

Loss is inevitable...so how can we deal with it?

Coping With Loss and Grief

Grief is not always because of a death, but it is always because of a loss!

**physical capabilities/health *relationships *work life *trust
*connections with family, friends *material things *vitality
*status *pets *self *abuse *home *faith *death*

Join us to learn how to deal with losses in the midst of grief

Presented in 2 sessions with different topics each day:

Monday, May 11 & 18 -- OR

Monday, September 14 & 21 -- OR

Monday, November 9 & 16

1:00-3:00 PM in HOA Conference Room

**Call Lynn Tracy, Arborwood resident,
to register in advance: 847-732-2985**

Topics to be covered include:

- All kinds of losses
- Stages of grief and loss
- Turning losses into rainbows
- Using symbols
- Planning ahead
- Helping others
- Celebrating life

Participants will be asked to:

- Consider personal reflections on the topics
- Consider optional "homework" activities
- Consider suggested readings
- Engage in discussions
- Bring pen and paper

Ice Cream Social

May 16th 1-4 PM

Ice Cream bar with toppings, cones or bowls

Ticket Sales:
April 23rd 10 AM-12 PM
April 27th 6-7 PM
in Craft Room



\$5 Per Person



Pointe West Food Truck Night!

Wednesday's 4:00 PM - 7:00 PM

CHERRY WAY OVERFLOW LOT - POINTE WEST SIDE

April

4/29 Rockabilly Pizza & Hand dipped Ice Cream

May

5/6 Mel & Tony – Subs, Skewers, & more

5/13 1 Up Burger

5/20 Yummy Thai – Thai Food (made to your level of spice or no spice)
Wickedly Good Cookies

5/27 Lobster Tank

June

6/3 Taste of Boriqua – Puerto Rican Cuisine

6/10 Dowdy's Flavors– Smash Burgers

6/17 Mo'Rock'in – Mediterranean Cuisine

6/24 Charm City Eats – Maryland crab cakes & fried chicken

July

7/1 Cousins Lobster

7/8 Detroit Coney Island – Coney dogs, burgers, corned beef, and pastrami

7/15 Rockabilly Pizza & Hand dipped Ice Cream

7/22 TBA

7/29 TBA

Currently booking through July 2026

Updated 4.23.2026

To be added to the email list for the weekly menus and any updates please email your request to office@pwca.us subject: Food trucks.

THIS IS NOT A SUMMERTREE RECREATION FACILITY SPONSORED EVENT
AND IS NOT AFFILIATED WITH THEIR OFFICE. THIS IS OPEN TO ALL RESIDENTS TO ATTEND

4th. of July

Potluck Dinner

Presented By Men's Club at Summertree

Saturday, July 4, 2026 at 5:00 PM

MENU = 1/2 Chicken, Water & Soda

All attending should bring a side dish, appetizer or dessert for sharing. Please let us know what you are bringing at the ticket sale.

We will have Takeout Containers available.



Ticket Sales on Thursday June 18th. & Friday June 19th. in Craft Room from

10:00AM to 12:00PM.

Price = \$10 per person.

Men's Club At Summertree Night At The Races





Local Businesses offer **Discounts**
to our residents.
Just present your Summertree
Picture ID Badge.

Business	Discount	Telephone
Restaurants		
Argentos Italian Bistro 10042 US-19, Port Richey, FL 34668	10%	(727) 862-3205
Bagels Galore- Kim 7303 SR52, Hudson	10%	727-869-9659
Frank Marzellas Catering Services 7614 Lakeside Woodlands Dr. Hudson 34667	10%	727-207-4279
Hungry Feast Buffet- Chinese & Japanese 9910 Little Road. New Port Richey	15%	727-605-3900
Island Bar & Grill, 9831 SR52, Hudson	20%	727-378-4106
Leo & Joe's New Jersey Pizza and Italian Restaurant 8802 SR52 New Port Richey	10% Dine In Only One Check, No Split Checks	727-863-0965
The Urban Oak Brick Oven Restaurant 11406 Ridge Road, New Port Richey	10% off	727-834-9498
Vito Rose Bagels 9820 Little Rd. New Port Richey	10% Off	727-233-6018
Computer Repair		
Bill Ernst - Computer Repair 8811 SR52, Ste 16, Hudson	10%	727-697-0323 or 727-776-6113
Fabio Caballero- Computer Repairs	10%	308-218-8521
House/ Handy Man / Cleaning		
Appliance Fixer 1106 Mountain Ash Way, New Port Richey, 34655	\$50 Discount On All Services	727-222-9892
Aztek Hauling & Junk Removal 24/7 Service. Check Google Reviews	15%	727-255-1995
Consign & More (Upscale Consignment Shop) 4750 US 19 New Port Richey	10%	727-264-6765
Innovative Pressure Washing & Roof Cleaning 5745 Main St., Ste 203, New Port Richey	10%	727-364-0238
April Cassidy- We do it all! Cleaning & Household Organizing Several Summertree Resident Refrences	10%	845-313-0694
Eileen's Place- Bicycles & Repairs 9635 SR52, Hudson	10%, off Everything Including repairs	727-815-6810

