



Kingston South Master Association, Inc.

Rules & Regulations

September 24, 2026

**THESE RULES AND REGULATIONS MAY BE ADDED TO, AMENDED, OR
REPEALED AT ANY TIME BY THE BOARD OF DIRECTORS.**

MANAGEMENT CONTACT INFORMATION

SIGNATURE ONE, LLC.
430 Interstate Blvd
Sarasota, FL 34240
Phone Number: (941) 258-3442

Homeowners Association Website: www.kingstonsouthhoa.com

HOURS OF OPERATION

- Management Office:
Monday to Friday 9:00 AM to 5:00 PM
Saturday.....Closed
Sunday.....Closed
- Tennis / Pickleball (Outside Courts):
Monday to Sunday 7:00 AM to 10:00 PM
- Sports Complex:
 - Fitness Center/Movement Studio: Monday to Sunday24/7
 - Sports Center Office: Monday to Friday.....9:00 AM to 5:00 PM
 - Gymnasium/Basketball: Monday to Sunday..... 7:00 AM to 10:00 PM
 - Indoor Pickleball: Monday to Sunday..... 7:00 AM to 10:00 PM
 - Café: Monday to Sunday.....11:00 AM to 6:00 PM
- Pool / Spa:
Monday to SundayDawn to Dusk
- Playground / Dog Parks / Bocce Courts:
Monday to SundayDawn to Dusk
- Restaurant/
Wednesday – Sunday.....11:00 AM to 9:00 PM
- The Saloon
Thursday, Friday, Saturday.....5:00 PM to 11:00 PM
Note: Hours are subject to change for special events and concerts.

COMMUNITY RULES & REGULATIONS

Based on, "Kingston South Master Association, Inc." Declarations of Covenants, Conditions, Easements and Restrictions.

The Rules of Kingston South Master Association, Inc. (the "Association") are designed to protect the rights and privileges of the Members of the Association as well as to protect the Association's assets and property. The Rules have been formulated to acquaint the Members of the Association with the proper conduct on, and utilization of, the Amenities and common grounds. Nothing in these Rules shall be construed, interpreted, or applied in a manner that infringes upon the Kingston One Community Development District's property, violates, or is intended to violate, the Federal Fair Housing Act (42 U.S.C. § 3601 et seq.) or the Florida Fair Housing Act (Chapter 760, Florida Statutes). Neighborhood Associations may adopt rules that are more restrictive than the ones contained herein. It is incumbent upon the Member of such Neighborhood Associations to familiarize themselves with any rules promulgated by said Neighborhood Associations. All decisions as to the interpretation of these Rules will be made by the Board of Directors in its final and absolute discretion.

GENERAL DEFINITIONS

Member / Owner / Resident

A "Member" means all persons who are members of the Association as provided in the Declaration such as an Owner and the Owner's family. A "Resident" means all persons who live in the Community but are not the record owner of any parcel or unit in the Community, such as a renter. The family of a either a Member or a Resident shall include spouse/domestic partner, unmarried children, and dependent parents of the Member or Resident who reside in the household. For the purposes of these Rules and Regulations, "Member" and "Resident" shall be referred to generally as the "Member".

Amenities

The "Amenities" means the Dog Parks, Pool / Spa / Water Slides and Pool Deck, Café, The Restaurant, The Saloon, Fitness Center, Movement Studio, Locker Rooms, Playground, Bocce Courts, Outdoor Basketball Courts, Outdoor Volleyball Courts, Outdoor Racquet Courts (pickleball and tennis) Sports Complex, Game Lawns, Functional and Flex Space, Management Offices, Tournament Staging Plaza and Patio Bar.

Sports Complex

The "Sports Complex" means the Indoor Basketball Courts, Indoor Volleyball Courts, Indoor Racquet Courts (pickleball and tennis), Racquet Center, Locker Rooms, Gymnasium, Fitness Center and Movement Studio.

GENERAL RULES

1. The use and enjoyment of Amenities is restricted to Members and their invited Guests only.
2. Any violations of these Rules and Regulations could result in fines and/or the suspension of the use of the Amenities for a period determined by the Board of Directors at its sole discretion.

All Members are expected to have their ID Card at all times while using the amenity facilities.

