

**Salt Springs Resort Association Rules and Policies**  
Salt Springs Resort is a Private Condominium Community  
SSRA Board Adopted April 23, 2021, Amended May 13, 2023

**I. Information**

1. Bears and wildlife could be present in the Park. Please use caution.
2. Violation of these Rules, inappropriate behavior, disruptive threatening behavior, and or the verbal or physical abuse to any individual or staff; the destruction and or defacing of any property will not be tolerated and may result in legal recourse.
3. All owners, tenants, guests and invitees are required to comply with the governing documents of Salt Springs Resort Association. Inc. (SSRA), including Declaration of Condominium, Articles of Incorporation, Bylaws, Rules and Policies, as amended from time to time (together the “Governing Documents”).
4. Pool, hot tub and lodge rules are posted on the premises. Rules are posted and subject to change without notice. The Recreation Area is owned and operated by Elite Resorts/Plaza Lodge, and Salt Springs Resort Association is not responsible for any Injury or loss at the Recreation Area.

**II. General**

1. All guests, tenants, renters and visitors must register at the gatehouse and obtain a gate pass.
2. Only owners may use the gate code. Invitees and Guests may not enter the resort without a gate pass.
3. Speed limit is 10 mph at all times. ALL vehicles must obey traffic signs and yield to pedestrians.
4. No person without a valid driver’s license may operate any motor vehicle including, but not limited to a golf cart, on Condominium Property.
5. No owner and no Owner’s tenant, guest or invitee may park in the street or park in a way that partially blocks the streets. All vehicles, boats, trailers, motorcycles and other modes of transportation must fit properly on a Unit’s driveway or other approved parking area and be setback at least one (1’) foot from any roadway and property line.
6. No unauthorized parking on privately owned lots.
7. No owner, resident, guest or invitee may drive, walk or bike across another owner’s lot without express consent of the Owner.
8. No parking on Common Elements, except in overflow parking areas designated by the Association. Overflow parking can be found at the front entrance by the white vinyl fence.
9. Maximum allowed per Unit:
  - a. One (1) RV, Park Model or Mobile Home;
  - b. Up to two (2) gazebos or canopies, which may not exceed 288 square feet combined;
  - c. One (1) grill canopy, not to exceed 5’ x 8’, which shall not be included in the 288 square foot limit;
  - d. Two (2) trailers, one (1) of which may be an enclosed trailer, which shall not exceed 8.5’ wide and 20’ in length.
10. Portable garages or pop-up garages are NOT allowed. See figure 1 below.
11. Tents are NOT allowed.
12. No ATVs, minibikes, dirt bikes, UTVs etc. may be operated within the Condominium Property. Except as set forth in section 12.5 of the Declaration, such vehicles must be trailered at all times.
13. All vehicles, including motorcycles and golf carts must display a current gate pass and/or owner's decal.
14. Quiet hours are 10pm to 8am, Monday through Sunday.
15. No excessive noise or nuisance is allowed.

16. All trash must be deposited in the compactor. Bagged yard debris ONLY may be left at roadside for pick up.

### **III. Pets**

1. A maximum of two pets are allowed per lot.
2. Owners must immediately collect and dispose of pet waste in appropriate waste receptacles.
3. Pets must be leashed at all times when not confined.
4. Pets may not be left unattended outside at any time.
5. Pets may not create unnecessary noise or become a nuisance.
6. Temporary collapsible pet pens must be closed and removed between the hours of 10 PM and 6 AM and anytime they are not in use.
7. Permanent chain link pens, kennels, runs and leash lines, or leashes tied to trees are prohibited.
8. No pets are allowed in bathhouses. For purposes of this rule, service animals are not "pets".

