

**UNANIMOUS WRITTEN CONSENT OF THE  
BOARD OF DIRECTORS  
OF  
LOST PLANTATION HOMEOWNERS ASSOCIATION, INC.**

---

*Adoption of Certain Rules and Regulations*

Effective on this the 15<sup>th</sup> day of July, 2006, the undersigned, constituting all of the members of the Board of Directors of the Corporation, by executing this instrument below, do hereby consent to and adopt the following resolutions, as if the same had been done at a meeting of the Board of Directors of the Corporation validly called and held:

**RESOLVED**, that the Board of Directors deems it advisable and in the best interests of the Corporation and its Members that the following Rules and Regulations are hereby adopted, effective immediately upon the effective date of this consent:

**“Use of Vehicles on the Roads Within Lost Plantation:**

**Golf Cart Standards for Usage within Lost Plantation**

**1. General:**

- a. The standards noted herein apply to a resident’s privately owned golf cart, when used within Lost Plantation. Golf cart operation is allowed only on the streets and parking lots and in accordance with applicable law.
- b. Golf carts are subject to the same “rules of the road” commonly applied to licensed motor vehicles. Failure to obey State/County traffic laws and commonly understood “rules of the road” may result in civil penalties as assigned by local law enforcement officials, and/or sanctions and fines as may be imposed without advance notice by the Association’s Board in its discretion from time to time.
- c. Pedestrians shall, at all times, be given due consideration and reasonable right-of-way when approaching a crossing area, or when crossing a street.
- d. Golf carts will always drive to the far right side of the road, allowing licensed motor vehicles the ability to safely pass on the left.

- e. Golf cart drivers are reminded that they may be sharing the far right side of the road with bicycles, or other slow-moving maintenance equipment. Golf carts may pass on the left when safe to do so, returning to the far right immediately thereafter.
- f. The number of passengers in a golf cart cannot exceed the golf cart's seating capacity.

**2. Credentials for Driving a Golf Cart:**

- a. Any golf cart being operated within the community of Lost Plantation (other than golf carts of the adjacent golf course owner/operator being used in the course of play) must be registered in advance with the Association and must clearly display a registration sticker at all times. To register and obtain a registration sticker, the golf cart owner(s) (i) must show a valid driver's license and proof of current liability insurance naming the golf cart as an insured vehicle, (ii) must sign a release agreeing to hold harmless the Association from any acts, omissions or accidents involving the golf cart, and (iii) must complete and submit a registration form and registration fee in such form and amount as the Board of Directors of the Association may require from time to time (initially, the registration fee shall be \$\_\_\_\_\_). Proof of liability insurance naming the golf cart as an insured vehicle must be shown as part of the registration process. Golf cart registrations do not need to be renewed so long as the party responsible for the vehicle does not change. Association citations, sanctions and fines in connection with operation of a golf cart stand against the registrant of that vehicle.
- b. While the Community Association does not ask for it other than with respect to the registration process, by law, both a valid driver's license and proof of financial responsibility (insurance) are required to drive a golf cart in Lost Plantation. If you are unsure of the adequacy for insurance, you should contact your insurance agent for particulars and guidance.
- c. Local law enforcement, Association Security, or Association Representatives may ask to see a valid driver's license and proof of insurance at any time and for any or no reason. Failure to produce those documents within 3 business days after being stopped will result in the golf cart registrant being cited for a violation of the Community Rules. Currently, the applicable fine is \$50.00 per incident, plus reasonable

attorneys fees actually incurred and other collection costs if the same are incurred.

- d. Persons who do not possess a valid driver's license are not allowed to drive a golf cart in Lost Plantation, whether assisted by, or supported by a licensed driver. Members and guests are reminded that traffic laws and rules that apply to licensed motor vehicles apply to golf carts, when driving in Lost Plantation.
- e. Under no circumstances should anyone without a valid driver's license be allowed to drive a golf cart.

