-447-5820.
- C. Stop by the NCL office during business hours.

It is very important for NCL to know this information in order to report accurate numbers to the state for our daily sewer system reporting requirements.

Under no circumstances shall a Unit be used as a permanent residence, home, or dwelling. Occupancy of a Unit shall be limited to recreational occupancy, and living accommodations shall be limited to temporary occupancy for recreational travel use.

In no event shall more than 6 (six) persons temporarily occupy the lot without written consent of the Board of Directors of the Association.

The Master Proprietary Lease, Florida Statute 513, as well as Citrus County Land Development Codes prohibit permanent occupancy of a Unit (see revised 3/6/21 Bylaws Article II, Section 2 for specific references). For recreational vehicles placed in recreational vehicle parks, the period of time the recreation vehicle is occupied as temporary or seasonal living quarters shall be limited to 180 consecutive days during each year by a single user. If the same user desires to reuse the Unit, such user must vacate the Unit for a period of seven (7) consecutive days by removing the personal property of the occupant (per Master Lease). During the time the recreation vehicle is not occupied as temporary or seasonal quarters, it may be stored and tied down on the recreational vehicle site (per County Code).

II. OWNERS PROPERTY RIGHTS¹

All Units at Nature Coast Landings RV Resort are intended for the exclusive use of the Unit Owners (or renters thereof) and their invited guests. Walking or parking on a Unit without the Unit Owner's permission is considered trespassing.

Note: Exceptions are managers and others providing maintenance service and emergency services.

III. UNITS, RECREATIONAL VEHICLES

- A. Units (sites) may be transferred only in accordance with the provisions of the Master Proprietary Lease and the Bylaws of NCLRA, and applicable law.
- B. All Unit Owners shall maintain their respective recreational vehicles (RV's), sheds and Units in good condition as defined herein. All RV's (including attachments and appurtenances thereto) must comply with NCLRA's Cooperative Documents, including these R&Rs, and with applicable government laws and regulations.

C. RV Standards and guidelines:

The quality of RVs in a resort can contribute or detract from the overall experience of owners and guests. For this reason, we enforce standards of appearance, type and Class of RVs.

Allowable RVs for lots 1-239:

All RVs shall be commercially manufactured and be one of the following types:

- Class A, B, or C motorhomes
- Travel trailers
- Destination Trailers (including those labeled cottages)
- Fifth-wheel trailers

All must be a minimum 21 feet in length by manufacturer specifications.

All RVs must be equipped with holding tanks and travel trailers and destination trailers must have tongues attached. Overall, the RV should look and function as originally designed. All RVs must be operable and kept in good condition.

RVs NOT allowed for lot 1-239:

Tiny homes, park models, tents, camping units using soft walls as part of the living unit, equestrian RVs, RVs capable of slide-up and slide-in truck campers are prohibited. No commercially manufactured RVs constructed with typically exterior residential materials are allowed.

The park manager reserves the right to reject any RV in question. The president of the BOD can act in concert with or in the absence of the manager and may elect to consult other directors. If a dispute arises over the manager's decision, the BOD shall make a final determination.² If a party has questions as to the acceptability of any RV, they are advised to seek approval before making such investment or attempting to move such unit into the park.

IV. UTILITIES, UNIT MAINTENANCE

- A. Care and maintenance: Each Unit Owner is responsible for the upkeep and appearance of her/his Unit, and personal property thereon. All Units (including landscaping, weeds - *i.e. unsightly growth, in plain view*, personal property and free-standing structures such as a shed, gazebo, pergola) shall present a neat, clean and uncluttered appearance. Unit Owners shall make arrangements for this care prior to leaving for extended periods (*i.e.*, anything more than 60 days). Unit owners are required to leave the name of the person/company responsible for their lots' maintenance with the office. If any care is required, park management will contact the responsible people at the unit owner's expense. If park management does not have the name of a responsible person, and is unable to contact the owner, park management will contract with local contractors at owner's expense to complete the required work.

NCL's responsibility stops at the pedestal. NCL is not responsible for RV related maintenance, utility issues, or Internet issues for the RV (please contact an independent mobile RV repair firm).

- B. Each Unit Owner is responsible for the Internet line and electric power line from her/his Unit's Internet and electric pedestal (including the pedestal switches and breakers) to the inside of the RV on such Unit. NCLRA shall not be responsible for any loss, damage, or injury due to failure of the electric utility to supply electricity or lack of supply or loss of voltage, wattage, or amperage due to breaks, repairs, and/or faulty maintenance. Unit Owners are responsible for contracting for service and paying their respective electric bill. All repairs to the Internet infrastructure will be handled by the Park.
- C. The Park operates and maintains its own wells and sewer plant. Each Unit Owner is responsible for the water line and sewer line from such Unit Owner's RV hook-up to the edge of the Unit (Owner's Line Portion). Any stoppage or breaks in the Owner's Line Portion is the responsibility of the Unit Owner thereof.

Important: Black water tank treatments that contain formaldehyde are prohibited. Read your labels.

Important: Fiber-optic and CAT5 cables have been installed throughout the Park to deliver high-speed Internet service to each Unit. Prior to any digging on your Unit, you MUST submit a Maintenance Request to locate the Internet lines on the lot. BE CAREFUL DIGGING, AND AT NO TIME SHOULD AN OWNER OR RENTER OPEN THE INTERNET DISTRIBUTION BOX FOR ANY REASON. YOU ARE RESPONSIBLE FOR ANY DAMAGE YOU CAUSE AND THE COST OF THE REPAIR!