Jony Garage Door Services 24/7 availability	20%	339-500-5426
Madewell Kitchens Inc. 11617 SR52, Hudson	10% off up to \$500.00	727-856-1014
Maximum Appliance Repair 5 Star Rated. Same Day Service. Refrigerators, ovens, stoves, dishwashers, washers and dryers.	10%	813-599-6543
Mike Greenberg - Plumber & Handyman 12025 Boynton Ave., New Port Richey	10%	248-895-1857
Boardwalk Flooring/ Anthony DeLeon 9325 Saint Regis Lane, Port Richey	10%	727-808-8850
Mr. Water Heater- Mark Lowrie Master Plumber	10% off all installations and plumbing	727-203-8201
Beach Bum Construction- Bill Love Roofing, Siding, Windows & More	10%	727-504-7833 or 727-222-3213
Danielle's Window Cleaning 2430 Dothan Ave., Spring Hill	10%	352-942-5176
B + E Kitchen Medics 14427 Amy Lane, Hudson	15%	352-942-2582
Joe DiMiceli- Custom Floors, Showers, Backsplashes, & Jacuzzis- Summertree Resident	10%	865-307-1961
Path Finders P.O. Box 57 Tampa, FL 33556	Free Consultation	855-687-7284
Sun Coast Roofers 9507 SR 52, Hudson Must ask for Ian Hammer for Discount.	\$1000. off Coupon	813-465-4096
Turks Aluminum - Carport Roofing, Lanai Fabrication 4216 Grand Blvd. New Port Richey	10%	727-845-8375
Tri-County Aluminum 5 Star Google Rating	10%	727-848-4523
POV Homewatch 7325 Bellow Falls Lane, Hudson Seasonal & Vacant home monitoring. Month to month or yearly service agreements. All Services customized. Senior assist emergency services. Bonded & insured since 2015.	Free Initial Evaluation & Start Up Fee, Normally \$40	727-415-0952
Raymond James Laderwager Carpet Installation & Repair/ 40 years experience	15% off Labor	352-232-2340
One Man And A Toolbox Handy Man 12506 Eclipse Ct, New Port Richey	10%	727-494-4005
Auto		
Express Tire & Auto 11525 SR52, Hudson	10% off labor	727-857-3463
Extra Mile Auto Repair 11533 SR52, Hudson	10% off up to \$100	727-856-1818
Hair/ Nails/ Beauty		
Dosia Hair LLC 10214 State Rd. 52 Hudson, FL	10% off Women's Cut 15% Permanent Makeup, 10% Rollers	414-975-7027

Salon Joseph Michael 8811 SR52, Ste 13, Hudson	10% off cuts 15% off color	727-514-4238
Nail Charisma 10210 SR52, Hudson	10%	727-856-6112
Kingsman Barbers 9841 SR52, Hudson	\$15 cuts on Tuesdays	727-378-1805
Nina Nails 8811 SR52 W Hudson 34667	20%	727-457-7956
A/C		
Amen Air Inc. 10137 Midas Dr., Port Richey	5% off New Installs, 10% off Service/ Repairs	727-862-5512
Millian Air 9942 SR52, Hudson / Sales: Patrick Flannagan	12% Service:	727-364-4453
Pest Control		
Ants Pest Control Saint Regis Lane, Port Richey	10%	727-777-2614
Landscaping		
Canterbury Farms/ Landscaping & 14220 Thornwood Trail, Hudson	15% Thursday's only 15% always for veterans	727-857-0242
Event Planning		
Decorating, setup / clean up/ floral design. Summertree Resident		989-444-8737
Pets		
Annie's Petsitting LLC	10%	585-455-5577
Medical		
Comfort Care- Experienced CNA with long and short term care. Inclusive of 11311 Sage Ave. New Port Richey	Light housework.	727-237-6269
Elder Club Port Richey- Adult Day Care 9735 US HWY 19 Port Richey, FL 34668	1 Day Free Pass & Tour	727-454-7199
Serenova Dental Care 14863 SR52, Hudson, FL 34669		727-617-3008
Uninsured Patients-10% Off All Services Insured Patients- Free Fluoride, Free Cancer Screening Req. \$45		

