Continental Country Club
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Wildwood, FL 34785
352-748-0100

RULES AND REGULATIONS

REVISED February 24, 2025

THE FOLLOWING RULES AND REGULATIONS ARE INTENDED FOR THE COMFORT, WELFARE AND SAFETY OF YOU AND YOUR VISITORS AND TO MAINTAIN THE APPEARANCE AND REPUTATION OF OUR COMMUNITY.

THEY MAY BE AMENDED FROM TIME TO TIME TO ACHIEVE THIS PURPOSE. YOUR COOPERATION WILL BE GREATLY APPRECIATED. ADDITIONALLY, RULES WHICH ARE POSTED AT RECREATIONAL FACILITIES MUST BE OBSERVED BY ALL RESIDENTS AND GUESTS.

ALL REASONABLE MEANS HAVE BEEN TAKEN TO ENSURE THAT YOUR RESIDENCE IS SAFE, PLEASANT AND ENJOYABLE. MANY OF OUR RULES AND REGULATIONS ARE BASED ON FLORIDA LAW AND THE DEED OF RESTRICTIONS. THESE ARE PUBLISHED TO HELP ASSURE YOUR SAFETY, PRIVACY AND THE PROTECTION OF YOUR PROPERTY.

CONSIDERATION AND COURTESY TO OTHERS, PLUS YOUR COOPERATION IN MAINTAINING AN ATTRACTIVE HOME, WILL HELP SUSTAIN THE HIGH STANDARD OF THIS COMMUNITY.

ENJOY EACH DAY HERE AT CONTINENTAL COUNTRY CLUB.

SIGNED: BOARD OF DIRECTORS, CCCRO, INC.CONTINENTAL COUNTRY CLUB

RULES AND REGULATIONS

1. STANDARDS

To assure that all homes are consistent with the beauty and aesthetic nature of the Community, minimum standards for improvements are as follows:

a. Used homes over two years old will not be permitted to be brought into the Community.
b. All homes must be a minimum of doublewide, modular or conventional built home on a concrete slab of least 1,000 sq. ft. but not more than 2,500 sq. ft. House must be a single story.
1. All entry stairs must be permanent masonry, concrete fixtures with metal railing or fully enclosed composite materials in accordance with local building codes. Decks are permitted on the rear of homes. Acceptable materials are pressure treated lumber and composite deck materials. It is acceptable for entry steps and railing onto rear decks to be of the same material as the deck.
2. At a minimum, each home must have a concrete driveway and either a carport with a utility/golf cart shed or a garage. These must be under or part of the carport.
3. Landscaping should be done when the home is installed in order to prevent damage to underground utility lines and to allow space for mowing. Management approval is required when installing trees, shrubbery, bush and other landscaping. Lawns may contain grass, trees, flower beds, decorative stone, beds and/or planting area. High quality artificial grass, the color of natural healthy green grass, may be installed in certain areas (like a circle driveway) with management approval. Stone areas are not permitted to be used as driveways or parking areas. In support of the State's efforts in water conservation and water quality protection and restoration. "Florida-friendly landscaping" as defined in FS373.185 is encouraged.
4. Sheds or utility buildings may be added, but they must be attached permanently via a common wall to the home or carport roof. No free-standing sheds are allowed. Sheds must conform to the Sumter County building codes. A Building Permit must be obtained if required by Sumter County. Sheds cannot be tied into an existing exterior wall of the home and must have their own support wall along the existing wall. This is a requirement of Sumter County. The shed exteriors must match the color and siding of the home. Roofs must be attached. Roofs must maintain the slope of the existing roof. No barn-style roofs are permitted. Shed can be the entire length of the common wall but cannot extend past the wall by more than ten feet. Sheds cannot infringe on the existing setbacks. A drawing showing the placement of the shed must be submitted to the Admin Office and be approved prior to construction. Failure to comply with these requirements can result in the removal of the shed at the owner's expense, fines, or both. *(Approved 11/19/18)*
5. One storage shed no larger than 6'Wx3'Dx8'H made of a resin material may be added to the side or back against an exterior wall. The storage shed must be mounted to

paver blocks or a concrete pad. Storage Sheds must meet setbacks. The location of the Storage Shed must be approved by management.

6. One Pergola/Gazebo is allowed per lot with the following guidelines: No wood is allowed, and they must be constructed of rust-free materials (no steel). Units must meet the setback requirements and be bolted down to a deck or concrete patio. Units are not allowed in front yards, the side yard of corner lots, or back yards on the golf course. Walls cannot be attached to any side of the unit or have fabric covers. A building permit must be obtained if required by the county. Plans, including size, must be approved by management.
7. No above ground pools are permitted.

