



COMMUNITY OWNERS' ASSOCIATION
251 Sweetwater Run, Niceville, FL 32578

DATE: _____

HOMEOWNER / TENANT
(circle designation)

PLEASE PRINT CLEARLY

HOMEOWNER 1 (first & last)		HOMEOWNER 2 (first & last)	
STREET / CITY / STATE / ZIP			
MAILING ADDRESS (if different)			
TELEPHONE (home)		TELEPHONE (cell)	
EMAIL 1		EMAIL 2	

ELECTRONIC MAILING OPTIONS

(Initial beside one only)

___ I would like to receive community information, newsletters, invoices and annual statements via email

___ I understand that if I choose to NOT receive communications via email, copies will be posted at Association office

SIGNATURE

For Internal Use ONLY
Old Owner / New Owner Update
CC
DB
Pool
Brad

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Amenities

Some of the most important amenities information is outlined below. Please see the Rules and Regulations for the common area facilities for more information on rentals and the full outline of use rules.

Pool - The clubhouse pool requires both a proximity card and a unit specific 4-digit code. The pin code is typically your home address followed by #. If your address only has 3 numbers, a 0 will be the place holder digit. For example house number 123 will use code 0123. Residents are individually authorized to bring 2 guests to the pool. If more than 1 resident is present, each resident may bring 2 guests to the pool. If more than 10 non-resident guests are present, the Association considers this an organized event that requires a reservation. Pool hours are 5am - 10pm.

Community Center - The recently renovated facility can be reserved on a first come first serve basis. Please check the community calendar for available dates.

Tennis Courts - There are 2 full sized asphalt tennis courts. **The gate code is 2451.** The courts cannot be reserved - playing time is allowed on a first come first serve basis. Courts are open 7am to dusk. Wheeled items such as skateboards, bikes, scooters, etc are not allowed on the courts.

Basketball Courts - The courts are open 7am to dusk. Wheeled items such as skateboards, bikes, scooters, etc are not allowed on the courts.

Lake Park - The code to access the drive through gate is **5253**. There are 2 shallow spring-fed lakes, a dock, and a gazebo. There are no wheeled vehicles allowed beyond the yellow chain.

Nature Trail - The Lake Park is the official start of Jason's Trail, the community Nature Trail. Trail hours are dawn to dusk.

Children's Park - Recently renovated park with gazebo, sidewalks, and equipped playground area. The park is landscaped, irrigated, and lit for night safety. Children's park hours are 7am - 10pm.

Website

Swiftcreeklots.com

Username is: owner

password is: 2OakTrees\$32578

The website contains important information such as the community calendar, community governing documents, meeting minutes, and other misc items.



Inter-Community Email List

If you are interested in being added to the Swift Creek inter-community email list, please email Brad32578@cox.net. The email list is like an old fashioned community bulletin board. One would expect to see tacked to this old bulletin board: For sale items (several per day), lost pet notices, offers to baby and pet sit, requests and offers of moving boxes, Flyers for charity, social and political events, Questions and advice on contractors / handymen, etc. Any email sent to swiftcreek@swiftcreeklots.com will be sent to all members on the SC list. An email address must be on the list, to send to the list (reduces SPAM).

Assessments

The current assessments are \$300 per quarter. These are due on the first day of January, April, July, and October. Owners have until the end of each month of the quarter to pay in full without any monetary fines. Payments made after the month end may result in a \$25 late fee. Payments can be made via check (mailed to the community center or placed in the drop box) via automated withdrawal, or can be set up through your financial institutions online bill pay.

Covenants & Restrictions

A full copy of the community BY-Law's and CC&R's can be found on the website. Part of my job requires that I routinely drive the neighborhood in search of covenants violations. If you are found to be in violation of a particular rule, you will most likely get a courtesy email from me or a member of the management team.

Association Management

The association is managed by AMC with the on-site office located in the Community Center.