- D. Each Unit Owner is responsible for obtaining and paying for any and all permits required by governmental agencies for installation, alteration, maintenance and repair work performed on such Unit Owner's Unit, attachments, or appurtenances. It is the Unit Owner's responsibility to determine if any permits are required BEFORE work commences.

NCLRA will not consent to or enter into any agreement for services or materials to be provided to any Unit not controlled by and/or in the possession of NCLRA and/or that could result in the filing of a construction lien or mechanics lien against NCLRA property. All Unit Owners are hereby given NOTICE that NCLRA will object to any notice to the Unit Owner directed to NCLRA for work to be performed on a Unit not owned by and/or in the possession of NCLRA when such work was contracted for by the Unit Owner.

- E. NCLRA maintains policy/policies of insurance that cover(s) the common property of the Park, as required, as well as insurance on its structures and improvements as originally constructed. Unit Owners are hereby given NOTICE that NCLRA insurance policies do not insure the personal property, including but not limited to RV's and/or the contents thereof, or any other property of any Unit Owner or the renters thereof. Every Unit Owner is responsible for obtaining and maintaining adequate insurance on such Unit Owner's RV, its contents (including attachments), and personal property. (Note: Unit Owners are encouraged to obtain personal liability insurance - separate from automobile liability insurance.)

- F. NCLRA management currently provides mowing, edging at road, and necessary blowing of grass only to all Units, and reserves the right to change lawn care services, in accordance with the terms of the Master Proprietary Lease. ALL UNIT OWNERS MUST FOLLOW CITRUS COUNTY WATERING RESTRICTIONS. Current restrictions shall be posted at the clubhouse. Please see Section V Item D for additional information on plants, trees and landscaping.

V. UNIT DEVELOPMENT

It is the intent of NCLRA to keep the Park as natural as reasonably possible. Remember, all property within the Park is owned by NCLRA, and each Unit Owner has only received the exclusive right to use such Unit Owner's Unit. This is why NCLRA must retain control of any changes to a Unit.

Therefore, in accordance with Article 11 of the Master Proprietary Lease, all installations, alterations, and/or improvements to a Unit, including but not limited to, patios, decks, gardens, gazebos, screen houses, fixtures, appurtenances, and landscape projects of any kind, must be submitted to the Architectural Review Board (ARB) for approval BEFORE work is started.

Any installation, alteration, or improvement done without prior, written ARB approval will be subject to removal and/or replacement at the Unit Owner's expense. A copy of the plan and approval must remain on file in the NCLRA management office, along with copies of all completed permits required by Citrus County.

Although these Unit development guidelines contained herein are not an exhaustive list, any and all exterior alterations to a Unit require ARB approval prior to commencement of such alteration. If you have a project that is not specifically covered in this section, please submit it to the ARB for review and action.

A. ARB Approval Process; Permits.

1. Prior to any exterior alteration to a Unit, the Unit Owner must complete the online ARB form or stop by the office to complete the paper ARB form, and submit the form, together with a detailed site plan showing all work to be done, to the ARB Committee. ¹³ Prior to starting any work, the maintenance team must post the permit near the lot entrance, to confirm the approval process. The notice shall not be removed until the ARB is completed and inspected or as needed to facilitate work with permission of an ARB member.
2. If an alteration to a Unit requires a permit, the Unit Owner needs to follow this procedure:
 - a. Submit completed plans and specifications to ARB for review.
 - b. Once your plans receive a contingent approval from ARB, take these plans and specifications, along with your contingent ARB approval to the Citrus County Board of County Commissioners (BOCC), along with any applicable permitting fees.
 - c. When your County permit is issued, provide ARB with a copy of your permit, and you will be issued final approval to begin the work.
 - d. Notify ARB when the work is completed in order for ARB to review that the scope of work performed is within compliance. Once reviewed and approved, the ARB will be closed.
 - e. If a permit is required by the County, provide a copy of the County's final inspection report to ARB for it to be maintained with the file.

Note: It is the Unit Owner's responsibility to determine what permits, if any, are required by the County. If approved projects are not completed within 6 months of the final approval to proceed, the ARB must be resubmitted. Dimensions are required on all drawings submitted to ARB (whether or not a permit is required).

B. Permanent Structures

1. Sheds: A Unit may contain one (1) shed as long as all of the following conditions are met:
 - a. ARB approval is obtained prior to installation.
 - b. Approval of Florida's Department of Community Affairs (DCA) is obtained prior to installation.
 - c. No shed may exceed eighty square feet (80ft²) or otherwise measure any more than 8' x 10' x 10' tall.
 - d. The exterior must be cream in color, trimmed in white, with a white roof;