3. Members 14 years of age and older are entitled to receive a Member ID card (access card) for access to the Amenities. Houseguests may be issued temporary Guest ID Cards for access to the Amenities. Members and Houseguests must have their ID card with them when utilizing the Amenities and must be produced upon request.
4. Day Guests will not be issued an ID Card and must always be accompanied by the Member while using the Amenities.
5. All Members and Guests using the Amenities are to conduct themselves in a courteous manner with respect for the rights of others to use and enjoy the facilities. Members and Guests will enjoy the Club free from profane or abusive language and obscene gestures. Anyone that appears to be under the influence of drugs or intoxicated may be asked to leave.
6. Members shall always be responsible for the conduct of their family and Guests.
7. The number of persons using any of the Amenities, at a given time, may be limited as needed and determined by the Manager or Staff.
8. All Persons using the Amenities will follow the instructions and decisions of the Manager or Staff regarding the use of the facilities, priority of use, and the length of time.
9. Supplemental Rules and Regulations may be posted by the Manager or designated Staff as needed. All Members and Guests will be responsible for reading and abiding by all rules. Rules posted in any particular area, room, or Amenities shall be deemed supplemental to these Rules and Regulations.
10. Any written or verbal instructions, directions, or requests received from the Manager or Staff will be honored by all persons using the Amenities. Persons who fail to comply with the Rules will be subject to immediate removal or the Rule Violations Procedures.
11. No signs, advertisements, papers, petitions, or other written materials may be posted on the Amenity property or distributed within the Community without the consent of the Manager or designated Staff.
12. The Amenities are designated as NON - SMOKING and NON - VAPING BUILDINGS except in designated smoking areas.
13. No propping open of any facility doors or gates.
14. Proper attire is required while inside the Sports Complex, Racquet Sports Building, Restaurant and The Saloon. A shirt and footwear must be worn at all times. Remove wet bathing suits before using the indoor Amenities. No one wearing a wet bathing suit will be allowed to sit on the Indoor Sports Complex, Racquet Sports Building, Restaurant or The Saloon furniture. Obscene or indecent clothing will not be allowed in the Sports Complex, Racquet Sports Building, Restaurant, The Saloon or while using the outdoor Amenities, as determined by the Manager.

All Members are expected to have their ID Card at all times while using the amenity facilities.

15. No outside food and drinks are allowed to be brought into the Café / Restaurant / The Saloon or Pool Deck.
16. No animals, other than a service or emotional support animal registered with the Association, are allowed inside the fenced Pool Area and/or inside any Amenity building.
17. Parking in the Amenity parking lots will be allowed for no more than a continual twenty-four (24) hour period. Trailers, RVs, Boats, and other large vehicles will not be allowed to park overnight in the parking lot.
18. All visitors, contractors, and vendors will be required to present a valid driver's license prior to gaining access to the community. The Member must ensure the Gatehouse is aware of the visit before entry is permitted. Passes will be approved for no more than three (3) days at a time. USPS, UPS, and FedEx delivery vehicles do not require a visitor pass and are to enter through the Main Gate #1 – Kingston Southern Parkway and Gate #2 – Dewlap Way.
19. The cost of replacing any property at the Amenities or other common areas of the Community that is broken or damaged by a Member, their family or their Guest shall be charged to the Member.
20. The facility and Staff are not responsible for lost or stolen items.

GUEST POLICY

The Board reserves the right to limit, restrict, charge, and/or implement or modify the Guest Policy as it deems necessary in its sole discretion in the future.

All Guests are required to register at any of Amenity's facilities each time and prior to use of Amenity's facilities. The total number of registered Guests of all Members using the Amenities shall not exceed 200 Guests per day.

1. All Guests shall either be Houseguests or Day Guests. A Houseguest is defined as a Guest temporarily residing in a Member's residence located in the Kingston South community. All other Guests shall be considered Day Guests.
2. Day Guests:
 - a. Day Guests must be registered by the Member with Management and are required to sign the Waiver & Release Form prior to using the Amenities.
 - b. Members must always be present with their Day Guests while using the Amenities. When the Member leaves the Amenities, their Day Guests must leave with them. No unaccompanied Day Guests are permitted to use the Amenities.

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- c. Members may register up to four (4) Day Guests per day. Management may waive this limitation from time to time in their sole discretion.
 - d. The Day Guest policy for the Indoor Pickleball is the following:
 - Prime Time: 2 Day Guests
 - Monday-Sunday: 7am-12pm
 - Monday-Thursday: 5pm-10pm
 - Non-Prime Times: 2 Day Guests
 - All other times
 - e. The Day Guest policy for the Gymnasium is the following:
 - Prime Time: 3 Day Guests
 - Sunday-Thursday: 6pm-10pm
 - Saturday, Sunday: 7am-1pm
 - Non-Prime Time: 5 Day Guests
 - All other times
 - f. The Day Guest policy for the Bocce courts is the following:
 - 3 Day Guests at all times
 - g. No more than a TOTAL of 2 Day Guests on the Outdoor Pickleball and Tennis courts at all times.
3. Houseguests:
- a. Houseguests must be registered by the Member with Management and are required to have a signed Waiver & Release Form on file prior to using the Amenities.
 - b. Houseguests 18 years of age or older may be issued temporary Guest ID Cards. The Guest ID Card must be returned at the end of the Houseguest's stay, or the Member will be charged \$50.00 per card. Houseguests must always have their Guest ID Card with them while using the Amenities.
 - c. Houseguests are permitted to use the Amenities facilities unaccompanied by the Member, including while the Member is out of town, provided the Houseguest has been registered by the Member, the Houseguest has been issued a temporary Guest ID Card, and a Waiver & Release Form has been signed.
 - d. Management must be notified of the length of stay of their Houseguests. Houseguests are permitted to use the Amenities for a maximum of fifteen (15) days from the date the Waiver & Release Form was signed. Houseguests will need to be re-registered after the expiration of the fifteen-day (15) period.
4. The Member is responsible for the conduct of their Guests while at the Amenities. If the behavior or appearance of any Guest is deemed to be disruptive, the Member shall, at the

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request of the Management, ask such Guest to leave the Amenity property and if applicable surrender his or her Guest ID Card.