Office hours are Monday-Friday, 8:30 am-3:30pm. Your Association Manager is Elise Whittenburg and her Office telephone number is (850) 678-4284. Her email is manager@swiftcreekcoa.com

Elise Whittenburg
Community Association Manager
Mobile: 850-376-2861
Email: Elise@amcfl.com





251 Sweetwater Run, Niceville FL 32578
(850) 678-4284
www.swiftcreeklots.com

Dear New Neighbor,

On behalf of the Swift Creek Community Owners' Association Board, I would like to officially welcome you to the Swift Creek neighborhood. I am pleased that you have chosen to call our Swift Creek neighborhood home.

The SCCOA Board of Directors is made up of Swift Creek residents who volunteer their time and energy to manage the homeowners association for the residents. The board is committed to preserving the integrity and maintaining the appearance of the neighborhood, and hence, protecting your investment.

Your board cannot do this alone. Swift Creek Community Owners' Association, Inc has contracted with Association Management Company of NW Florida that provides day-to-day administration for our neighborhood. They are responsible for financial management, common area maintenance and repairs, Architectural Review Committee administration, covenant and policy enforcement, and community center scheduling (just to name a few of their duties). The management team is on-sight at the community center, Monday through Friday, 8:30 am to 3:30 pm.

Your Swift Creek Community Owners' Association also has several standing and ad hoc committees that play a vital role in shaping our neighborhood. Standing committees include: Grounds and Maintenance; Community Center and Welcome; Budget and Finance; and Compliance and Sanctions. There are numerous opportunities to volunteer for these committees and others. Details for each of these committees may be found on our website.

Speaking of the website, we are fortunate to have a volunteer webmaster that created and has maintained a community website for years, <http://swiftcreeklots.com/> The site is password protected and a login may be obtained at the management office or simply by emailing the webmaster (enter blanks in the login screen and hit submit—the webmaster's email will pop up). Directions for subscribing to the neighborhood email list are on the website along with links to virtually everything you would like to know about Swift Creek.

Again, welcome to your new home and your new community. Please feel free to contact anyone on the board if you need assistance or just a friendly recommendation.

Sincerely,

Mike Panarisi
Swift Creek Community Owners' Association, Board of Directors



Owner's Landscape and Property Maintenance Checklist and Policies

The Owner's Landscape and Property Maintenance Checklist is a quick reference to help homeowners and residents find answers to questions the Board has frequently answered and clarify issues that have been often misunderstood. The items labeled with covenant references are summaries of the specific Covenant elements. Items marked with a 'P' are interpretations of the covenants and are policies the Board has adopted. The summary below is provided as a limited "quick reference" only and does not constitute a complete accounting of all covenant and policy elements. In the event of a contradiction, the covenants take precedence.

LAWNS: (IV-15)

- Sod similar to St. Augustine - Bitter Blue or Empire Zoysia only—no overplanting with winter rye or other types of grass (IV-15)
- When re-sodding, changing the variety of grass used in an existing lawn requires ARC approval. Re-sodding with a different variety of grass other than originally installed must be complete for the yard areas facing the road up to the curb, and if a corner lot, all areas facing a road. No piecemeal resodding of visible areas is permitted.
- Irrigated and maintained relatively free of weeds to preserve lawn appearance (IV-15)
- Mowed to a uniform height and neatly trimmed around obstructions (mailboxes etc) (VI-21)
- Mechanically edged along sidewalks, road, and driveways (VI-21)
- Sidewalks, driveways and roadways free of clippings (not blown onto roads) (VI-6 and 21)
- Leaf Removal - weekly efforts to remove leaves from lawn and bed areas (VI-21)

PLANTED AREAS: (IV-15, VI-21)

- Mulched areas kept fresh and free of weeds, covered by pine straw or similar natural covering (VI-21)
- Mulch periodically refreshed and will not include grass clippings or similar compost (VI-6)
- A neat edge maintained around the periphery of the beds (VI-6)

SIDEWALKS:

- Maintained free of obstructions, organic materials, grass, moss, mold, slipping hazards (VI-6 and 21)
- Shrubs/trees trimmed at least 1 foot laterally from either side of sidewalk up at least 8 feet above (P)
- Trees extending out over the road trimmed to provide at least 8 feet of vertical clearance (P)