Please contact Lorraine Smith with any complaints or dissatisfaction with businesses on our list
732-546-0020

This list will be updated quarterly with any changes to discounts, businesses that wish to withdraw from the plan or additional businesses that wish to be added to the plan.
Summertree Contacts: Lorraine Smith, 732-546-0020
Rhonda Swain, 757-450-6318

This list of small businesses should not be considered a recommendation or endorsement by Summertree Recreation Facility (SRF).

SUMMERTREE RECREATION FACILITY

RULES AND REGULATIONS

The following Rules and Regulations, adopted by the Summertree Recreation Facility Board of Directors, hereby supersede all previous versions of the Rules and Regulations.

Approved 04/17/2024

Approved 04.17.2024

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GENERAL

1.1 RULES

- 1.1.1 Residents, guests, and visitors must obey all signs and posted rules at all times.
- 1.1.2 Rule violations may result in fines, in suspending access to SRF facilities, or both.
- 1.1.3 NO SMOKING OR VAPING is permitted by residents, guests or staff within 25 feet of any SRF building, amenity or at any SRF Function or event with the exception of the designated smoking area on the pool deck.
- 1.1.4 NO FISHING or SWIMMING is permitted in any stream, pond, lake or any other water feature on SRF property.
- 1.1.5 NO TRESPASSING or SOLICITING is permitted on SRF property.
- 1.1.6 NO WEAPONS of any kind are permitted on SRF property.
- 1.1.7 Shoes and shirts are required in all indoor and outdoor areas, except in the pool area.
- 1.1.8 All residents, visitors, guests and staff shall be respectful of each other. Vulgar or abusive language, nuisance, annoyance or physical contact and violent acts will be considered a violation.
- 1.1.9 Any damages caused to SRF facilities or equipment will be charged to the resident who is responsible for the damage, including any damages caused by their guests or visitors.
- 1.1.10 Do not change the volume, muting, or channels on any televisions in the clubhouse activity rooms. Report any problems to the SRF office.
- 1.1.11 Speakers on cell phones must be muted in SRF buildings and amenities at all times.
- 1.1.12 All telephones within SRF facilities are for emergency use only or with SRF Prior Approval.

1.2 GUESTS AND VISITORS

- 1.2.1 Guest: a person or persons staying overnight in a unit within Summertree for at least one night. During such stay, the person(s) shall be considered a guest of the owner/renter of that unit.
- 1.2.2 Visitor: a person or persons coming to a unit within Summertree who is not staying overnight.
- 1.2.3 Visitors shall only be allowed on SRF premises in the presence of the owner/renter whom they are visiting.
- 1.2.4 Residents are responsible for the behavior of their guests and visitors.
- 1.2.5 In the event that facilities become overcrowded, access will be prioritized as follows:
 - 1. Residents
 - 2. Guests and visitors accompanying residents
 - 3. Unaccompanied guests

1.3 ACCESS CARDS

- 1.3.1 All residents will be issued a photo access card that can be used to gain access to the clubhouse building, auditorium building and pool area. This access card may also be used to operate the front gate.
- 1.3.2 Access cards are obtained in the SRF office for a non-refundable fee.
- 1.3.3 Replacement cards are also obtained in the SRF office for a non-refundable fee.
- 1.3.4 Access cards for guests
 - Residents may request that a temporary access card be issued to a guest who will be staying with them. The resident is still responsible for the actions of their guests.
 - Guest cards are issued for the expected duration of the guest's stay, with a maximum of 60 days. The card will then be deactivated.
 - Guest cards are obtained in the SRF office for a refundable deposit. The deposit will be refunded if the access card is returned within 60 days of the deactivation.
 - Both the resident and guest must be present in the office to get the access card.
 - Guest access cards will not be issued if the resident's account is in arrears.