5. Guest privileges may be limited from time to time. Notice of such limitations will be given by Management or the Board of Directors.

SPORTS COMPLEX / SPORT COURTS

FITNESS CENTER / MOVEMENT STUDIO / INDOOR & OUTDOOR BASKETBALL / INDOOR VOLLEYBALL / PLAYGROUND / INDOOR & OUTDOOR RACQUET SPORTS & RACQUET CENTER

1. Follow all posted rules and any directions given by Staff.
2. Use of all Amenity facilities is “at your own risk.” No attendants or supervision of any kind will be provided.
3. Always consult your physician before starting a physical fitness routine.
4. Members and their Guests must obtain and complete a Registration Form and sign a Waiver & Release Form prior to use of the Amenities.
5. Please consider working out with a “Buddy” after normal business hours. Children under 14 years of age must have adult supervision when using the Sports Complex.
6. Use of fitness equipment and courts is on a first-come, first-served basis; therefore, please be considerate and limit your time spent on the equipment. Limit your time on the treadmills, bikes, elliptical machines, tennis ball machine, etc. to 30 minutes when other people are waiting.
7. All audio equipment (radios, iPhone, iPads, etc.) is to be used with headphones. Please use common courtesy when having cell phone conversations while in the Fitness Center, Movement Studio, and Sport Courts.
8. Proper workout attire is required. No bathing suits are allowed. Tank tops or shirts and closed-toe shoes must be worn at all times while using the Fitness Center, Movement Studio, and/or Sport Courts. Sandals and/or black soled shoes are not permitted. Court shoes are required on the tennis and pickleball courts. No running shoes on the courts.
9. Water bottles and sport drinks are permitted, please keep them in the designated holders. No food is permitted in the Fitness Center, Movement Studio, and Sport Courts (indoor and outdoor).

Fitness Center / Movement Studio

10. Follow all fitness equipment instructions and recommendations by the manufacturer for use. Wipe down the fitness machines immediately after use. Disinfectant wipes are available in floor canisters located throughout the fitness area. Please notify the Staff if a canister becomes empty. Please notify Management immediately of any equipment problems, and do not use any equipment that is not working properly.
11. TVs are available for your use. Use common courtesy with the volume so it is not disturbing to others.
12. When classes are in session, Members and their Guests must wait to use the Movement Studio.
13. Children between the 12 and 14 years of age may use the Fitness Center but must be accompanied and supervised by an adult.
14. No children under 12 years of age are allowed in the Fitness Center.

Sport Courts

15. Sport Courts shall not be used for any purpose other than tennis, pickleball, basketball, volleyball, or bocce ball unless otherwise determined and permitted by the Board or Manager on a case-by-case basis.
16. Do not lean or climb on nets, fences, etc.
17. Sport Courts may be reserved for use through the court reservation system 72 hours in advance. Tennis/pickleball court reservations are required indoors; outdoor reservations highly recommended – reservations have priority over walk up play. One name per court reservation. The Member whose name is on the reservation must be an active player on that court.
18. Indoor and outdoor Pickleball and Tennis court reservations must be cancelled 2 hours prior to the start time to allow sufficient time for other Members to reserve/utilize the court. Reservations cannot be transferred or “given” to another Member and must be cancelled if not being used.
19. Reservations for all courts can be made in 30, 60, or 90-minute increments with a maximum reservation of 90 MINUTES. All players associated with the reservation for the courts must be listed on Club Website Reservation System (Kingston.south.com) before the start of the reservation. Members must use their own names to reserve a court and play on the courts they reserved. Guest policy pertaining to the Sport Courts shall be established by the Board and may be modified from time to time.
20. Pickleball - Maximum of one indoor reservation per Member per day and one outdoor reservation per Member per day.