TREES / SHRUBS:

- ARC approval required to remove trees (IV-3, IV-12)
- Trimmed to not impede with sidewalks / roads, minimum of 8 feet clearance above sidewalk / roads (P)
- Trimmed to avoid interference with traffic on roadways and visibility of roadway signs (VI-21)
- Trimmed clear of Street Lights, Branches at least 5 feet laterally from globe (P)
 - o Allow light to illuminate the sidewalk, no branches blocking downward light (P)

PROPERTY:

- Mailbox—Only approved mailboxes/columns. Painted (if wooden), mold/moss free, clean, upright (VI-16)
- Trash/Recycling Containers - Hidden from view, not visible from street or neighbor (VI-6)
- Play Structures - ARC Approved, rear of property, not visible from the street (IV-16, IV-10)
- Storm Shutters - Removed no later than 15 days after recent storm (VI-21)
- Exterior Lights - Holiday lighting removed within 15 days (VI-10)
- Yard Sculptures - Approved by ARC. Shielded from front of lot or adjoining street (VI-10, VI-21)
- Trailers, RVs- Not visible from street and neighbor's view (front, side and rear neighbors)
 - o Temporary use / repair / prep for use no more than 72 hours of a 7-day period (VI-2)
- Fences - ARC approved, max 6.5 feet (VI-8)



Article VI. Paragraph 5. of the CC&Rs

5. Signs:

(a) Only a sign approved by the ARC shall be displayed to the public on any residential lot. Permanent signs shall show name and/or address of the resident only. Temporary signs may be placed on the property advertising the sale of the home/lot only if they conform to the standard size, color, wording, and construction set forth by the ARC.

(b) Builders may place one ARC-approved builder construction sign and one required document box on each residential lot they own and/or on which they are building. No other sign can be displayed until construction is completed. All builder signs must conform to the standard size, color, wording, and construction as set forth by the ARC.

(c) No signs shall be allowed on vacant lots other than signs approved by the ARC as stated in paragraphs 5-a and 5-b.



Waste Pickup Schedule

The City of Niceville contracts with Waste Management. The following waste removal services are included in your City of Niceville utility bill. For additional information, contact Public Works at 850-279-6436 EXT 2004

Garbage and Recycle containers must be kept hidden from view except on collection day.

Tuesday - Household garbage.

Tues/Wed - Leaves, grass clippings, small limbs/sticks. All items must be bagged.

Thursday- Large trees* and construction debris

Friday - Recycle

*Tree pruning/removal debris caused by a contractor must be removed by a contractor

Irrigation Water

Your lawn and landscape are currently irrigated using reclaimed water from the City of Niceville. All homes are equipped with a master irrigation valve near the street in case emergency shutoff is necessary. Occasionally, the City will shut down water for an extended period of time for maintenance needs. For additional information, contact Public Works at 850-279-6436 EXT 2004

Recommended Watering Days

Even numbered homes - Tuesday, Friday, Sunday

Odd numbered homes is Monday, Thursday, Saturday.

Please Do ***not*** run your system on Wednesdays, to allow time for the reclaimed water reservoirs to refill. This schedule will help with balancing water supply and low pressure problems.



Trash Talk

The City of Niceville offers free curbside removal of yard waste and large non-commercial “miscellaneous household” items that are too large for your Waste Management containers for City residents.

State guidelines for waste disposal mandate that landfills separate debris into different bundles / piles for proper disposal.