- e. The exterior (all four sides and roof) must be kept clean and must be repaired if dented or marred.
 - f. A shed must be placed at least five feet (5') from Unit separation lines;
 - g. The distance from any County- or State-established lines or easements shall conform to the requirements of those agencies;
 - h. A shed must be placed behind the leading edge of the Unit's RV slab, in order to maintain as open an appearance down the street as possible; and.
 - i. Prior to installation, a BOCC permit and ARB approval is required; upon completion, County inspection is required. After County inspection, all sheds must be trimmed at the bottom with white lattice for a finished look. (See ARB for details.)
2. Lockers/storage boxes: Each Unit may contain up to two (2) outdoor lockers/storage boxes as long as all of the following conditions are met:
- a. ARB approval is obtained.
 - b. The locker/storage box is constructed of plastic or fiberglass, and the exterior thereof is neutral in color.
 - c. The TOTAL interior volume, regardless whether 1 or 2 locker(s)/storage box(es) on a Unit, shall not exceed one hundred and six (106) cubic feet.
 - d. Each locker/storage box is placed in a discreet location, with a least a one- foot (1') setback from the property line.
 - e. Each locker/storage box is placed in a discreet location as approved by ARB, and secured to the ground or shed.
3. Fences. No fences are permitted between Units. NCLRA reserves the right to erect and maintain a perimeter fence, with security gate, around the outer boundary of the Park and to erect and maintain fences around common elements of the Park for security, privacy, and traffic control.
4. Decorative or Solid Privacy Panels³ are permitted with the following criteria:
- a. ARB approval is required. Area must be marked by management for Internet and fiber lines.
 - b. Each panel a maximum of 8' wide x 6' high, with a maximum of 16' total length. Multiple panels may require a 3' opening between panels. ¹⁴
 - c. Materials must be 4"x4" posts, and wooden or plastic material. Both must be painted neutral in color.
 - d. Measurement is panel material only and doesn't include placement (i.e. Deck). Placement shall be limited to ground or low floating deck/landing less than 2' feet in height measured from the ground. Additionally, a small gap (up to 6 inches) can be placed on the bottom of each panel to provide for airflow and will not be considered in the overall height measurement. Each lot is limited to either decorative or solid panels. ¹⁴

IMPORTANT: Be sure to submit a maintenance request for location of Internet or fiber lines prior to any digging.

5. Retaining Walls: A Unit may contain retaining walls provided that all of the following conditions are met:
 - a. ARB approval is obtained;
 - b. Citrus County Board of County Commissioners (BOCC) approval must be obtained prior to submission for ARB approval;
 - c. If a proposed retaining wall will exceed four feet (4') in height at any point, then engineering specs are required;
 - d. Building material must conform to building code; No retaining wall may impede movement of first responders or water flow.
 - e. No retaining wall may impede movement of first responders or water flow.
6. Road Setback: All objects must maintain a three-foot (3') setback from the edge of the roadway.
7. RV and Patio Slabs: All concrete RV and patio slabs must be installed by a licensed contractor and be permitted. Slab dimensions and setbacks are specified in the original Park Master Plan.*
8. Driveway/Parking: All driveways and parking areas must meet impervious surface ratio requirements.* A licensed contractor must install all blacktop.
9. Walkways/Patios: Walkways/patios may be constructed of approved stone, pressure treated lumber, or manufactured lumber; and must meet the definition of materials allowing water runoff.*

**** Impervious Surface Ratio***

- a. *Southwest Florida Water Management District (SWFWMD) governs the amount of impervious (nonporous) surface permitted for each development phase of the Park.*
- b. *Impervious Materials: Concrete, blacktop, pavers, crushed limestone (when used as a driveway), and any other material that will not allow runoff water to pass through it is impervious material.*
- c. *Currently, the maximum amount of nonporous surface area permitted has been met; as such, no further development of nonporous surface area may be developed at this time. (Note: On the Park Master Plan, many Units have specified an impervious driveway and/or RV slab, as well as an 8' by 10' shed.)*

10. Permanent Gazebos: The Park Master Plan and County Code 3310, Section 10 prohibits permanent hard-topped gazebos and/or any type of sheltered screen structure that is permanently affixed to a Unit.
11. Pools/Spas/In-Ground Hot Tubs: At this time, the BOCC prohibits in-ground pools, spas, and hot tubs in the Park.
12. Decks: All decks must have a BOCC permit in addition to ARB approval. Deck construction is subject to Florida building codes.

C. Temporary Structures ⁴

1. Gazebos, Pergolas & Screen Rooms: A Unit may contain only one (1) fabric-topped gazebo, pergola, paneled screen room, or 1-piece pop-up screen room (maximum 12 'x 14'), **neutral in color** -- provided that it is approved by the ARB and complies with all applicable state, county, and local codes (i.e. County Code 3310, Section 10).
2. BBQ Grill Shelters: A Unit may contain one (1) fabric-topped BBQ grill cover. Must be no larger than 5 'x 8', neutral in color, 1 back fabric wall only, and positioning on Unit is subject to ARB approval.
3. Temporary Event Structures: A Unit may contain a temporary canopy or pop-up type structure (i.e. EZ Up or other brands without sides or the ability to attach sides) provided that ALL of the following conditions are met:
 - a. ARB approval is obtained;
 - b. No such structure may be larger than 12 'x 14';
 - c. Such temporary event structures may not be erected on a Unit for longer than seventy-two (72) consecutive hours.

Note: At no time are tarps permitted to be placed on top of RVs or any structure on a Unit, except for emergency repair and not to exceed 72 hours. Additional time may be approved by the park manager, if necessary. All gazebos, pergolas, screen rooms, BBQ grill shelters, and temporary event structures listed above must be anchored. None of these structures can be used as a space for parking a motor vehicle, motorcycle, golf cart, ATV, or used as an alternate storage shed.

4. Above-Ground Hot Tubs: A Unit may contain one (1) above-ground hot tub provided that it is approved by the ARB, meets all setback requirements, and a BOCC permit is obtained. If required, a permanent electrical outlet must be installed by a licensed contractor.

5. Aquatic Ponds: A Unit may contain up to one (1) aquatic pond provided that all of the following conditions are met:
 - a. ARB approval is obtained;
 - b. Citrus County code size requirements (max 11' x 22' x 11" deep) are met;
 - c. Three-foot (3') setback requirements are met; and
 - d. A BOCC permit is obtained.