21. Tennis - Maximum of one outdoor reservation per Member per day.
22. Ball machines and ball hoppers are allowed on outdoor tennis/pickleball courts if the adjacent court is empty. However, if other Members come onto the adjacent court then the drilling will cease and only 6 balls can be used.
23. The ball machine on the practice court must be covered after each use.
24. Only balls that have been provided may be used with the ball machine. Standard tennis balls are not permitted and will damage the ball machine. This is a Member only privilege and all ball machine users must sign a waiver and pay the fees for the ball machine club (see Sports Director for details).
25. The Sport Courts usage priority is Member instruction, club sponsored events, Member related league play, and Member related social play. Instruction on the courts is limited to Staff only. Any league play must be approved by the Director of Sports. Members and Guests must wait to use the Sport Courts when lessons, leagues, and/or events are session.
26. All pickleball and tennis league teams must be registered with the Sports Director prior to the start of the league season by the Captain and include a roster of names. Members have priority on teams.
27. No league play on the indoor courts. No league play on the outdoor courts before 11:30am.
28. The Sport Court lights will be automatically turned off at times determined by the Manager.
29. Violation of Court Policies will follow the progressions below (based on calendar year):
 - 1st Violation: verbal reminder and/or email from Sports Director
 - 2nd Violation: second email from Sports Director
 - 3rd Violation: amenity card turned off and loss of reservation privileges for one week
 - 4th Violation: amenity card turned off and loss of reservation privileges for one month
 - 5th Violation: review by the Board of Directors

SPA / POOL / POOL DECK / WATERSLIDE

SWIM AT YOUR OWN RISK

1. Follow all posted Spa / Pool / Pool Deck / Waterslide Rules and any directions given by Staff.
2. Use of the Spa/Pool / Pool Deck / Waterslide is “at your own risk.”
3. Showering is required before entering the Spa, Pool, or using the Waterslide.

4. Use the Member or Guest ID Card to swipe to when entering and exiting the Pool Area. Be sure the door or gate closes and locks securely behind you.
5. The Spa / Pool / Waterslides are available from Dawn until Dusk.
6. No food, drinks, or pool furniture are permitted within 4 feet of Pool or Spa (Florida Statutes). Members and Guests are required to clean up their area when they are finished.
7. No outside food or drinks are permitted on the Pool Deck, in the Café, and in the Restaurant or The Saloon.
8. No flying objects allowed in the Spa / Pool or on the Pool Deck.
9. No animals, other than a service or emotional support animal registered with the Association, are allowed inside the fenced pool area and/or inside any Amenity Building.
10. No diving, jumping, or horseplay is permitted. No one is allowed to run on the Pool Deck.
11. No glass items are allowed on the Pool Deck.
12. All persons using the Amenities will conduct themselves in a courteous manner with regard to the rights of others. All Members and Guests, who do not have regard for others, will be asked to leave the Pool Area. Members and Guests will refrain from displays of affection not appropriate in a public, family setting.
13. All audio equipment (radios, iPhone, iPads, etc.) is to be used with headphones. No electrical items should be plugged into an outlet anywhere near the Pool, Spa, wet surfaces, or areas exposed to water.
14. Flotation devices such as rafts, innertubes, loungers, etc. are not permitted at any time. Noodles are permitted.
15. During a thunderstorm with lightning present, the Pool Area will be considered closed. Quickly seek shelter in a permanent building.
16. Chairs, tables, lounge chairs, cabanas, island daybeds are available on a first-come, first-served basis. They may not be reserved. One chair or lounge chair is allowed per person. Please do not turn the chairs or lounge chairs on their side. When leaving the Pool Area, close your umbrella.
17. Proper bathing attire is required to use the Spa, Pool and Water Slide. All persons using the Spa, Pool or Water Slide must wear proper, dedicated swimwear made of standard synthetic materials designed for swimming. Street clothes, underwear, cut-off shorts, denim, and exercise wear are not allowed in the water. The Manager and Staff have authority to decide if swimwear meets these

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safety and sanitation standards. Anyone wearing inappropriate, obscene or indecent attire will be asked to change or leave.

18. Any person who is not fully toilet-trained or requires incontinence protection, must always wear waterproof swim diapers or snug-fitting rubber pants over swimwear while in the Spa, Pool or while using the Waterslide. No disposable or cloth diapers are allowed.
19. Please change into proper attire before entering the Sports Complex, Racquet Sports Building, and Restaurant to use other Amenities. Shoes must always be worn when entering the Sports Complex, Racquet Sports Building, and Restaurant. Notify Staff immediately of any water tracked on the floor.
20. The Management Company or Board of Directors may close the Amenities at times for events or may block off sections of the Pool at times for water exercise classes and special functions.
21. Persons with diarrhea, open sores, cuts, or communicable diseases may not enter the Spa / Pool / Waterslides.

Effective May 24th, 2010 – Florida Statutes Mandates that we inform you:

- a. Do not swallow Pool water, it is recirculated
- b. Do not use the Pool if you are ill with diarrhea

Pool

1. Follow all posted Pool Rules and any directions given by Staff.
2. The Pool is heated. Temperature level will be set by Management and may fluctuate depending on the time of day and time of year.
3. Children under 14 years of age must have adult supervision when using the Pool.
4. No food, drinks, or pool furniture within 4 feet of the Pool.
5. No diving, jumping, or horseplay is permitted.