We are asking for your cooperation in helping us by separating out your debris and the following guidelines will help us to provide better service and ensure collection:

YARD WASTE: loose debris must be bagged to prevent debris from entering the storm drains!	BULK ITEMS: treated lumber/wood do not bag up, these are hazardous materials.
<p>Must be bagged:</p> <ul style="list-style-type: none"> Shrub clippings Bagged leaves/grass clippings Garden residue twigs <p>Placed at curb:</p> <ul style="list-style-type: none"> Tree limbs/stumps/branches Untreated wood 	<ul style="list-style-type: none"> Furniture/mattresses House hold debris – plastics Freezer/refrigerators Construction debris Glass Rock/brick Metal Roofing materials Treated lumber/wood/materials

COLLECTION:

- Yard debris** must be at the curb no later than 6 AM on your scheduled yard debris day.
- Bulk** items must be out same day as yard debris and remain out for pickup by Thursday.
- For the speed of all collection, place your leaves, grass clippings and pine straw in a plastic bag.
- Items should be at least 4’ from mailboxes, power poles, fences, fire hydrants, trees, and other obstacles.
- Place debris at least 10’ from parked cars on the street

HAZARDOUS WASTE:

To ensure the proper disposal of certain hazardous waste Niceville City residents can drop off their used motor oil, cooking oils, paints at the Public Works Complex at 920 South Cedar. Drop off hours are Monday thru Thursday from 7:00 am to 4:00 pm, 850-279-6436, Ext. 2004. Also the following businesses will accept used motor oil: Discount Auto Parts, Auto-Zone, and B & T Lubrication.

For any hazardous waste contact Okaloosa County Recycling Office at 850-301-2013, they are located at 80 Ready Avenue, Fort Walton Beach and the hours of operation are: Tuesday to Saturday from 7am to 3pm.

TREE SERVICE, CONTRACTORS AND LANDSCAPERS:

The City of Niceville does not pick up yard waste or debris generated by private contractors performing tree trimming or removal, remodeling or other contracted services. The contractor is responsible for removing all waste and debris.

****Any questions please contact the Public Works Department at 850-279-6436, Ext. 2004.****

DEPUTY CLERK asims
JD PEACOCK II CLERK OF COURTS,
OKALOOSA COUNTY, FLORIDA

**CERTIFICATE OF MODIFICATION, AMENDMENT AND ADDITION TO
RULES AND REGULATIONS REGULATING SWIFT CREEK
COMMUNITY OWNERS' ASSOCIATION, INC. FACILITIES**

The undersigned, as President of the Swift Creek Community Owners' Association, Inc. (the "Association"), does hereby certify that at the meeting of the Board of Directors of the Association held on August 10, 2022, the Board did adopt the attached "SWIFT CREEK COMMUNITY OWNERS' ASSOCIATION RULES AND REGULATIONS 2022" (the "2022 Rules and Regulations"). The 2022 Rules and Regulations were adopted by the Board of Directors in accordance with its authority as set forth in the By-Laws of the Association under Sections 5(d) and 11.

As approved by the Board of Directors, the 2022 Rules and Regulations are hereby substituted as a new Schedule "A" to the By-Laws of the Association. In accordance with the requirements of Section 11 of the By-Laws, a copy of the 2022 Rules and Regulations, as adopted by the Board of Directors, was provided to members of the Association thirty (30) days in advance of the effective date of the 2022 Rules and Regulations.

**THE 2022 RULES AND REGULATIONS SHALL BE EFFECTIVE AS OF
OCTOBER 1, 2022.**

Signed and sealed this 17 day of August, 2022.

ATTEST:

By: 
Douglas Tolbert, Corporate Secretary

SWIFT CREEK COMMUNITY
OWNERS' ASSOCIATION, INC.

By: 
Michael Panarisi, President



SWIFT CREEK COMMUNITY OWNERS' ASSOCIATION RULES AND REGULATIONS 2022

Swift Creek Community Owners' Association facilities are privately maintained and reserved for the exclusive use of Swift Creek Community Owners' Association owner-members, leaseholders, residents*, and accompanied guests. The Community Center, Pool, Tennis Courts, Basketball Court, Family Lake Park, Children's Park, Nature Trails, Parking Lots and all common areas are shared by nearly 400 families residing in Swift Creek. Guest use is limited, and guests must be accompanied by an SCCOA owner/leaseholder who is responsible for the actions of their guests.