1.4 CHILDREN

- 1.4.1 Children under the age of 3 are not permitted in the pool.
- 1.4.2 Children under the age of 16 are prohibited from using any of the Facilities unless accompanied and supervised by an adult over 21 years of age.
- 1.4.3 Children under the age of 18 are always prohibited from using the following areas:
 - Saunas
 - Steam rooms
 - Spa/Hot Tub next to the pool
- 1.4.4 Children under the age of 16 are always prohibited from using the following areas:
 - Game room (Billiard room)
 - Computer Room
 - Exercise room

1.5 PETS

- 1.5.1 Pets except for service animals are not permitted in SRF buildings or amenities.
- 1.5.2 Owners must clean up after their animals.

2 RESERVING FACILITIES FOR EXCLUSIVE USE

2.1 WHO CAN RESERVE

- 2.1.1 SRF may sponsor several social events each month. These events are open to all SRF residents, guests and visitors.
- 2.1.2 Residents, groups of residents and resident clubs may request to reserve the SRF facilities for exclusive use for various social events and entertainments. Exclusive use means that other residents, guests and visitors may be denied use of the area during the reserved time.
- 2.1.3 Summertree Homeowner and Condo Associations (Arborwood, Cross Creek, Fairways, Greens, Pointe West, Villas) and their committees are entitled to reserve the Garden Room, Auditorium or Clubhouse Conference Room for meetings without charge.
- 2.1.4 Summertree Homeowner and Condo Associations (Arborwood, Cross Creek, Fairways, Greens, Pointe West, Villas) may reserve the facility to sponsor up to two events per year with no cleaning or rental fee. An authorizing letter from the Association's Board of Directors must be included with the application.
- 2.1.5 Resident clubs and groups, with membership open to all residents, may request to reserve SRF facilities for meetings (no food, beverages, or entertainment) without charge, and one annual membership meeting with food, beverages, or entertainment without charge.
- 2.1.6 One resident will be named the party responsible for any non-SRF-sponsored event. The resident responsible must be current with all their assessments and fees to SRF.
- 2.1.7 SRF staff will not set up the Auditorium or Garden Room for non-SRF-sponsored events. All furnishings will be replaced to their original position after the event.

2.2 WHAT CAN BE RESERVED

- 2.2.1 The Auditorium may be reserved for groups of up to 200 people.
- 2.2.2 The Garden Room may be reserved for groups of up to 50 people.
- 2.2.3 The Picnic Area may be reserved for groups of up to 20 people. This reservation does not include use of the Garden Room, Auditorium or Kitchen. No fees will be charged.
- 2.2.4 The Clubhouse Conference Room may be reserved for Association Committee meetings of up to 8 people. No fees will be charged.

2.3 HOW TO RESERVE

- 2.3.1 Reservations for the Garden Room or Auditorium cannot be scheduled more than 13 months in advance.
- 2.3.2 If the facility has multiple requests to be used on the same day, the order of the list of priority will be:
 - 1. SRF
 - 2. Associations
 - 3. Groups/Organizations open to all SRF residents

4. Private Rentals

5. Clubs/Organization for private events.

- 2.3.3 A resident who wishes to reserve the facilities must submit an application (available in the SRF office) to the SRF Board of Directors for approval. A check for the applicable fees must be submitted with the application. Any reservation for a Private Party must include the nature of the Private Party for the board to review. The Calendar will state "Private Party", but the nature of that party will be given to the board in order to make a decision.
- 2.3.4 Acceptance of the application and fee by the SRF office does not guarantee Board approval of the event. No services or expenses should be incurred by the applicant prior to event approval.
- 2.3.5 If the Board does not approve the application, the check will be returned to the resident.

2.4 LIMITATIONS

- 2.4.1 The facility is not to be used to solicit or conduct business of any kind for any reason, with the exception of board approved community events. Charitable and non-profit events are permitted with board approval.
- 2.4.2 An approved social function reserving either the Garden Room or the Auditorium allows exclusive use of that room, the Kitchen and the Auditorium rest rooms only. Use of the pool and any other SRF amenities are not included in the approved rental.
- 2.4.3 Rented facilities are expected to be left tidy and un-littered, with trash removed to the dumpster located in the Auditorium parking lot.
- 2.4.4 Any furnishing that has been moved must be replaced to its original location.
- 2.4.5 The reserved facility will be vacated no later than 10:00 PM. Deviation from this provision may only be made with board approval.