Water Slides

The Water Slide will only be open when a Slide Monitor is on duty

1. Follow all posted Water Slide Use Instructions and any directions given by Staff.
2. Use of the Water Slide is “at your own risk”. The Staff and Slide Monitor are not employed as

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lifeguards and are solely responsible for enforcement of the rules related to the Water Slide.

3. Do not use the Water Slide if you have any physical condition which could be exacerbated by sudden movements or if you have been advised by a doctor to avoid such activity.
4. Swimwear with buckles or any other oversized metal ornamentation will not be allowed on the Water Slides. This includes on the front and back of a swimsuit.
5. Only one person at a time may go down the Water Slide. Forming human “chains” is prohibited.
6. No running, standing, kneeling, rotating, tumbling, or stopping on the Water Slide.
7. The Water Slide may close at any time due to weather or maintenance. During severe weather, seek shelter in a permanent building.
8. Water Slide is not to be used when the gate is locked at the slide steps and/or water pump because the Water Slide is shut down.
9. No food, drinks, or pool furniture within 4 feet of the Water Slides.
10. No diving, jumping or horseplay from the Water Slide.

Spa

1. Follow all posted Spa Rules and any directions given by Staff.
2. Maximum temperature of the Spa is approximately 104 degrees.
3. Limit your time in the Spa to 15 minutes max.
4. Children under 14 years of age must have adult supervision when using the Spa.
5. No food, drinks, or pool furniture within 4 feet of the Spa.
6. No diving, jumping, or horseplay is permitted.

DOG PARKS RULES

1. Follow all posted Dog Park rules and any directions given by Staff.
2. Use of the Dog Park is “at your own risk.” No attendants or supervision of any kind will be provided.
3. The hours of the Dog Parks are from dawn to dusk.

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4. Dogs must be up to date on vaccinations and parasite control (flea, tick, and intestinal parasites) to utilize the Dog Parks.
5. All dogs must enter and exit the Dog Parks in a calm orderly manner.
6. Members must pick up after their dogs promptly and dispose of all waste in approved containers.
7. Members are responsible for the behavior of their dogs at all times.
8. Members may not leave while their dogs are in the Dog Parks.
9. Dogs are to be brought to the parks on leashes and released inside the Dog Parks and put under the control of the leash again as they exit the Dog Parks.
10. No spike, choke, electric, or prong collars are allowed while dogs are off-leash.
11. No female dogs in heat, or sick dogs, shall be brought into the Dog Parks.
12. No smoking / vaping or glass containers are permitted in the Dog Parks.
13. Members shall control excessive barking.
14. Members shall be responsible for the destruction caused by their dogs, which includes filling in any holes the dogs dig while in the Dog Parks.
15. Members using the Dog Parks will conduct themselves in a courteous manner with regard to the rights of others. All Members, Guests, or dogs who do not have regard for others, will be asked to leave the Dog Parks.

ANIMALS / PETS

Service or Emotional Support Animals

1. A service or emotional support animal is not a pet. The Association does not restrict a Member's ability to own or possess a service or emotional support animal.
 - a. The animal must be registered with the Association.
 - b. The Member must provide proof the animal is up to date on all required vaccines, follow all government regulations, and if applicable be licensed by the county.
 - c. The animal must always be under control of the handler and may not become a threat, nuisance or unreasonable annoyance.

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- d. The animal may not be left unattended outside or in open areas such as lanais, porches, courtyards, garages, dog parks or similar areas.
- e. The Member must pick up after their animal promptly and dispose of all waste in approved containers.
- f. The Member is responsible for all damage caused by the animal.

Pets

- 2. All pets must comply with the requirements of the Declaration and the following conditions:
 - a. Pets must be registered with the Association.
 - b. The Member must provide proof the pet is up to date on all required vaccines, follow all government regulations, and if applicable licensed by the county.
 - c. The pet must be always leashed outside of the Unit. Retractable leashes may not provide sufficient control over the pet and Members must consider whether a retractable leash is appropriate for each pet depending on size and behavior.
 - d. The pet must always be under control of the handler and may not become a threat, nuisance or unreasonable annoyance.
 - e. The pet may not be left unattended outside or in open areas such as lanais, porches, courtyards, garages, dog parks or similar areas.
 - f. The Member must pick up after their pet promptly and dispose of all waste in approved containers.
 - g. Pets are not permitted in the Spa, Pool or on the Water Slide, Pool Deck or in any of the Amenity buildings.
 - h. The Member is responsible for all damage caused by the pet.

RESTAURANT & THE SALOON

- 1. Follow all posted rules and any directions given by Staff.
- 2. Shirts and shoes must always be worn inside the Restaurant and/or The Saloon.
- 3. No wet bathing suits will be permitted. All Members must dry off before entering.
- 4. All patrons in The Saloon must be 21 years of age or older. No person(s) under the age of 21 is permitted to be inside The Saloon.
- 5. Both the Restaurant and The Saloon are not equipped to receive cash payments. No cash will be accepted anywhere on the premises, except for gratuities paid directly to the Service Staff. To dine in the Restaurant or The Saloon, Members must have a valid credit card on file with their Member account or must submit payment via credit card at the time of service. Any Member without a credit card on file will not be permitted to charge to their Member account.