In accordance with the By-Laws of Swift Creek Community Owners' Association, Inc, the Board of Directors is empowered to adopt "rules and regulations" concerning the details of the operation and use of Swift Creek Property (paragraph 5(d)). The Board of Directors may modify, amend or add to such rules and regulations as deemed necessary (paragraph 11) and the Rules and Regulations will be maintained as a part of the official records for the Association (paragraph 14(d)). "Schedule A", Rules for Use of Common Areas is hereby amended and replaced with the following Rules and Regulations.

I. Reservations and Rentals

- A. On a limited basis, the Community Center, Pool, Family Lake Park, or Children's Park may be reserved for organized events. Only Swift Creek owners/leaseholders are permitted to reserve or rent community facilities for personal use. The owner/leaseholder must be the sponsor or host for the event and must be present during the reserved period.
- B. Reservations for all functions must be arranged through the SCCOA Manager. A signed contract with applicable fee is required before reservations will be confirmed and placed on the calendar. Reservations will be honored on first-come basis.
 - 1. Reservations may be confirmed up to 12 months in advance.
 - 2. Owner/leaseholder must be 21 years of age or older to reserve/rent community facilities.
 - 3. Collected fees and deposits must be received from owner/leaseholder, no third-party payments.
- C. Security deposits are required for all rentals unless specifically waived by the Board.
 - 1. Any damages or failure to comply with policies, including unauthorized event sponsorship, will result in forfeiture of deposit.
 - 2. If damages exceed the deposit, the outstanding balance will be assessed to the owner/leaseholder.
 - 3. Cleaning checklists will be followed.
- D. SCCOA is not responsible for lost, damaged or stolen personal items/property.
- E. **Community Center Reservation.**
 - 1. Events hosted by the Board of Directors, Board appointed Committees, or property manager that are open exclusively to all Swift Creek community residents do not require rental fees but must be placed on the community calendar.

2. Community organizations, such as 501(c)(3) entities, are eligible to reserve the center on a non-interference basis. The organization must be hosted by an owner/leaseholder and endorsed by at least two active Board members. Board endorsement allows the waiver of the rental fee, but a rental agreement must be completed. A two-hundred dollar (\$200) refundable deposit is also required.
3. The center may be rented for private events and requires a signed contract with fees and deposit. A one-hundred dollar (\$100) user fee will be charged for each calendar day including any days required for set-up and clean-up. A two-hundred dollar (\$200) refundable deposit is also required.
4. The center may be rented by itself, or in conjunction with a pool rental/reservation. Additional pool fee and deposit will apply and must be included when signed contract is submitted.
5. The center may be rented separately from the pool on holiday weekends.
6. Only one rental allowed per day unless multiple shorter events can be coordinated by the manager.
7. Events must end by 11:00 PM and the center secured by 12:00 AM.

F. Family Lake Park Reservation.

1. Any organized event at the lake park requires a reservation and must be placed on the community calendar. The lake park may be reserved, without fee, for non-exclusive use. The reservation requires a signed contract and a \$200 deposit.
2. Events are limited to a maximum of 125 persons and an entry fee may not be charged for participants.
3. Only one reservation allowed per day and only once per weekend.

G. Children’s Park Reservation.

1. Any organized event at the children’s park requires a reservation and must be placed on the community calendar. The children’s park may be reserved, without fee, for non-exclusive use. The reservation requires a signed contract and a \$200 deposit.
2. The reservation is limited to 4-hour period, a maximum of 25 persons and the reservation is for the gazebo only. Swings, play-structures, and grassy areas remain available on a first-come basis to residents wishing to use the park.
3. Only one reservation allowed per day and only once per weekend.

H. Pool Reservation.

1. The pool may be reserved for a user fee of \$75 for pool parties that are non-exclusive, or an “open” pool party. The reservation requires a signed contract and \$200 deposit.
 - i. Open pool parties are limited to 25 persons for a 4-hour period of time, and only one party may be scheduled per day.
 - ii. Owner/leaseholders with more than 10 non-resident* guests total must reserve the pool for an open party and pay the user fee.
2. The pool may be rented for private events and “exclusive” use for a user fee of \$200. The rental requires a signed contract and a \$200 deposit.