2.5 KITCHEN RULES

- 2.5.1 The kitchen facilities are available only for the use of groups or parties during a reserved event with prior approval of SRF management.
- 2.5.2 A licensed food handler must be present if the kitchen is to be used for food preparation. Otherwise, stoves and microwaves may only be used for re-heating food. The food handler license must be brought to the SRF office prior to the event so that a copy can be made and kept on file.
- 2.5.3 The use of equipment in the kitchen is at the sole risk of the user. SRF assumes no responsibility for personal injuries or damages.
- 2.5.4 Kitchen equipment may not be left unattended while in use.
- 2.5.5 All food and service items must be removed from refrigerators, counters, and ovens at the close of the event.
- 2.5.6 Kitchen items and appliances must be left clean and returned to their proper storage areas.

2.6 FACILITY RESERVATION FEES

- 2.6.1 The rental fee for the Garden Room is \$100.
- 2.6.2 The rental fee for the Auditorium is \$200.
- 2.6.3 All residents, groups and clubs must pay a refundable cleaning/damage deposit of \$150. The deposit is required with every reservation and will be used if damage occurs or if additional cleaning is required after an event. The cleaning/damage deposit will be returned if not needed. The applicant to reserve use of the SRF accepts responsibility for any damages. The determination for additional cleaning or the amount of damage will be made by the manager and/or SRF Staff. The applicant may appeal against the decision in writing to the board within ten (10) days. All decisions by the board based upon appeal will be final. (See 2.6.4 for only exceptions).
- 2.6.4 The Friendship Club and Women’s Club, as non-profit organizations, will pay no fee to rent the auditorium and/or Garden Room.
- 2.6.5 Residents that wish to have a free entertainment event that is open to all residents may be exempt from all deposits and rentals fees with SRF Board approval.

	Rental Fee	Refundable Cleaning/Damage Deposit	Total Due with Application
Association meetings	0	0	0
Association Event (First two)	0	\$150 \$150	Garden Room \$150 Auditorium \$150
Memorial Services Residents Only	0	0	0
Memorial Services Non-Resident	Garden Room \$100 Auditorium \$200	\$150 \$150	Garden Room \$250 Auditorium \$350
SRF sponsored events	0	0	0
Non-SRF-sponsored social events	Garden Room \$100 Auditorium \$200	\$150 \$150	Garden Room \$250 Auditorium \$350
Women’s Club Events	\$0	\$150	\$150
Friendship Club Events	\$0	\$150	\$150

3 INDOOR RECREATION FACILITIES

3.1 GENERAL RULES

- 3.1.1 Alcohol is not permitted in the clubhouse.**
- 3.1.2 Regularly scheduled activities take priority to use indoor facilities.**
- 3.1.3 Water bottles are permitted in any of the indoor facilities, except the Computer Room.**
- 3.1.4 Wearing wet bathing suits or any wet clothing is not permitted except in the pool lounge area.**
- 3.1.5 Golf Carts are not allowed in any grass area.**
- 3.1.6 No Bikes or wheeled sporting equipment of any type are allowed in the building, breezeway, or pool area.**

3.2 CARD ROOM

- 3.2.1 No food or drink except water is permitted in the card room.
- 3.2.2 Please limit use to 2 hours if others are waiting.
- 3.2.3 No covers on the tables when not in use.
- 3.2.4 No advance table reservations. First come, first served.

3.3 CRAFT ROOM

- 3.3.1 No food or drink except water is permitted in the craft room.
- 3.3.2 Cabinets may not be used for storage of personal items.

3.4 COMPUTER ROOM

- 3.4.1 No food or drink including water is permitted in the computer room.
- 3.4.2 Please limit use to 1 hour if others are waiting.
- 3.4.3 The printer cannot be used to make copies. Copies are available in the SRF office for a small fee. Printer paper is not provided by SRF.
- 3.4.4 Do not change any settings or configurations.

3.5 CLUBHOUSE LOCKER ROOMS

- 3.5.1 Showers are provided for convenience before or after using the pool or exercise room.
- 3.5.2 Personal possessions are left at your own risk and must be removed daily.
- 3.5.3 Use of saunas and steam rooms is at the sole risk of the user.