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6. Members must reserve the Private Party Room in the Restaurant in advance through Management. Guests are not permitted to reserve the Private Party Room.
7. All events in the Private Party Room must be approved through Restaurant Management and will be considered scheduled once proper payment has been received.
8. Members and their Guests must follow event guidelines stated in the “Facilities Use Agreement” when using the Private Party Room for personal events. This agreement is binding once signed and submitted.

GOLF CARTS

1. Golf carts must be registered with the Management office and properly insured for liability, accidents, and damage to property. Proof of insurance for all golf carts shall be provided at time of registration and must remain current.
2. Members will be responsible for any damages resulting from the use of a golf cart within the community. The Association is not responsible for any loss or damage relating to the operation of the golf cart. If a golf cart is involved in an accident, causing injury or property damage, the operator must immediately notify the proper law enforcement agency and Management.
3. Golf carts may only be operated by licensed drivers. Seatbelts must be worn by everyone while travelling or operating the golf cart.
4. Anyone driving a golf cart must obey all posted traffic signs. Driving on grassy areas or in preserve areas is prohibited. Portions of the community are under construction and may not be suitable for a golf cart. Be aware and cautious of construction dumpsters, construction equipment, and/or construction debris.
5. Golf carts must be equipped with efficient brakes, reliable steering apparatus, safe tires, seatbelts, a rearview mirror, and red reflectorized warning devices in both the front and rear.
6. A golf cart may be operated only during the hours between sunrise and sunset, unless the responsible governmental entity has determined that a golf cart may be operated during the hours between sunset and sunrise and the golf cart is equipped with headlights, brake lights, turn signals, and a windshield.
7. Driving a golf cart while impaired by alcohol, drugs or medication is not permitted.
8. Violation of these rules is a danger to the community and may result in revocation of privileges to operate a golf cart within the community.

ENTERTAINMENT

1. Member acknowledges and understands that their home and the community is located in an area where noise and activity associated with outdoor entertainment and recreational uses may occur. Such activities may include, but are not limited to, live or recorded music, public or private events, amplified sound, traffic, and general crowd noise.
2. Member further acknowledges that such noise and activity may occur during daytime and evening hours, and on occasion may extend beyond typical hours, including weekends and holidays. These conditions may be intermittent or recurring and are subject to change over time.
3. Member agrees that there have been no representations or warranties regarding the level, frequency, or duration of such noise or activities. Member has been advised to independently investigate the surrounding area, including nearby venues, facilities, and land uses, and accepts the privileges of Membership in the community and the benefits of having these unique Amenities are subject to these conditions.
4. Member expressly assumes the risk of any inconvenience, disturbance, or discomfort arising from such noise and outdoor entertainment activities.

SIGNAGE

1. Signs, posters, displays, billboards, decorations, logos, or other advertising devices of any kind are not permitted on the lot or where it will be visible to the public.
2. Members are permitted to place one (1) Security System sign in the front yard.
3. Open House signs may be displayed only between the hours of 11:00AM and 5:00PM on Saturday and Sunday, and only on the available property and not on the street corners leading to the property.

OPEN HOUSES

1. Open houses can only be held on Saturdays and Sundays between 11:00 AM and 5:00 PM. No open houses are allowed on national holidays.
2. The Member or real estate agent must notify the Property Manager in writing at least 48 hours before the open house. If the names of visitors are known in advance, the Member must submit a guest list to the front gate ahead of time.
3. Visitors attending an open house must park legally. They cannot block the street, traffic, driveways, fire hydrants, or mailboxes. The Member and real estate agent must manage overflow parking and be respectful to neighboring homeowners.
4. The Member is responsible for any damage to common areas caused by visitors, potential buyers or agents during the open house.

LANDSCAPE

1. Outside of normal landscape maintenance, no landscaping shall be installed, cut down, destroyed, or removed without the prior written approval of the Architectural Review Committee (ARC).

2. Hardwood trees cannot be removed. They can be relocated on your property or can be replaced with another hardwood tree.
3. Rocks or stones cannot be used in landscape beds or used for borders.

TRASH CANS

Trash Cans must be bear-proof.

1. All Trash cans must be stored in the garage.
2. Trash receptacles for lots must not exceed 45 gallons in size and must have two handles and a tight-fitting lid.
3. Trash cans must be kept in a clean and sanitary condition.
4. Garbage Incinerators are not permitted.