- i. The pool cannot be rented for exclusive use on holidays or holiday weekends inclusive of Friday and Monday.
- ii. Exclusive rentals of the pool may occur only one time per month during the swim season (May 1 through September 30).

I. Court Reservation.

1. The tennis courts are not available for reservation.
2. The basketball court is not available for reservation.

II. FACILITY USE RULES

A. Community Center Rules.

1. Community Center is normally open for resident* use during property manager's office hours. Use may be limited due to business meetings.
2. Vehicle parking is limited to designated areas. Parking is not allowed on grass/landscaped areas or on Sweetwater Run adjacent to the community center. No-Parking signs are available to be placed during an event.
3. The following are not permitted in the community center:
 - i. Pets / Animals.
 - ii. Smoking, Smokeless Tobacco, and Vapor Devices.
 - iii. Wet bathing suits.
 - iv. Unaccompanied children under 11 years of age.
 - v. Wheeled vehicles: bikes, skateboards, etc. (Bike racks are located outside the center for convenience). Wheelchairs and strollers are allowed.
4. Community center furnishings, such as tables and chairs, are not permitted to leave the clubhouse area.

B. Family Lake Park Rules.

1. Family Lake Park hours are dawn to dusk.
2. No parking in the marked path on Winding Waters Way or off the paved surface along the street. Park in the designated grass inside of the gated area. Upper-gate lock combination is available to owners/leaseholders.
3. Fishing is "catch and release" only. No spearfishing or casting-net use.
4. Pets are authorized at the Lake Park, but it is not a designated dog park. City of Niceville inoculation and pet ordinances apply.
 - i. Pets must be restrained on a leash or lead.
 - ii. Owners/residents* are responsible for picking up after their pets and proper disposal of feces.
5. The following are prohibited at the lake park:
 - i. Open fire.
 - ii. Fireworks.

C. Children's Park Rules.

1. The Children's Park is open from 7 AM to 10 PM.

2. Pets are allowed at the Children's Park.
 - i. Pets must be restrained on a leash or lead.
 - ii. Residents* are responsible for picking up after their pets and proper disposal of feces.
3. Smoking, Smokeless Tobacco, and Vapor Devices are not permitted at the Children's Park.
4. Bicycles, skateboards, roller blades and other wheeled vehicles are not permitted on grass/landscaped areas.
5. Parking is not allowed on grass/landscaped areas.

D. **Pool and Pool Deck Rules.** Florida Administrative Code 64E-9, Public Swimming Pools and Bathing Places, provides additional limitations if not specifically addressed in these rules.

1. Pool hours are from 5 AM to 10 PM daily.
2. Pool area entry is controlled with a proximity card reader and personal identification number (PIN).
 - i. One card per deeded lot or residence.
 - ii. Proximity cards for owners leasing their property will be deactivated.
 - iii. Leaseholders may obtain a proximity card by providing a copy of lease. The card will be deactivated at lease expiration unless an updated lease is provided to the manager.
 - iv. Lost or damaged cards may be replaced for a \$25 fee. The lost or damaged card will be deactivated.
3. Facility is restricted to residents* and accompanied guests.
 - i. Owner/leaseholders are individually authorized up to two guests with a maximum of 10 guests per household (i.e., with two resident family members present, each may have two guests but even if six residents are present the ten guest limit applies).
 - ii. Compensated swim lessons must be approved in advance by the SCCOA manager. Compensated swim lesson participation is strictly limited to Swift Creek owners/leaseholders; no guests.
 - iii. Residents* may give swim lessons to their family and appropriately limited guests as a free recreational activity.
 - iv. Use of swim diapers or swim pants is required for non-potty-trained children. Changing facilities are located in the restrooms.
4. Bathing load: 40
5. No lifeguard on duty. Swim at your own risk.
6. All persons are required to shower before entering the pool. Showers are located inside the bathrooms and one on the exterior wall. Allow sunscreen to dry before entering pool.
7. Appropriate swim attire is required to enter the pool.
8. Pool maintenance personnel have priority while servicing the pool.
9. No diving allowed.