D. Plants, Trees, and Landscaping

1. All plants, trees and gardens must maintain a five-foot (5') distance from each other to allow for mowing. All trees must be trimmed high enough to allow the mower to pass unhindered. All landscaping must maintain a one-foot (1') setback from all property lines and three foot (3') from the roadway.
2. In accordance with the Citrus County Land Development (CCLD) Code 5700, no tree may be removed from a Unit without express, written permission from CCLD, obtained via permit filed with the Citrus County Building Division at the Owner's expense. Additionally, approval is required from NCLRA Architect Review Board (ARB) and/or management. Per CCLD, "tree" is defined as any perennial, woody plant measuring four inches or greater in diameter at breast height, further defined as four and one-half feet above grade. Per CCLD, 'tree removal' is defined as: the felling and/or topping of trees, pruning of more than 30 percent of the crown of any tree, and causing damage to the branches, trunk, or root system of any tree to shorten its life. Determination of such damage can be provided by a Forestry Consultant, Certified Arborist or other professionally qualified individual. After permit is obtained from CCLD Building Division, owner shall submit an ARB Request Form, with the permit and professionally qualified individual's report attached, and shall await approval from ARB prior to tree removal.

EXEMPTION TO PERMIT REQUIREMENT: CCLD Code 5715, Exemptions.F., the removal of trees that are fallen, irreversibly diseased (to include terminal insect infestations), dead or listed as "invasive" by CCLD code or by the FLEPPC-Florida Exotic Pest Plant Council, does not require a permit to be re-moved, however the report by a professionally qualified individual is still required and must be filed with the CCLD Director. Regardless of permit exemption status, Owner shall submit an ARB Request Form, complete with a professionally qualified individual's report, to obtain approval from NCLRA prior to tree removal. Owners are responsible for confirming that their chosen vendor knows and complies with all then valid applicable NCLRA rules, and all applicable Citrus County laws and ordinances, as they may be updated.

3. All trees, and shrubs planted in the ground (i.e. not maintained in a planter, pot, or other separate container) become the property of NCLRA and may not be removed without the prior written permission of NCLRA management.
4. No tree/shrub deemed or considered to be an undesirable plant by a government agency may be planted or maintained in the Park. See Florida Department of Environment Protection for details: <https://floridadep.gov>, or refer to the Citrus County Land Development Code 5700.
5. No rock, gravel, patio block, asphalt, or cement may be used as a total ground cover on a Unit.
6. No barriers, shrubs, or structures that block a neighbor's ingress or egress while parking an RV may be used. (Note: No landscaping will be approved that impedes maintenance efforts or the ability of emergency first-responders to move freely around the Park.)

E. Setbacks

1. Alterations that require a BOCC permit must maintain a five-foot (5') setback from all NCLRA property lines and right of ways.
2. Projects that do not require a BOCC permit shall maintain setback requirements as otherwise specified in these R&Rs, or, if not specified herein, shall be as determined by the ARB.

F. Furniture, Appliances, Equipment, and Clotheslines

1. Only furniture specifically designed for outside use is allowed outside the RV.
2. No residential appliances, such as refrigerators, freezers, washers, dryers, stoves, deep sinks, etc., nor equipment to support their use are allowed outdoors. However, one small dorm-sized, not-to-exceed 4.4 cubic feet, refrigerator or cooler, properly powered, placed discretely inside an approved gazebo, screen room, or raised deck is permitted. Auxiliary tanks must be discreet and out of sight.
3. Clotheslines and/or drying racks must be discreet and out of sight when not in use.

G. Satellite Dishes: Antennae

Nothing herein shall prohibit a Unit Owner from installing a satellite receiver or antenna in accordance with the provisions of the Telecommunications Act of 1996 or subsequent federal laws. Installation and location of any type of private antenna or electronic signal receiving device on a Unit must be within such Unit's boundaries. Except for satellite dishes, permanent installations must meet setback requirements. An ARB Form and a Maintenance Request is required to locate Internet cables prior to the permanent installation of any satellite dish.

H. Ornamental lighting must be kept at a minimum to keep the Park as close to a natural habitat as possible, and not encroach upon a neighbor's lot. Low voltage lighting and timers are encouraged.

VI. RECREATIONAL FACILITIES

A. Common recreational facilities, including the swimming pool, Clubhouse, Friendship Hall, cul-de-sacs, dog runs, etc., are available for use by all NCLRA Unit Owners, their renters, families, and registered/invited guests. Unit Owners *and renters* are responsible for the behavior of their guests.

1. Florida Statutes Chapter 719.105(3): "When a unit is leased, the tenant has all use rights in the association property available for use generally by the unit owner and the unit owner does not have such rights except as a guest. This does not interfere with the access rights of the unit owner as a landlord pursuant to chapter 83."

B. Swimming Pool:

1. The swimming pool is not available for private (reserved) use at any time.
2. The rules for use of the swimming pool are as follows:
 - a. STATE and COUNTY LAW:
 - No food, drink, glass or animals are allowed in pool or on pool deck (4' from the edge of the pool).
 - The maximum number of swimmers in the pool at one time is 20.
 - The maximum number of persons inside pool enclosure, including those in the pool, is 21.
 - Pool Hours: Dawn until dusk.
 - Shower before entering the pool.
 - No Diving.

b. NCLRA RULES:

- No sliding on pool handrails
- There must be a four foot (4') wide clear space around the edge of the pool at all times.
- Beverages and individual snacks may be consumed by persons using the pool furniture located outside of the clear space.
- **ALL CHILDREN UNDER 14 MUST BE ACCOMPANIED BY AN ADULT 18 YEARS OF AGE OR OLDER.**
- When the pool cover is installed/used all doors to the pool deck will be locked to prevent accidents.
- Both unit owners and renters are expected to comply with all State and local laws concerning use of alcohol, firearms, fireworks, controlled substances, oversight of children and other common safety codes in the use of common recreational facilities.
- No one may use the facilities to the extent that other unit owners' or renters' use is prevented or interfered with to a significant degree.
- No animals are allowed inside the pool enclosure, except for service animals.
- No diapers, infant or adult, and no wound bandaging are allowed in the pool at any time.