OUTSIDE LIGHTING

1. Spotlights, floodlights, or other outdoor, high-intensity lighting (such as Landscape lighting) are not permitted without prior written approval of the ARC. All lighting must be the color white.
2. Garage Lights (Outdoor Wall Lanterns) may not be changed without prior written approval of the ARC.
3. Solar Lights are permitted as long as they do not reflect light onto any other Unit or the Conservation Easements.
4. Member shall maintain the Front Yard Lamp (Post Lantern) and keep it operational during all hours of darkness.

HOLIDAY DISPLAYS / FIREWORKS

1. All outdoor holiday decorations must be confined entirely to the Member's private property and lot boundaries. Displays must not create a public nuisance, feature overtly dangerous fire hazards, or use strobe/flashing lights that unreasonably disturb others or illuminate Conservation Easements and indigenous preserves, or block sidewalks, pathways, driveways, or clear lines of sight for street traffic. All electrical cords must be rated for outdoor use and secured properly to avoid tripping hazards. Winter holiday displays may be put up no earlier than Thanksgiving week and must be removed by January 15 of the following year.
2. Illuminated displays must be turned off between 10:00 PM and 6:00 AM daily. Musical or sound-producing decorations must remain off during quiet hours (10:00 PM to 8:00 AM).
3. Inflatables and standalone lawn figures must not exceed 10 feet in height. Larger-scale displays requiring structural mounting or occupying the entirety of a front yard require prior approval from the ARC.
4. Members may only ignite fireworks on specific holidays recognized by Florida law (New Year's Eve,

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New Year's Day, and Independence Day). No fireworks may be ignited on common areas, streets, sidewalks, conservation easements or indigenousness preserves. All trash and debris must be cleaned up immediately after use. All use must stop by 10:00 PM on those holiday nights. Fireworks may not be used if local authorities issue a burn ban or drought warning. No one may launch items that land on a neighbor's roof, yard, or pool. Member's use of fireworks is "at your own risk" and Member assumes all liability for any damage caused directly or indirectly by the use of fireworks.

LEASING

1. Section 12.7 of the Declaration requires that Members give the Association written notice at least 15 days before a new lease starts, together with any required fees and other documentation as may be required. Members must submit a completed lease form, a copy of the signed lease, and contact details for all tenants. Tenants must sign a form stating they agree to follow all rules. In the event the proposed lease and required information is not submitted at least 15 days prior to the start of the lease term, or if the lease violates any of the rules of the community, then the lease shall be deemed null and void and the tenant shall not have the right to take possession. Tenants cannot move in until the lease is reviewed and a parking or gate pass issued.
2. Leases may not be for less than 30 days and no more than 3 times per calendar year. No subleasing is permitted.
3. During the term of the lease, a tenant may have the privileges of the Member to use the common areas and Amenities. To avoid overtaxing the facilities, the Member may not use the Amenities during the term of the lease.

COMMERCIAL USAGE

1. Members may conduct business activities within their home so long as:
 - a. The business activities are not apparent or detectable by sight, sound, or smell from outside the home.
 - b. The business activities are permitted under applicable zoning regulations, ordinances, and laws
 - c. The business activities do not create increased traffic (such as suppliers or tradesman) coming into the community.
 - d. The business activities are consistent with the residential character of the community and does not create a nuisance to other members.
 - e. Unless otherwise prohibited by law.

SATELLITES

1. Satellite locations must be approved by the ARC prior to installation.
2. Antennas of any type must be installed in or on a concealed area of the lot or residence.

3. Satellite dish antennae must not exceed one meter in diameter (FCC regulation). Satellite dishes may not be mounted on the zero-lot setback side of a home. They must be installed at ground level and properly concealed from view with landscaping. Ground mounted satellite dishes should not exceed 40 inches above ground as measured to the highest point of the ground mounted dish.
4. If the ARC finds the satellite dish installation location to be obtrusive, it will be the responsibility of the Member to provide evidence that relocation is not achievable without degradation of reception. Evidence must be in the form of a written document from an authorized installer of satellite equipment.

EXTERIOR IMPROVEMENTS

1. All exterior improvements must have prior written authorization of the ARC. This will include, but be not limited to, Awnings, Hurricane Shutters, Solar Film, Pools, Spas or Hot Tubs, Window Shading or Decoration, Fences, Walls, and Hedges.

FLAGS:

1. Members are permitted to display in a respectful manner up to two of the following portable, removable flags no larger than 4 ½ feet by 6 feet: the United States flag; the official flag of the State of Florida; a flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard; a POW-MIA flag; a first responder flag (a first responder flag may incorporate the design of any other flag permitted under this paragraph to form a combined flag). The term “first responder flag” means a flag that recognizes and honors the service of law enforcement officers as defined in s. 943.10(1), firefighters as defined in s. 112.191(1), paramedics or emergency medical technicians as those terms are defined in s. 112.191(1), Correctional officers as defined in s. 943.10(2), 911 public safety telecommunicators as defined in s. 401.465(1), advanced practice registered nurses, licensed practical nurses, or registered nurses as those terms are defined in s. 464.003.; persons participating in a statewide urban search and rescue program developed by the Division of Emergency Management under s. 252.35; Federal law enforcement officers as defined in 18 U.S.C. s. 115(c)(1); and any such other flag designated under F.S. 720.304, as amended from time to time.
2. Members may erect a freestanding flagpole no more than 20 feet high on any portion of the Member’s property to display in a respectful manner one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one other flag permitted under 720.304(a). Such additional flag must be equal in size to or smaller than the United States flag as long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement and are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents. Members must submit an application to install a flagpole and be approved by the ARC.