10. No running or throwing balls/objects that are not pool toys (i.e., footballs, rigid Frisbees, etc) on the pool deck or in the pool.
11. Pool gates may not be propped open and must remain mechanically secured.
12. No climbing on or over fence. Entry gate(s) must be used.
13. Food and drink prohibited within 4 feet of the pool (except bottled water).
14. The following are prohibited in the pool area:
 - i. Glass containers.
 - ii. Smoking, Smokeless Tobacco, and Vapor Devices.
 - iii. Chewing gum.
 - iv. Pets / Animals.
 - v. Wheeled vehicles: bikes, skateboards, etc. (Bike racks are located outside the pool gate for convenience). Wheelchairs and strollers are allowed.
 - vi. Rigid floating devices/rafts and paddles.
 - vii. Portable wood-burning Fire Pits / Open flame.
15. Gas grills are located at the pool for resident convenience. Please notify management of any maintenance needs.
 - i. The grills and surrounding area should be kept clean during and after each use as a courtesy to others.
 - ii. A reserved pool party has priority use of the outdoor kitchen pavilion and one grill.
16. Tables, chairs, etc. are not permitted to leave the pool deck and should be returned to normal locations after use.

E. Court Rules.

1. Tennis and basketball court hours are 7 AM to dusk daily.
2. Court pavilion hours are 7 AM to 10 PM daily.
3. Facility is restricted to residents* and accompanied guests.
 - i. Owner/leaseholders are authorized up to three guests total.
 - ii. Owner/leaseholder must accompany guests at facility.
 - iii. Compensated tennis lessons must be approved in advance by the SCCOA manager. Compensated tennis lesson participation is strictly limited to Swift Creek owners/leaseholders; no guests.
4. Time limits on courts if other residents* are waiting for courts
 - i. 30 minutes for basketball court.
 - ii. One hour for tennis courts.
5. The following are prohibited on the courts:
 - i. Glass containers.
 - ii. Smoking, Smokeless Tobacco, and Vapor Devices.
 - iii. Chewing gum and food.
 - iv. Pets / Animals.
 - v. Wheeled vehicles: bikes, skateboards, etc.
 - vi. Shoes that mark the courts.
 - vii. Hanging from basketball rim or net.
 - viii. Sitting or climbing on the tennis nets.

- ix. Soccer balls, kick balls, etc on tennis courts.
 - x. Sidewalk chalk.
6. Court pavilions are also smoke-free environments, smoking, smokeless tobacco, and vapor devices are prohibited.

F. Nature Trail and Other Common Area Rules.

- 1. Nature trail hours are from dawn to dusk daily.
- 2. Trail use is limited to residents* and their accompanied guests. Use at own risk; tripping, slipping, and wildlife hazards.
- 3. Pets are allowed on common areas:
 - i. Pets must be restrained on a leash or lead.
 - ii. Residents* are responsible for picking up after their pets and proper disposal of feces.
- 4. There are no trash cans on the trail so please pack it in and pack it out.
- 5. Notify Swift Creek Association Management of any areas in need of repair or maintenance needs.
- 6. Bicycles are allowed on the trail, but motorized vehicles are prohibited.
- 7. No wheeled vehicles on landscaped areas throughout the neighborhood including retention ponds. Low speed vehicles, 4-wheelers, etc are not authorized on Swift Creek Community Owners' Association property.

G. Parking Lots.

- 1. No parking midnight to 5 AM.
- 2. Owners/leaseholders may request a short-term parking permit for overnight parking in SCCOA lots from the SCCOA manager.
- 3. SCCOA Management may have non-compliant vehicles towed.
- 4. Construction vehicles are prohibited on all common areas and parking lots without specific board or management approval.
- 5. Lake Park lot is closed dusk to dawn.