C. Management will set and publish reasonable hours and rules of operation. These include, but are not limited to, the expectation that all facilities and equipment are to be cleaned up and left in the condition in which it was found.

D. No alcoholic beverages may be sold on NCL premises.

E. Smoking or vaping is not allowed in any indoor common area, including the swimming pool screened patio area.

- F. NCL facilities are not intended to be used as a venue with primarily non-NCL participants (owners and renters). See Section VII below. Unit Owners and renters may reserve the Clubhouse or Friendship Hall for small gatherings, such as birthday parties or anniversary parties. The Unit Owner or renter making the reservation must be present at the gathering at all times. Reservations must be made with the manager, and a refundable \$250 deposit will be collected at that time. This deposit will be used, if necessary, to clean up and sanitize premises that are not cleaned and sanitized after personal events. Manager will make the decision on the amount of deposit to be returned. In the event that facilities are not cleaned up and sanitized after use, written notice will be given and a copy placed in the Unit Owner's file. Offenses could result in the Unit Owner or renter being prohibited from reserving the facilities.
- G. It is the Unit Owner's or renter's responsibility to assure that the equipment to be used is in good working condition prior to and after the event. Any damage to the premises will be the responsibility of the Unit Owner or renter using the facility.
- H. No one may use the facilities to the extent that other Unit Owners' or renters' use is prevented or interfered with to a significant degree. For each facility, only one personal event may be scheduled for the same time period.
- I. There shall be no use of medical or recreational marijuana in or around all NCL common areas and buildings. Use of recreational marijuana is currently illegal in the State of Florida.⁵

VII. GUESTS

- A. Unit Owners and renters may have up to a maximum of ten (10) visiting guests from outside the Park at their Unit or in NCL facilities at any one time. (See additional restrictions regarding use of the swimming pool and other facilities.)
- B. Unit Owners and renters are responsible for actions of their guests and for their guests' observance of all R&Rs.
- C. Visiting guests who do not intend to stay overnight need not register. Any guest may use recreational facilities provided the Unit Owner or renter they are visiting accompanies them.

VIII. SUBLETTING, RENTING AND FAMILY/FRIEND OCCUPANCY

No subletting or renting of RV's is permitted. Unit Owners who wish to temporarily grant the use of their RVs to family or friends may do so provided:

- A. The RV remains on a designated site.
- B. Management is notified and guests are registered.
- C. No funds are exchanged for use of the RV.
- D. No advertising for use of the RV, through print media, social networking, or through individual owner advertising.
- E. Family and guests abide by the R&Rs.

(Note: The Unit Owner or renter is responsible for the behavior and actions of their guests. Guests not in compliance maybe asked to leave the Park by the management.)

IX. MINIMUM TIME FRAME FOR VACANT LOT RENTALS

The minimum timeframe for vacant lot rentals is 30 days with special allowances for family. The owner is responsible for ensuring that the renter's RV complies with our Rules and Regulations and that a copy of the Rules and Regulations be provided to the renter. ⁶

X. PETS

- A. Each lot is allowed a maximum of 2 domesticated household pets that meet all other criteria found within this rule. ⁷
 - 1. Fish kept in aquatic ponds or tanks within the RV are exempt from this limit.
 - 2. No Animals of any kind may be kept in the park for commercial purposes.
 - 3. No Animals of any kind may be bred in the park.
- B. Outdoor Feeding of Domestic and Non-Domestic Animals- The outdoor feeding of domestic and non-domestic animals is strictly prohibited, as it contributes to adverse health and safety issues, property damage, and native wildlife depletion that all impact our community. ⁸

- C. Notwithstanding the above, no animal that demonstrates viciousness or that has venom or a poisonous defense or capture mechanism will be allowed in the Park. No dangerous dogs (Florida Statute 767), Myna birds, Piranha fish, electric eels, or any animals forbidden by state or federal law are allowed. (If in doubt, check with manager.)
- D. The following animals are prohibited within the Park:
1. Any reptiles or amphibians;
 2. Any exotic or non-domestic animals; and
 3. Any livestock, farm animals, horses, or other saddle animals.
- E. All pets must meet the licensing requirements of the State of Florida, Citrus County, or their state of origin and be properly vaccinated. Unit Owners and renters must provide proof of vaccinations at check in and annually thereafter, and sign an indemnification form.
- F. All pets (cats included) must be on a physical leash, not to exceed 6 feet when being walked, or always carried when outside the RV. Pets are not permitted to run free or on an “electronic” leash/invisible fencing (except in the enclosed dog area provided behind the pavilion). Pets are not permitted to be outside the RV unsupervised.
- G. Only free standing, portable (no pins in ground), enclosures may be placed on a unit, for the sole purpose of temporary confinement of pets while attended by the pet owner, with the following criteria:
1. Submission of ARB request and approval required showing placement of enclosure*
 2. Black in color, and discreet in placement (not even with or forward of the front of the RV, not on utility side of RV, or encroaching upon easements or neighbor’s lot).
 3. ^{12, 13} No higher than 40” and must be able to contain pet.
 4. **If leaving the park for more than 48 hours**, enclosure must be removed and stored discreetly.