PARKING

1. Vehicles must be parked in either the driveway, garage or designated parking spaces. Parking on any unpaved or grassed area is not permitted.
2. Vehicles parked in permitted spaces must be in operating condition, except in the enclosed garage space.
3. Boats, trailers of any kind, semitrailers, house trailers, campers, mobile homes, motor homes, buses, and truck campers must be parked in the enclosed garage at all times, never overnight in the driveway.
4. Law Enforcement / Firefighter / First Responder vehicles are permitted to be parked in the driveway or designated parking spaces.
5. Overnight parking on the roadway is strictly prohibited and can result in the towing of vehicles.

LAKES

1. Fishing is only permitted from the shoreline of the amenity tract or directly behind your personal residence.
2. Members and Guests shall fish at your own risk.
3. No swimming is permitted in any of the lakes.
4. No boats are permitted in any lakes other than contracted lake maintenance by a licensed vendor.
5. Feeding of alligators is prohibited and is a violation of state law.
6. No trash or refuse is to be deposited into the lakes.
7. Members and their Guests are responsible for any damage to the lakes caused by their actions.
8. The lakes are designed for stormwater management, retention, and a source of irrigation.
9. Plants surrounding the lakes must not be cut or removed for any reason. In the dry season, they may appear "dead" but are, in fact, dormant. These littorals are important to the health of the lakes and are required by the South Florida Water Management District. Anyone removing them for any reason will be financially responsible for their replacement by the Association.

VIOLATION POLICY PROCEDURES

To ensure the use and enjoyment of Kingston South community & Amenities by the Members and their Guests, the following policy shall be followed for those Members and their Guests who are NOT adhering to the Rules and Regulations. This policy will be enforced and applied uniformly in a standard way to everyone without prejudice. Members and Guests are expected to act, at all times, in a courteous and respectful manner. Members are responsible for the actions of their Guests and may be issued warnings or receive suspensions for the actions of their Guests as well as their own actions, whether or not the Member participates in or is even present for the offending behaviour.

All Members are expected to have their ID Card at all times while using the amenity facilities.

Any Member or their Guest who at any time poses a threat or is otherwise physically or verbally abusive to anyone, including Management and Staff, will not receive written notice but will be immediately suspended for up to 15 days at the Board's sole discretion. At the conclusion of the 15 days, the Board may pursue formal fining and/or suspension of the offender's use of the Amenities for a longer period.

OTHER RULES VIOLATIONS WILL BE HANDLED IN THE FOLLOWING WAY:

RULES VIOLATION PROCEDURES

1st Violation:	Verbal Warning
2nd Violation:	Written Warning
3rd Violation:	30 Day Use Suspension
4th Violation:	60 Day Use Suspension

Any member receiving a verbal or written warning for rules violation will have the violation removed if they receive no further violations within a six (6) month period, following the initial notification.

In suspending or revoking an offending Member's privileges, the Board shall follow the procedures established in the governing documents and may take into consideration the instant behaviour of the Member, past violations, any arrests or convictions (whether directly related to the offending behaviour or not) and any future risk the Member may pose to the community in general. The suspension or revocation of a Member's privileges to use the amenities does not abate the Member's obligation to pay assessments.

Any person receiving a notice of a rule's violation may appeal the violation by notifying, in writing, the Board or Manager within three (3) calendar days and requesting the suspension to be appealed to the Appeals Committee. The Appeals Committee shall be made up of no less than five (5) Members in good standing in the community, that are not related by blood or marriage to any Board Members, or the individual seeking to appeal the suspension.

Appeals Meeting Procedure:

1. Meeting shall be called to order.
2. Appeals Committee selects a Chair and Secretary, unless previously appointed / selected.
3. Chairperson shall certify that interested parties are in attendance, and the violation(s) shall be read.
4. An Association representative shall present evidence and/or testimony to support suspension.
5. Member shall present evidence and/or testimony to support appeal.
6. The Association's representative may present any rebuttal evidence and/or testimony.

The Appeals Committee is permitted to direct questions to all parties, representatives, and witnesses. No person may refuse to answer direct questions put to him or her by the Appeals Committee. At the conclusion of the Meeting, the Appeals Committee shall deliberate and deliver a written ruling within 48 business hours and shall notify the offender of the decision. The meetings of the Appeals Committee are open to attendance by the Members, but there shall be no input from Members unless called to provide testimony.