3.6 EXERCISE ROOM

- 3.6.1 No food or drink except water bottles is permitted in the exercise room.
- 3.6.2 Please limit use of any piece of equipment to 30 minutes if others are waiting.
- 3.6.3 Wearing wet bathing suits or other wet clothing is not permitted.
- 3.6.4 The use of equipment in the exercise room is at the sole risk of the user. SRF assumes no responsibility for personal injuries or damages.
- 3.6.5 Users must wipe down touch points of all equipment after use.
- 3.6.6 Misuse of exercise equipment including but not limited to dropping weights or letting go of a return bar is a violation.

3.7 GAME ROOM (BILLIARD ROOM)

- 3.7.1 No food or drink except water is permitted in the Game Room.
- 3.7.2 Sitting on tables is prohibited.
- 3.7.3 Players must re-rack the balls, replace cues in the racks and brush the billiard table after use.
- 3.7.4 All equipment for shuffleboard and darts must be replaced in its storage location after use.
- 3.7.5 Do not place objects such as clothing, carrying cases, etc. on billiard tables.
- 3.7.6 No beverages of any kind are permitted on game tables.

4 OUTDOOR RECREATION FACILITIES

4.1 SWIMMING POOL AND HOT TUB

- 4.1.1 Pool hours (unless posted as closed):**
Monday 11:00 a.m. to 10:00 p.m. (Holiday Mondays 9:00 a.m. to 10:00 p.m.)
Tuesday-Sunday 8:00 a.m. to 10:00 p.m.
- 4.1.2 Swim at your own risk. No lifeguard is on duty.**
- 4.1.3 ALL pool users must rinse off before entering or re-entering the pool or the hot tub. Soaps and shampoos are only to be used in the restrooms. No personal grooming is allowed in the pool area.**
- 4.1.4 Shirts or bathing suit cover-ups are required at all times outside the pool deck area.**
- 4.1.5 Per Florida state law, the safety line must be connected in the swimming pool at all times.**
- 4.1.6 Towels must be used to cover chairs and lounges if you are dressed in swimwear or wet clothing.**
- 4.1.7 The morning water aerobics class is restricted to the shallow end of the pool and has priority over individual swimmers for using that end of the pool.**
- 4.1.8 Everyone must use earbuds or headphones if they wish to listen to music in the pool area.**
- 4.1.9 A resident or guest who opens an umbrella is responsible for closing it when their party leaves the pool area, regardless of whether there are other persons at the pool, unless another person there agrees to accept responsibility for lowering it when they leave.**
- 4.1.10 The following are PROHIBITED:**
- Glass containers
 - Food or beverages within ten feet of the pool or hot tub
 - Persons with open wounds, sores or bandages
 - Children or adults in diapers (including swim diapers)
 - No floats and pool toys are allowed in the pool with the exception of noodles with a six-inch diameter or less and US Coast Guard approved children's safety devices.
 - Horseplay
 - Any vulgar/boisterous language or action
 - No smoking or vaping is allowed as referenced in 1.1.3

4.2 SHUFFLEBOARD COURTS

- 4.2.1 No food or drinks are allowed on the court surfaces.
- 4.2.2 Players are to sweep the courts.
- 4.2.3 Players are to wear soft-soled shoes.
- 4.2.4 Return sticks and pucks to their storage area.
- 4.2.5 Players are not permitted to walk on the courts.

4.3 BOCCE COURTS

- 4.3.1 Players are to wear soft-soled shoes.
- 4.3.2 No food or drinks are allowed on the court surfaces. They must remain on the sidelines.
- 4.3.3 Return all equipment to the storage boxes after use. The bocce balls are to remain in the outside storage box. A resident or guest who opens an umbrella is responsible for closing it when their party leaves the bocce area unless another person there agrees to accept responsibility for lowering it when they leave.

4.4 TENNIS/PICKLEBALL COURTS

- 4.4.1 Players must wear tennis or court shoes only.
- 4.4.2 No food or drinks other than water are allowed inside the fenced area.
- 4.4.3 No skateboards, rollerblades, scooters, or pets.
- 4.4.4 Only tennis or pickleball balls and racquets are to be used.
- 4.4.5 All cleaning equipment must be put back in place after use.

4.5 HORSESHOE PITS

- 4.5.1 Players must wear suitable shoes.
- 4.5.2 Return equipment to the storage bin after use.