**Placement requirements are subject to review by ARB based on the unique layout of each specific unit. Other types of permanent or temporary outdoor structures such as doghouses, and other types of pet fences, invisible fencing, or enclosures are not permitted.*

- H. Pet owners are urged to encourage their pets to relieve themselves on the pet owner's own site or on NCL common areas around the park. Pets may be walked along NCL roadways, but pet owners need to control their pets to prevent them from walking onto or relieving themselves on another Unit Owner's Unit. If pets should need to relieve themselves, they must be kept at the road's edge. Allowing your pet to relieve itself on another Unit Owner's Unit without permission is considered trespassing. (See Section II)
- I. Any and all pet droppings must be removed by the pet owner IMMEDIATELY and dispatched to the nearest dumpster, put in the container in the dog run, or taken back to the Unit for disposal. Any pet owner found to not remove droppings may be subject to a fine per occurrence (in accordance with Citrus County fine structure).
- J. Excessive pet noise is not allowed. Pet noise is considered to be excessive when it is continuous (lasting more than 2 minutes in duration) and can be heard by a normally sensitive person from within their RV.
- K. Pets are not allowed in any community buildings, including the pool or screened pool enclosure.
- L. Pet owners must maintain control of their pets at all times. The pet owner is responsible to compensate any person who is injured or who suffers property damage by their pet. Involved parties will hold NCLRA harmless from any claim resulting from any action by the pet.
- M. Service animals will be permitted in the park as well as inside NCL buildings if such animals serve as physical aide to a disabled person. ¹⁴

XI. TRAFFIC, PARKING, AND VEHICLE HABITATION

- A. The speed limit on all roads in the Park is 15 mph. Caution should be observed at all intersections in the Park.
- B. Rules of traffic etiquette:
 - 1. Pedestrians have the right of way, followed by bicycles, golf carts, ATV's, motorcycles, and autos.
 - 2. All motorized vehicles must be operated by persons in possession of a valid driver's license.
 - 3. All ATV's, scooters, motorcycles and similar means of conveyance, must comply with Florida State statutes and Citrus County ordinances.

4. Operators of any motorized vehicle must be at least 16 years of age holding a valid operator's license and have sufficient liability insurance and show proof if requested by management. The Board of Directors reserves the right to restrict golf cart operators who drive in an unsafe manner.
 5. As with all powered vehicles, electric vehicles must observe and strictly obey the park's 15 mph speed limit and stop signs.
 6. At night, all bikes, golf carts and ATVs must have lights. When walking at night, it is recommended that you wear light clothing and use a flashlight.
- C. Parking on any park road, grassy area of cul-de-sacs, or other common grassy areas for purposes of loading or unloading shall be limited to 8 hours. Temporary "over-flow" parking for guests is also limited to 8 hours on common grounds. (Note: Under no circumstances will any parking that blocks traffic in the Park be tolerated.)
- D. Sites are limited to one RV, two passenger vehicles, and two ¹⁴ golf cart or ATV, if the site can accommodate these vehicles, for the purposes of owner or renter parking.
- E. Every stored item in all 3 NCL storage locations (and the Unit upon which it is located) shall be maintained in good condition by its Unit Owner(s). The items shall be licensed according to government laws and ordinances and must be in operational order and repair – specifically according to Citrus Code Compliance Ordinances, Chapter 20, Article 4, Sections 20-40,41, 42. (Note: Management reserves the right to remove abandoned vehicles at the owner's expense.) South Storage units may only be rented by owners of, or current renters of, residential units. ¹¹
- F. Semi Cabs (and large trucks over one ton capacity) may be parked in a Unit's driveway, provided that such rig is:
1. The primary towing vehicle for the owner's 5th wheel or trailer.
 2. Kept clean, in good repair and appearance.
 3. Able to be parked within the limits of such Unit's driveway (along with the 5th wheel/trailer and one family car) without protruding into the NCL street.
- G. Motorcycles and ATV'S (and other "off road" vehicles)
1. All motorized vehicles must be operated by persons in possession of a valid driver's license.
 2. Extended cruising through or around the Park is not permitted. Motorcycle owners are encouraged to adopt muffler systems which are quiet.

3. ATV'S are permitted for use as transportation within the Park, although the quieter and cleaner running golf cart is preferred. ATV'S must only be driven on paved roads, observe the speed limit (15 mph), and operate as quietly as possible. NO RECREATIONAL USE ON COMMON NCLRA LAND IS PERMITTED. (Note: Management-authorized use of ATV's for non-recreational purposes, i.e. work projects, is exempt from the above rule.)
- H. Only minor auto or RV repairs, such as oil changes, lubrication, tune-ups, and routine exterior maintenance are permitted in the Park. More extensive repairs must be approved by the manager.
- I. Loading and unloading of small travel or utility trailers
1. Continuous parking of travel/utility trailers on sites is not permitted. Unit owners/renters wishing to leave their large RV's on their sites while making trips with utility trailers or smaller RV's may have 48 hours to load and unload only at their sites provided:
 - a. It is small enough to fit on the Unit Owner's own Unit, or with permission on a neighbor's Unit.
 - b. This trailer cannot be used for additional occupancy.
 - c. Such loading and unloading is performed in a timely and quiet manner in harmony with the tranquil nature of the Park.
 - d. Beyond the 48 hour loading/unloading period all small travel/utility trailers must be stored in designated NCL fenced storage facilities or removed from NCL property. (Note: Upon request management may extend the loading time to one additional 48-hour increment.) At no time should someone be living in a second RV placed on a lot.
- J. Car dollies (and other small transport trailers) These devices must be unloaded within an 8-hour period and stored in the Park's designated storage areas or removed from NCLRA property. No trailers of this type may remain on a Unit Owner's/renter's site for more than 8 hours. In no case can tow dollies be left overnight on Park streets.