**3. Proper Safety Equipment:**

- a. At a minimum, all golf carts will be equipped with a rear view mirror, a reliable steering apparatus, efficient brakes, safe tires and red reflectorized warning devices in the front and rear.
- b. Automatic turn signals are highly encouraged. If not equipped, the use of standard hand signals is mandatory.
- c. Golf carts will not be operated within Lost Plantation ½ hour before sunset and ½ hour after sunrise without the following equipment: a headlight that emits a white light visible from a distance of 500 feet to the front, a tail lamp that emits a red light visible from at least 100 feet from the rear and brake lights.
- d. Headlights and taillights are also highly encouraged to facilitate safe driving during daylight hours, periods of fog, and inclement weather.
- e. Additional equipment that should be considered includes emergency warning flashers, a horn, and lap-restraint seat belts (driver and passenger).
- f. Notwithstanding the foregoing, all golf carts must be equipped with all lights, mirrors, signals and/or other safety equipment which may be required by applicable law and must be operated in compliance with applicable law.

**4. Daily Driving Hours:**

- a. Unless properly equipped for night driving (see paragraph 3 above), golf carts are only permitted within Lost Plantation streets during daylight hours; i.e., ½ hour after the published hour of sunrise to and ½ hour prior the published hour of sunset.

**5. Parking:**

- a. Where available, golf carts should always park in designated parking spaces.

**6. Driving/Parking in Common Areas:**

- a. Golf carts are not permitted to drive or park in any of the following specific areas:
- b. Leisure trails and fitness trails.
- c. Walkways/sidewalks associated with Association facilities and recreation areas, as well as those traversing residential neighborhoods.
- d. Turf landscape areas, including those adjacent to outdoor sport courts and sport fields and lakes and lagoons.
- e. Wetland areas.

**7. Damage Caused by Golf Carts:**

- a. Golf cart owners and/or operators may be held personally liable for damage caused to Association property, or private residential property.
- b. In the case of damage sustained on Association property, the Association reserves the right to cure or repair the damage itself without advance notice to the person liable and then a bill for reasonable costs actually incurred to the responsible golf cart owner who shall be obligated to reimburse the Association on demand.

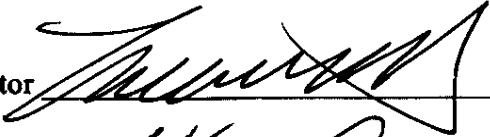
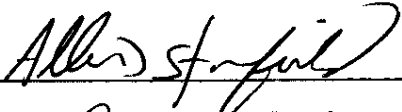
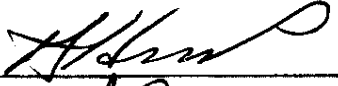


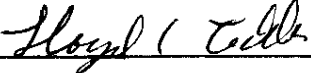
**8. Violations, Fines and Sanctions:**

- a. Any confirmed violation of an Association rule is considered a violation of the Covenants and subject to all terms and conditions that may apply. "Confirmed violations" are those personally observed by local law enforcement, the Association's Board, Management, contracted security personnel and certified members of the Security Team, as well as by a Member. The registered owner of the golf cart is considered the violator. Any action taken may be appealed to the Board at the next held meeting, only. If notification is given within (1) week of the next held meeting, the following meeting will be considered as the next meeting.
- b. A person who drives or is in actual physical control of a golf cart on Association streets and common areas, is subject to all State/County motor vehicle laws and regulations, including, but not limited to driving under

the influence ("DUF") provisions, and they may be cited for infractions of laws, regulations or ordinances by local law enforcement for adjudication in applicable courts.

- c. The Association's Board reserves the right to, without advance notice, impose sanctions or fines, or both, for infractions of these rules and regulations, in addition to any citation issued by state, county, or city authorities or law enforcement.

**FURTHER RESOLVED**, that the Board of Directors and/or any officer of the Corporation is authorized, empowered and directed to file this consent in the minutes of the Corporation and in a file or notebook containing the Rules and Regulations of the Corporation (which Rules and Regulations shall be open to review by any Member upon request), to provide the appropriate written notice of the enactment of the foregoing rules and regulation to the Members, and to take such other and further acts as such person or persons may deem necessary or appropriate in connection with the promulgation or enforcement of any of the foregoing.

Director		Director	
Director		Director	
Director		Director	_____
Director		Director	_____