5 ROADS AND VEHICLES

5.1 BICYCLES, GOLF CARTS, ALL MOTORIZED VEHICLES

- 5.1.1 Obey all relevant state and local laws.
- 5.1.2 Bicycles and motorized vehicles must use roads only. Bicycles are prohibited from sidewalks.
- 5.1.3 Bicyclists must ride on the right side of the road, as near to the curb as possible, and with the flow of vehicular traffic.
- 5.1.4 Bicyclists riding in groups of two or more must ride single file on the right side of the road, as near to the curb as possible.
- 5.1.5 Bicyclists must always proceed at a safe speed. Racing is expressly prohibited anywhere on SRF property.
- 5.1.6 Bicyclists must observe all traffic signs, signals, lights, and markings, as they would if they were operating an automobile.
- 5.1.7 When riding between sunset and sunrise, bicyclists must have a light or reflector for visibility

5.1.8 There are spaces reserved for golf cart parking adjacent to the bocce courts.

5.2 PEDESTRIANS

5.2.1 Walk on sidewalks where one exists, not in the street per Florida State Law.

5.2.2 When necessary to walk in the street, walk against the flow of traffic as near the curb as possible.

5.2.3 When walking between sunset and sunrise, wear reflective clothing/tape or light-colored clothing.

5.3 VEHICLES AND PARKING

5.3.1 Car Barcode Stickers

Permanent barcode stickers are issued during office hours to owners and residents. Barcodes are to be permanently attached to the passenger side rear window. Replacement stickers will be issued for newly purchased vehicles after verification of new registration. There are no guest parking stickers. Fees will be charged.

5.3.2 SRF Parking Lots

Parking is permitted in designated parking lots only. No parking is permitted along any roadways. SRF lots include the SRF half of the Cherry Way lot, the Corral lot, the Auditorium lot, and the Clubhouse Parking area adjacent to the laundry room. All SRF parking areas are to be used for parking of legally registered cars, SUVs, vans, and light pickup trucks only. No vehicles with more than 4 wheels are permitted to be parked in SRF parking areas. No other types or classifications of vehicle or conveyance shall be parked in SRF parking areas. No commercial vehicles of any kind are permitted, other than vendor vehicles when doing work. No vehicles of any kind may be stored in SRF parking areas.

5.3.3 Cherry Way Parking Lot

RVs are allowed to load and unload in the Cherry Way parking lot with the agreement and understanding that they must be removed from SRF property within 24 hours. Residents must make arrangements to store their vehicles, boats, trailers, and RVs elsewhere. It is the sole responsibility of the resident to make these arrangements.

The Cherry Way lot is the only SRF lot where short term overnight parking is permitted. All vehicles parked overnight must have a valid overnight parking pass issued by the SRF office and displayed in the vehicle's windshield. Parking passes can be issued for up to two weeks and renewed only once upon request at the office for the following two weeks.

5.3.4 Reserved Parking Spaces

- Spaces adjacent to the bocce courts are reserved for golf cart parking.
- SRF and PWCA each have one designated parking space on the south side of the clubhouse. Parking in these spaces is restricted to 15 minutes maximum.
- Two spaces on the south side of the clubhouse are reserved for the laundry room.
- Five spaces on the south side of the clubhouse are designated handicapped parking spaces. A valid handicapped parking license plate or placard is required to park in these spaces. Any person who is chauffeuring a person who has a disability is allowed, without need for a disabled parking permit or a special license plate, to stand temporarily in any such parking space, for the purpose of loading or unloading the person who has a disability.

- License tags and barcode numbers of any unauthorized vehicles should be reported to the SRF office.

5.3.5 Travel Groups

Travel groups may not use the Auditorium parking lot for vehicles while on day trips. Parking is available in the Corral parking lot.

5.3.6 Vendor/Contractor Parking

All vendors and contractors wishing to park at SRF facilities must receive a parking permit from the SRF office and display it in the windshield of the vehicle.

5.3.7 Illegal Parking

SRF is in contract with a towing company. Vehicles violating any of the above parking rules, improperly parked or illegally parked on SRF property may be towed at the owner's expense.

5.4 SIGNS

All HOA event signs must be approved in the SRF office at least one week prior to posting. Each event may have no more than 2 banner signs at the Summertree entrance on SR 52, and no more than 4 directional signs per participating HOA posted throughout. Whoever posts the signs is responsible for removing them within 24 hours after the event ends.