K. Boats on trailers, kayaks, and canoes

1. All boats and watercraft on trailers must be kept in designated storage areas. Continuous storage/parking of trailered watercraft on sites is not permitted.
2. An owner may bring his/her trailered boat to their site where it may be parked (within their property lines) for a period of 48 hours for the purpose of outfitting, minor repair, and cleaning before and after use. If a complaint is received or Manager observes that a member's trailered boat has occupied their site for more than 48 hours (without written permission from the park manager), management is charged with rule enforcement. (Note: Upon request management may extend the loading time in 48-hour increments.)

L. Canoes, kayaks, and other small watercraft

1. These craft may be stored on a Unit Owner's Unit in a neat and discreet fashion. Whenever possible, such smaller craft should be stored out of sight, inside sheds, or under RVs, or on a kayak rack which has been reviewed and approved by ARB. Management has discretionary obligation to inform individual Unit Owners or renters if their storage of small watercraft does not meet NCL's neat and discreet criteria and has the right to insist that such crafts be removed if the individual's site will not accommodate the aforementioned storage criteria.
2. During hurricane season, it is the craft owner's responsibility to lash, attach, and/or anchor small craft to the ground or on a secured rack in such a manner that such craft will not become a missile in high winds. (Note: Remember, you may be held responsible if your small craft is carried by the wind and harms your neighbors or their property if negligence is proved.)

XII. SMOKING

No smoking or vaping will be allowed in any indoor common area, including the swimming pool or the swimming pool patio. All cigarette butts must be carried home or deposited in the proper receptacles such as ash trays, dumpsters, or trash receptacles. Always be sure the butt has been FULLY EXTINGUISHED.

XIII. FIREARMS

All NCL members are responsible for knowing and observing local, state, and federal laws regarding the ownership and use of firearms.

NO DISCHARGE OF FIREARMS WITHIN THE PARK IS PERMITTED OR WILL BE TOLERATED.

XIV. FIREWORKS

Due to the “close-quartered” nature of the Park, holiday fireworks are limited to non-projectile, non-exploding types such as sparklers, snakes, and other novelties of safe and gentle nature. County fire regulations must be observed at all times.

XV. NCL TOOL BORROWING PROGRAM⁹

NCL Unit Owners and renters have donated tools and machinery that are stored in a shed near the clubhouse. Members may borrow this equipment (for use solely at THEIR OWN RISK) to improve and maintain their respective Units.

- A. All equipment must be signed out on the clipboard in the tool shed. The form you sign shall indicate time you borrowed and time you returned equipment.
- B. All equipment shall be returned to the shed immediately upon the completion of its use. Don't forget to then sign the equipment back in, indicating the time you returned the equipment.
- C. All equipment must be cleaned before returning.

(Note: Damage/failure of equipment must be reported to manager who shall determine the nature of the failure/damage and repair cost. Damage incurred during use may be deemed the responsibility of the user.)

XVI. GARBAGE, REFUSE, AND TRASH

- A. Local and state government life safety codes prohibit burning of trash and refuse. NCLRA will not consent to permits for burning on Park property.

(Note: Enclosed burn containers such as grills, portable out-door fireplaces etc., while permitted under these R&Rs, are subject to occasional Citrus County “burn bans” which shall be posted by management at the clubhouse.)

- B. All garbage must be wrapped in paper or placed in plastic bags before being placed in the dumpsters. **ALL BOXES MUST BE BROKEN DOWN BEFORE BEING PLACED IN THE DUMPSTER.** (Note: Dumpsters are for use by Unit Owners and renters only.) **Commercial businesses conducting services in the park are not permitted to use any dumpster.**
- C. Landscaping waste such as tree trimmings, leaves, etc., must be disposed of in the open top container so designated. Wood and treated material must be disposed of in the open top container supplied for this purpose. DO NOT MIX. Material must be removed from any plastic bags used and the bags disposed of in the dumpsters.

- D. Disposal of large or unusual items that are not accepted by the sanitation service are the responsibility of the owner. (Large or unusual items include, but are not limited to furniture, appliances, and remodeling materials.) If in doubt, check with the manager.
- E. Unit Owners and renters are encouraged to recycle using any approved recycling center. (See NCL Website.) Recycling would reduce the volume of garbage and trash in our dumpsters thus reducing our dumping costs.

XVII. **SIGNS** ¹⁰

No For Sale or Rental signs of any kind will be permitted on any Unit or displayed from any vehicle. Only decorative signs and discreetly displayed “NAME SIGNS” are allowed on Unit Owner’s sites. No other signs may be displayed on Units or common ground. (Note: Management is exempt from this rule where signs and notices are deemed necessary for the public good.) Items offered for sale may be posted by Unit Owners on the appropriate bulletin boards at the clubhouse or NCLRA website.

XVIII. **BANNERS & FLAGS**

No For Sale or Rental banners or flags of any kind will be permitted on any Unit or displayed from any vehicle. Only discreetly displayed decorative or name banners or flags are allowed on Unit Owner's sites, vehicles, or golf carts. No other banners or flags may be displayed on Units or common ground. Management is exempt from this rule where banners, flags and notices are deemed necessary for the public good.

Note: All signs, banners, and flags displayed on Units, vehicles, and golf carts must not be vulgar or obscene (images or words).

