

November 17th, 2025 Updates to the Rules and Regulations

Effective Date: 11/24/2025

Definitions

1. **Electric bicycle (“e-bike”)** means a bicycle equipped with an electric motor meeting the definitions under Florida law (e.g., a Class 1, Class 2 or Class 3 electric bicycle under state statute).
2. **Electric motorcycle / e-moto** means a motorized vehicle that is not a conventional bicycle, for example an electric dirt bike, mini-motorcycle or off-road motorbike powered by an electric motor (typically greater than 750 watts or capable of speeds > 28 mph) that would require licensure, registration or is otherwise illegal for use on public roads/sidewalks in Florida.
3. “Community property” for purposes of these rules means the streets, sidewalks, paths, lanes, open common areas, parks and rights-of-way within the boundaries of the HOA.

Prohibited & Permitted Use – Community Rule

A. Prohibited Vehicles

- The riding of e-motos within the community is strictly **prohibited** at any time.
- Any resident, guest or invitee who brings or rides an e-moto in the community will be subject to enforcement, including disciplinary action by the HOA and/or referral to law enforcement for violations of applicable county/state law.

B. Permitted Vehicles (E-bikes and E-scooters)

- E-bikes and electric scooters (provided they comply with state/local law and are treated like bicycles) are **permitted** to be ridden within the community, subject to the rules below.
- All riders and devices must **obey all traffic laws** applicable to bicycles and vehicles, including stop signs, yield to pedestrians, ride in the correct direction of traffic, use bike lanes where required, obey intersection signals, and yield/stop for school buses when applicable.

Specific Rules for E-bike Use in the Community

1. **Helmet requirement:** Any rider under **16 years of age** must wear a securely fastened helmet when operating an e-bike or e-scooter anywhere in the community. Note: Under Florida law, helmet use is mandatory for riders under age 16 on bicycles and e-bikes.
2. **Lights and reflectors:** When operating between sunset and sunrise, the e-bike or e-scooter must be equipped with a front white light visible from at least 500 feet and a red light or red reflector on the rear visible from at least 600 feet.
3. **Speed & equipment condition:** Riders must maintain a safe speed appropriate for the conditions, ride as close as practicable to the right curb or edge where permitted, ride single file unless safe, and maintain brakes, lights, reflectors, tires, and other equipment in safe working condition.

4. **Use of sidewalks, paths and bike lanes:**

- E-bikes may use bike lanes, roadways, multi-use paths, and sidewalks only in compliance with county regulation and these HOA rules.
- On shared use pathways/parks or sidewalks, e-bike riders must yield to pedestrians, give an audible warning (bell or horn) when passing, and obey pedestrian signals at signalized intersections.
- The community boardwalk is for walking only. E-bikes, bikes and scooters must be walked, not ridden, while on the boardwalk.
- The use of any wheeled vehicles is strictly prohibited within the community's preserve areas.
- The use of any wheeled vehicles is strictly prohibited on any of the clubhouse recreational areas including the outdoor courts, pool deck, event lawn and pavilion.

5. **Enforcement and consequences:** Non-compliance with these rules may result in warnings, suspension of privileges in the community, fines as permitted by the HOA's governing documents, attorneys' fees, and/or notification of local law enforcement when appropriate.

Prohibition of Underage Drinking

The consumption, possession, or distribution of alcoholic beverages by any person under the legal drinking age, as defined by applicable state and local laws, is strictly prohibited on all Association property and within all Association facilities, including but not limited to clubhouses, pools, courts, parking areas, and common grounds.

Homeowners and residents are responsible for ensuring that their family members, guests, tenants, and invites comply with this rule. Any violation of this policy may result in disciplinary action by the Association, including suspension of facility privileges, including resident gate access, clubhouse access suspension, fines, and/or referral to law enforcement authorities as appropriate.