Ticket Sales: A temporary sign may be posted at the south end of the island in front of the clubhouse (on the corner of Paradise Point Way and Aspen Way) and on the north end of the island on the corner of Paradise Point Way and Tournament View, where the 4-way stop is, during the hours of ticket sales." Signs may not exceed 24" x 18" and must be in good repair.

6 FINES, FEES, SUSPENSIONS

6.1 RULES VIOLATION FINING AND SUSPENSION PROCEDURES

The Association may fine or suspend certain rights of any owner(s), tenant, guest, or visitor only after the following procedures have been followed. A committee of at least 3 members, not affiliated with or related to any board member, nor employee of the board, shall hear the evidence presented and render its decision which is binding. The hearing will be set by the committee no less than 14 days after notice has been sent to the party or parties involved. If the owner(s), tenant, guest or visitor decides not to participate in the hearing process, the committee shall hold said hearing and render its decision. The committee shall decide the severity of the violation(s) and apply a reasonable fine or suspension for each violation. Notification should be made to the absentee party either in person or by first class mail. All decisions are final and binding.

The party who has broken any of the provisions of the Declaration, Articles of Incorporation, By-Laws and/or Rules and Regulations will be reprimanded through the following procedure, initiated by management:

First offense – Certified letter to owner(s)/renter stating violation, date and time, and state intent to levy a fine/suspension upon a second violation.

Second offense – The violation committee shall call a hearing to impose a fine/suspension for the violation. A certified letter will be sent to the owner(s)/renter stating:

- The date, time, and place of the hearing
- The provisions of the Declaration, Articles of Incorporation, By-Laws, or Rules & Regulations which have allegedly been violated
- A short and plain statement of the matters asserted by the Association

The Association may levy reasonable fines of up to \$100 per violation against any owner(s), tenant, guest or visitor for failure to follow the provisions of the Declaration, Articles of Incorporation, By-Laws and/or Rules and Regulations. A fine may be levied for each day the violation continues, with a single notice of and opportunity for a hearing, except that the fine may not exceed \$1000.00 in the aggregate. A fine of less than \$1000.00 may NOT become a lien.

The party against whom the fine/suspension may be levied shall have an opportunity to respond, to present evidence, and to provide a written or oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge and respond to any material considered by the Association. Should the Association be required to initiate legal proceedings to collect a duly levied fine, the prevailing party in an action to collect said fine shall be entitled to an award of costs and reasonable attorney's fees incurred before trial, at trial or on appeal.

The Association may suspend the rights to common areas of any owner(s), tenant, guest, or visitor for failure to comply with the rules of the Association as set forth in the Rules and Regulations. Suspension of rights shall not apply to the common elements needed to access the unit, impede parking or pedestrian entrance.

6.2 DELINQUENT HOMEOWNER SUSPENSION PROCEDURES

The Association may suspend the rights to use the common areas of the Association of any owner(s), tenant, guest, or visitor who is delinquent more than 90 days in their financial obligation to the Association and has been notified of such delinquency.

The owner(s), tenant, guest, or visitor will be notified at least 14 days prior to imposing the suspension and the decision must be approved at a properly noticed meeting. No hearing is required for this action. Any suspension may continue until the owner, tenant, guest, or visitor has become up to date with the assessments and any other fees involved.

The suspension of rights does not apply to the right of the owner(s), tenant, guest, or visitor to access their homes. All privacy rules will apply.

In the case where the HOA collects and pays the fees for their property owner(s), it will be the individual HOA's responsibility to notify management of the Summertree Recreation Facility, in writing, of an owner(s)' rights to use the common areas are to be suspended. Further it will be said individual HOA's responsibility to notify management of the Summertree Recreation Facility, in writing, that a suspension is to be lifted. All privacy rules will apply.

6.3 ASSESSMENT LATE FEES AND DATE TO BE ASSESSED

Fees are due on the first of the months of January, April, July, and October. Assessments are late if not paid by the 10th of the month when payments are due. A late notice (statement) which includes the late fee assessed will be sent after the 20th of the month that the quarterly assessments are due. A late fee of twenty-five (25.00) dollars and a ten (10.00) dollar late notice fee will be charged after the 20th of the month that the quarterly assessments are due. Interest will be charged after 30 days. A certified letter

shall be sent if the fines are not paid in sixty (60) days. Any fees still outstanding after ninety (90) days will be referred to the Board for legal action.