XIX. **NOISE – QUIET TIME**

- A. Quiet Time is from 10pm to 8am from October 15 to April 15 and from 10pm to 7am during the remainder of the year. Loud and continuous noise from pets, persons, power equipment, radios, TV’s stereos, etc. will not be permitted by management when the manager determines such noise to be a nuisance. Please use common sense and respect your neighbor’s right to reasonable tranquility.
- B. Attendees of social events at a Unit shall observe the Park’s quiet time.

- C. Events sponsored by NCLRA at the Clubhouse or Friendship Hall may extend beyond the 10pm deadline. However, all participating guests of the event are encouraged to remain inside, or outside right behind the clubhouse or Friendship Hall, so as not to disturb those Unit Owners, renters, and guests located across from the Clubhouse or Friendship Hall.
- D. *All children (under 18) must be on their home RV site during quiet time unless with a parent.*

XX. SOLICITATION

- A. The operation of a business or commercial enterprise by Unit Owners or renters is prohibited in the Park. Exceptions will be made by management for those Unit Owners or renters who only use phone or Internet to conduct their business or employment.
- B. If a unit owner contracts with outside vendors to conduct work on their RVs or sites (i.e. RV repair, tree trimming, decks, pavers, etc.), the owner will verify the vendor's liability insurance and/or workers compensation insurance coverage. If damage is caused to NCL property or another owner's property, it will be the responsibility of the owner hiring the specific vendor.
- C. Solicitation from Unit to Unit is prohibited and solicitors may not enter the Park uninvited. Door-to-door solicitors must be reported to management immediately.

XXI. UNIT MAINTENANCE FEES

- A. Unit maintenance fees (assessment fees) are due on the first day of the month. A late fee (determined by the Board of Directors and billed by management) may be charged after the tenth (10th) day of the month. All payments must be made in U.S. currency or a check payable in U.S. funds, or credit card when available.
- B. All returned checks will be assessed the same fee as the Association is charged by the bank.
- C. NCLRA may exercise its rights under its Master Proprietary Lease as outlined in Article XII of the By-laws.

XXII. **RESPONSIBILITIES**

- A. NCLRA is not responsible for loss or damage covered by accident, flood, fires, act of God, injury, theft, act of war, or windstorm to any Unit site or to any personal property of any Unit Owner, or such Unit Owner's family, renters, guests, or invitees.
- B. NCLRA will not be liable for any loss, injury, death, or damage to persons or property which may be suffered or sustained by Unit Owner, their families, renter, sub-tenants, guests, or invitees, or any person who may be at any time using or occupying or visiting NCLRA property (or be in, on, or aboard the same) whether such loss, injury, death, or damage shall be caused by (or in any way result from) any act of omission or negligence of the Unit Owner or any occupant, sub-tenant, visitor, user of any portion of the premises or shall result from (or be caused by) any other matter or thing.
- C. If you will be volunteering for any activity in the Park, you must read and then sign the "Hold Harmless Waiver" that can be obtained in the office.
- D. Neighborhood disputes and conflicts are not within the jurisdiction of NCLRA. Respect your neighbors and treat them with courtesy. NCLRA will not mediate or arbitrate neighborhood disputes and will not take actions on such matters unless they are based on a violation of the Articles of Incorporation, Bylaws, Master Proprietary Lease, or these R&Rs. An exception applies regarding boundary disputes as outlined in the Master Lease, Article 39, iii).
- E. Anyone who witnesses a violation of the NCL Rules & Regulations should file a written complaint online or in person so management can investigate and resolve the matter. Anyone who witnesses a criminal act or suspicious activity within the Park should call 911 for emergencies or (352) 726-1121 for non-emergencies.

XXIII. **ENFORCEMENT OF RULES**

NCL rules are enforceable. A complaint can be made by a fellow unit owner, renter, or anyone observing that an infraction is taking place. Only if follow-up is desired, such complaint must be provided on the official electronic complaint form or a signed paper complaint form that can be obtained in the office or downloaded from the website. Complaints cannot be anonymous. Complete details about the Enforcement of Rules, complaint procedures, compliance procedures, and the appeals process, can be found on the NCL website. See "Enforcement of Rules" in the top section of the left menu bar on the home page.

XXIV. COMPLIANCE WITH LAW

No immoral, improper, offensive, or unlawful use may be made of the common community interest. Unit Owners, renters, and guests must comply with all laws and regulations of the United States, the State of Florida, and county and city ordinances.

XXV. AMENDMENTS

The Board of Directors reserves the right to amend these Rules and Regulations in accordance with Article IX of the Bylaws of Nature Coast Landings Resort Association, Inc.

- 1 Amended by owner vote March 5, 2022
- 2 Added by owner vote March 1, 2025
- 3 Amended by owner vote March 1, 2025
- 4 Items 1 & 2 amended by owner vote March 4, 2023
- 5 Amended by owner vote March 4, 2023
- 6 Added by BOD vote March 20, 2025
- 7 Amended by owner vote March 2, 2024
- 8 Amended by BOD vote January 16, 2025
- 9 Amended by owner vote March 6, 2021
- 10 Amended by owner vote March 5, 2022
- 11 Amended by BOD vote December 18, 2025
- 12 Amended by BOD vote February 19, 2026
- 13 Amended by BOD vote March 19, 2026
- 14 Amended by BOD vote May 21, 2026

Citations of governing documents are given where applicable. MPL is the abbreviation for the NCL Master Proprietary Lease.

The correct address for corresponding with NCL management is:

Nature Coast Landings Resort Association, Inc.

Attention:

Management: nclmgt@nclrv.com

Board of Directors: bod@nclrv.com

10173 N Suncoast BLVD
Crystal River, FL 34428

352-447-5820 (Telephone)

352-447-5870 (Fax)