

**AMENDMENTS OF MARCH 11, 2024, TO THE
AMENDED & RESTATED SUGAR SAND HOMEOWNERS
ASSOCIATION, INC. REGULATIONS AS OF AUGUST 23, 2018**

WHEREAS, Sugar Sand Homeowners Association, Inc., a not-for-profit Florida corporation was formed for the purpose of serving as the homeowners association under applicable provisions of 720.301-312, Florida Statutes for the Sugar Sand development in Bay County, Florida (the "Association"); and

WHEREAS, the Board of Directors of the Association approved certain amendments to the Association's Regulations on March 11, 2024 (the "Amendments");

NOW THEREFORE, the undersigned president of the Association certifies that the Board of Directors of the Association at a duly noticed meeting, upon motion duly made and unanimously adopted, did approve the Amendments, as set forth below.

IN WITNESS WHEREOF, Zach Ferrell, as President of the Association has executed these Amendments.

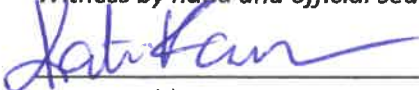


Zach Ferrell, President

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of April 2024, by Zach Ferrell, President of Sugar Sand Homeowners Association, Inc. a not-for-profit Florida corporation. Who is personally known to me or has produced _____ as identification.

Witness by hand and official seal.



Notary Public:

My Commission Expires: 12/3/27



NOTE: New wording is underlined, deleted wording is ~~stricken through~~.

**ITEM NO. 1: Section 7 of the Regulations
is hereby amended and shall read as follows:**

7. GOLF CARTS & SIMILAR VEHICLES. Electric powered golf carts and similar 3 or 4-wheeled vehicles are permitted on the roadways of Sugar Sand. Gasoline powered golf carts and similar 3 or 4-wheeled vehicles are prohibited on the roadways of Sugar Sand.

a) Registration. All Carts used in Sugar Sand must be registered with the Association for a fee in the amount of \$15.00 and must have a Sugar Sand registration sticker affixed to the Cart, and proof of liability insurance acceptable to the Association must be provided to the Association. If a Cart is found in Sugar Sand that is not registered, then it must be either registered immediately or removed from Sugar Sand. As a condition of acquiring and maintaining registration, a Cart must have operating headlights, blinkers, and brake lights.

b) Guests and/or Renters. Guests and renters may only use Carts in Sugar Sand that are registered with the Association and then only with acknowledgement of receipt of a copy of this policy. Guests and renters may only rent and operate Carts if they are of an age covered by the liability insurance of the rental service.

c) Cart Operation. Only a person at least 16 years of age may operate a Cart alone within Sugar Sand. A person under 16 may operate a Cart within Sugar Sand only if accompanied by a person at least 21 years of age.

d) Cart Violations. The following rules shall be applicable to the operation of Carts, and failure to observe these rules can result in the removal of the Cart from Sugar Sand:

- (1) Driving by a person under the age allowed to operate a Cart in Sugar Sands;
- (2) Reckless driving, as determined within the sole discretion of the Association;
- (3) Excessive, unseated, or unrestrained passengers on the Cart;
- (4) Driving a Cart without operating headlights, blinkers, and brake lights; or
- (5) Failure to obey applicable federal, state, or local laws.

e) Remedies.

(1) Fines. The Board reserves the right create a fine schedule of \$100 for the violations listed above but in no event shall the fine exceed the limits of Florida law. If an offense is curable and the offender is given written notice and the offense is not cured within 24 hours, then the failure to cure the same shall be deemed to be another, separate offense.

(2) Recission of Cart Privileges. In the event there are more than three (3) Cart violations charged against a Homeowner or Cart registration within a 12-month period, the Association shall have the right to suspend the Homeowner's Cart privileges for such time as the Association deems appropriate, in the Association's sole and absolute discretion.

**ITEM NO. 2: New Section 8 of the Regulations
is hereby created and shall read as follows:**

8) PARKING AND VEHICLES.

a) Permitted Parking. Only Carts that are permitted within Sugar Sand and approved "Primary Vehicles" are permitted to park within Sugar Sand, including in the driveways, enclosed garages and under homes that have been designed for ground level parking under the home.

b) Primary Vehicles. "Primary Vehicle" means one or more cars or trucks used by an Owner or their guests while staying at Sugar Sand, but do not include any Carts or vehicles or parking situations that are prohibited by these Regulations. The following types of vehicles are permitted as Primary Vehicles: automobiles, pickup trucks (except for one ton dually) and SUVs. The following types of vehicles are not permitted as Primary Vehicles: motor trikes, one ton dually trucks. No recreational vehicle may be parked, driven or operated within Sugar Sand.

c) Commercial Vehicles. Vehicles used for dropping off or picking up people or delivering things to Owners or their guests are permitted so long as their stay within Sugar Sand is for reasonably short periods of time. Vehicles used in the construction or repair of homes are permitted to park in driveways after home construction has been completed but are not limited to driveway parking prior to completion of construction.

d) Maintenance and Repair; Machinery and Equipment. No maintenance or repairs shall be performed on any vehicle upon any portion of Sugar Sand, unless performed in a garage, except in an emergency situation. Notwithstanding the foregoing, all repairs to vehicles within Sugar Sand must be completed within four (4) hours from its immobilization or the vehicle must be removed. Should the Association own any maintenance vehicles, it shall be allowed to maintain and store its maintenance vehicles on specific areas of the property designated by the Association. Unless approved by the Association, no power machinery or equipment shall be permitted within Sugar Sand except as is necessary in connection with approved construction or approved resident's non-commercial use. In determining whether to grant approval, the Association may consider the effects of noise, air pollution, dirt, grease, fire hazard, and any other relevant factor.

e) Trailers; Mobile Storage Units. Trailers of any kind may only be parked within a garage or underneath the house depending upon its design and no more than 30" of the trailer tongue may extend beyond the entrance of the garage structure. In the case of a mobile storage unit, such as one provided by PODS, or the like, a Homeowner shall be allowed to locate such a unit on the Owner's lot on a temporary basis to assist with moving or construction, but in no event shall it remain on any lot for more than a two (2) week period. Any attempt to circumvent the restrictions contained herein by "re-starting the clock" by

temporarily moving the offending item off the premises or onto other Lots may, in the Association's sole discretion, be deemed to be a violation of this provision.

f) Remedies.

(1) Fines. The Board reserves the right create a fine schedule for the violations listed above but in no event shall the fine exceed the limits authorized by Florida law. If an offense is curable and the offender is given written notice and the offense is not cured within 24 hours, then the failure to cure the same shall be deemed to be another, separate offense.

(2) Towing. The Board reserves the right to contract with a local towing company to post public notice and enforce violations of these regulations. Such an enforcement action may be initiated by a Board member of the Association, an employee of the Association, or an employee of the Association management company.

**ITEM NO. 3: Prior Section 8 of the
Regulations is renumbered as Section 9:**

§9. VIOLATION OF REGULATIONS. It is in the interest of all Homeowners, tenants and their guests that all concerned comply with these regulations and that violations be appropriately and promptly dealt with. A violation of the regulations that results in damage or extra expense to the Association can be charged to the offending Owner and can lead to an Association lien being imposed on the Owner's Lot. Other legal proceedings, such as but not limited to suit for injunction may be initiated. In any legal proceedings regarding the enforcement of these regulations or Use Restrictions in the Declaration, the Association shall in addition to any other relief be entitled to recover its costs and reasonable attorney fees.