* Resident is defined as a person who lives within a home in the Swift Creek Community platted development permanently or on a long-term basis. The board has specifically expanded the definition for this instance to include house guests visiting a home within Swift Creek.



Swift Creek Community Owners Association, Inc.

Schedule of Fines

As of February 1, 2015 / Amended February 6, 2019

(A fine may not exceed an aggregate amount of \$1,000.00).

1. Violation of architectural approval requirements (Article IV of Declaration)

Initial violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$100 per day for each day that the initial infraction continues
Subsequent violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$100 per day for each day that the subsequent violation continues
Unauthorized Tree Removals	\$100 per tree for calipers equal to or greater than 8'' in diameter. \$50 per tree for calipers equal to or greater than 2'' and less than 8'' in diameter. Replacement tree's shall be installed per Architectural Review Committee's recommendation and deadlines. Replacements not completed by required deadline will be subject to \$100 per day fine.

2. Failure to perform required maintenance or repairs (Article VI of Declaration)

Initial violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$25 per day for each day that the initial infraction continues
Subsequent violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$50 per day for each day that the subsequent violation continues

3. Violation of any other provision of the Governing Documents that causes or has the potential to cause damage to property of others or endanger the health, safety, or welfare of others or interfere with the rights of others to the quite enjoyment of their lot

Initial violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$25 per day for each day that the initial infraction continues
Subsequent violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$50 per day for each day that the subsequent violation continues

4. Violation of any provision of the Governing Documents that does not cause or have the potential to cause damage to property of others or endanger the health, safety, or welfare of others or interfere with the rights of others to the quite enjoyment of their lot

Initial violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$25 per day for each day that the initial infraction continues
Subsequent violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$50 per day for each day that the subsequent violation continues
Rye Grass / Overseeding	\$25 for the initial infraction in the first year of documented violation. Subsequent years are \$100 per day for each day that the subsequent violation continues

(Reference Florida Statute 720.305)



Swift Creek Community Owners Association, Inc.
Architectural Review Committee
Administration Fees
As of November 9, 2016

The ARC requires the payment of an administration fee at the time of application. The fee is non-refundable and should be made payable to Swift Creek Community Owners Association (SCCOA). The purpose of the fee is to pay for the cost of review by ARC including initial review and required site visits. For proposed modifications, the ARC also requires a compliance deposit in an amount ranging from \$50 to \$5000 as noted in the Swift Creek Community Guidelines, Fees, and Bonds paragraph 1 and 2.

1. **New Construction - \$1,500**

Requires a refundable compliance deposit of \$5,000

All new construction for single family residences must be approved by the ARC.

2. **Fences**

Modification - \$50

Requires a refundable compliance deposit \$100

All fence modification, including but not limited to re-design or replacement with different materials.

New Installation - \$150

Requires a refundable compliance deposit of \$300

All new fences must be reviewed and approved by the ARC prior to project commencement.

3. **Landscape Modifications**

Tree Removal - \$0

Any tree removal is required to be reviewed and approved by the ARC

Sod Replacement - \$50

All sod replacement requests must be reviewed and approved by the ARC and adhere to the November 2016 amendment to the Swift Creek Covenants and Restrictions. This fee does not apply to repairing areas of grass with the existing variety of sod. For all requests submitted between 11/9/2016 and 8/31/2017 the Board of Directors has waived the review fee.

Minor Revisions -\$50

Requires a refundable compliance deposit of \$100

A minor revision would be described as one planting bed redesign, installation of a new planting bed, fountains, planters, or similar revisions.

Major Revisions - \$150

Requires a refundable compliance deposit of \$500

A major revision would be described as a complete re-design of front/rear yard, or similar revisions

4. **Exterior Modifications**

Minor Modifications - \$50

Requires refundable compliance deposit of \$100

A minor exterior revision would be described as accent lighting replacement, shutter modification, installation of play structures, or similar modification

Major Modifications - \$250

Requires refundable compliance deposit of \$500

A major modification would be described as an exterior remodel, a structural addition to the home, installation of a pool, patio, deck, or similar modification