### **IV. Exterior Alterations**

1. Please refer to the ARC (Architectural Review Committee) Guidelines.

### **V. RVs and RV sites**

1. RV campers must have a toilet, sink and bathing facilities with a visible three-inch sewer connection.
  - a. Sewer connections must be watertight with proper connection from hose to pipes.
  - b. Sewer gaskets must be used at all times.
2. RVs, park models, mobile homes and all other vehicles, residential accommodations, structures or improvements on lots must be kept clean and in good condition and repair.
3. RVs must be parked on the concrete or asphalt pad unless prior approval is obtained from the ARC Committee. If any RV is parked off the concrete or asphalt pad, all parts of the RV, including slides, must remain inside the lot lines. The Unit Owner and RV owner are responsible for damage to underground systems.
4. Owners are responsible for weeding their Unit's rocks and pavers.
5. No gazebo or shed shall be used for sleeping or living quarters. No gazebo shall be used as a storage facility.
6. Window ACs must be installed by the manufacturer of the RV.
  - a. Portable AC units may be used within any living space.
7. Clothes Lines
  - a. Umbrella style clothes lines must be closed and covered at night.
  - b. Portable clothes lines must be closed and removed at night and when not in use.
8. Unauthorized use of water or electricity from other lots is prohibited.
9. Tables, benches, chairs, and mobile grills, may be erected, but must be maintained in good condition, with no rust, tears or discoloration.
10. All stored boats/jet skis must be covered when not in use. All covers must be designed for use on the boat or jet ski and maintained in good condition, with no holes, tears or discoloration. Tarps may not be used as covers for boats or jet skis.
11. NO TARPS are allowed within the Condominium Property except for use to protect an RV, Mobile Home or Park Site for 30 days after a natural disaster or in event of an emergency.
12. No unit shall be used for the accumulation or storage of materials, appliances, equipment, vehicles or property.
13. Outdoor Refrigerators and Freezers are permitted when equipped with locks and must be locked at night.

14. Antennae or satellite reception devices must be five feet from the unit's property lines and roadways. Permanent or long term install guidelines are in the ARC Guidelines.
15. No Units, shall be used in any commercial manner that will impact the peace and enjoyment of others. Notwithstanding the foregoing, a resident may work in or conduct business from a unit if the work or business is not apparent or detectable by sight, sound, or smell from outside the Unit; if the work or business conforms to all zoning requirements; if the work or business does not require delivery of goods, ingress or egress by any employee, customer or client or use of a commercial vehicle (as defined in section 12.5 of the Declaration) and if the work or business is consistent with the residential character of the Properties and does not constitute a nuisance or a hazardous or offensive use or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board. Resort amenities may not be used for commercial purposes; such use is expressly prohibited.
16. Commercial vehicles shall not be parked on any unit and may only be stored in the designated area behind the plaza.

#### **VI. Golf carts, scooters, bicycles, etc.**

1. All persons must have on their person a valid driver's license to operate a golf cart in the Condominium Property.
2. All golf cart passengers must remain seated & the maximum seating capacity must not be exceeded.
3. Golf carts operated after dusk/dark must have installed working headlights and tail lights.
4. Golf carts may not be used to propel or tow any wheeled toys like skateboards, scooters, bicycles, etc.
5. Golf carts must adhere to posted speed limits and traffic signs and yield to pedestrians.
6. Gasoline powered golf carts must be equipped with the original equipment manufactured exhaust system.
7. No unregistered/unlicensed vehicles, boats (excluding canoes and kayaks), or trailers shall be stored on any unit.
8. Golf carts do not need to be registered, but must have a SSRA decal and lot number displayed at all times.

#### **VII. Fires**

1. All fires must be contained in an above ground fire container. Ground fires, fire rings and in fire pits are prohibited. This rule shall not apply to utilization of the burn area in the dog park by employees or authorized agents of the Association or the Resort.
2. Any open flame is subject to current fire restrictions and must not be left unattended.
3. Fires may be prohibited due to certain weather conditions so please check with SSRA staff.
4. DO NOT dispose of hot ashes in the compactor or on the ground.

#### **VIII. Flags & Signs**

1. Three Flags are allowed to be installed inside a unit's property lines. Flags may be no larger than 3 feet by 5 feet.
  - a. Notwithstanding the foregoing any unit owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.
  - b. Flags must be set back 5 feet from all property lines.
2. No flags or signs of any type may contain profanity.

3. No advertisement of any commercial activity is permitted in the resort property or on individual units, except as follows:
  - a. A Unit Owner may display a “For Sale” or “For Rent” sign if the sign is provided by a licensed Realtor or the Association.
  - b. A Unit Owner may display job site signs during work, but such signs must be removed 1 week after completion of the work.
4. Signage may not be larger than four (4) square feet.

Figure 1.