8. A reduced Operations and Maintenance (O&M) fee of $150 per month shall begin upon closing for the original Buyer of a vacant lot purchased directly from Continental Country Club and shall end after six months of ownership OR upon the Buyer obtaining a Certificate of Occupancy, whichever occurs first. Thereafter, the full monthly O&M fee in effect at that time for the lot will apply.
9. Complete site and house plans must be submitted for approval to CCCRO before construction is to begin.
10. Upon approval of site and house plans, Buyer has 180 days to complete the construction project, including home, skirting, concrete work, porch(s), etc. as stated in CCCRO Rules and Regulations, Section 1, STANDARDS.

A sketch of the home and all improvements (temporary or permanent), indicating sizes, materials, colors, location and character must be filed with and approved in writing by Continental Country Club R.O., Inc. prior to installation and all such improvements shall be constructed by a duly licensed and bonded contractor approved by Continental Country Club and completed within six months of notice of approval.

2. H O M E MAINTENANCE

The appearance of the home is the responsibility of the owner. It shall be kept neat and clean and in a state of good repair. Damage to your property must be repaired and restored to its original condition within forty-five days from the date the same occurs.

3. Y A R D MAINTENANCE

Yard maintenance, such as fertilizing, insect control, trimming, edging, raking and watering is your responsibility. Mowing services will be provided by management. If the lot is not properly maintained, management reserves the right to do so and charge the owner for the actual cost thereof, plus twenty percent (20%) provided that you shall have ten (10) days after mailing or posting of written notice to correct such failure.

4. R E F U S E

All refuse must be placed in the trash container provided by Waste Management. Trash/Yard Waste can be put out at the end of your driveway 24 prior to the pick-up day and must be removed 24 hour after the pick-up day. Trash/Yard Waste is not permitted in vacant lots or in other open areas. Bagsters used for construction debris are allowed for up to a maximum of 30 days then must be removed.

6. STORAGE

No motor homes, RVs, trailers, campers, tools, equipment or any other paraphernalia may be stored on your property unless it is placed in the utility storage shed.

Repair of vehicles, boats, motors, etc. is prohibited except minor repairs on owner's own vehicles.

Management is not responsible for fire, theft, accident or damage to vehicles while stored. Boats may be stored in covered carports or the Community storage area.

7. P A R K I N G /VEHICLES (10-25-21)

All vehicles must be parked in the carport or driveway. Vehicles may not be parked on the grass or on the street overnight. Areas will be designated for overnight parking.

Guests may park in the street in front of your location for a reasonable length of time.

In transit trailers, campers or motor homes may be parked in the carport or driveway for 72 hours to prepare the vehicle for storage or departure. No commercial vehicles may be parked in the carport or driveway overnight.

No oversized commercial vehicles, i.e. bucket trucks, semi-tractors are allowed to park in a driveway or under a carport. Vehicles such as autos, pick-up trucks or vans with signs are acceptable. (10-25-21)

8. L A U N D R Y

Clotheslines are prohibited with the exception of folding rack or umbrella-type laundry poles which may be installed with management approval and supervision at the rear of the home.

9. SWIMMING POOL

Residents and guests are entitled to use the swimming pool facilities. Rules designed for your safety and the safety of others will be posted in the pool area and must be strictly adhered to. Repeated violation of the rules could result in revocation of the right to use the pool facility.

The use of the recreation facilities in the Community is at your own risk, and neither management nor the owners of the Community assume any responsibility or liability for personal injury in connection with resident or guest use of the same. The resident must accompany guests to the swimming pool.

10. CLUBHOUSE

Those persons or groups of persons utilizing the existing clubhouse or any clubhouse which may be provided in the future must comply with the posted rules. Reservations for group functions are to be approved by management.

11. AGE RESTRICTIONS/CHILDREN

Continental Country Club is a Community whose purpose is to provide housing for persons fifty five years of age. Its facilities and policies are generally designed for those who are fifty five (55) years of age or older.

One resident/occupant in each home must be fifty-five years of age or older; the other resident shall be a minimum age of forty- five (45) years. Provided, however, if at the time a new resident applies for admission eighty percent (80%) or more of the Community's occupied homes are occupied by at least one person fifty-five years of age or older, the Community may reduce its minimum age requirement for the new resident to forty-five years.

All new residents shall produce verified evidence of the resident's age. Copies will be made of each resident's driver's license or other verified evidence of age.

It is the intent of this rule to maintain the Community's exemption under the Fair Housing Amendment of 1988 and the Housing for Older Persons Act of 1995. In no event will Continental permit a new resident's admission if occupancy by the new resident will result in less than eighty percent of the Community's homes being occupied by one or more persons fifty-five years of age or older.

Continental maintains the right to make reasonable accommodations for the handicapped and to consider hardship exceptions.

No child or grandchild shall stay longer than thirty (30) overnight visits in any 365-day period without the prior written consent of the Board and continued satisfaction of any condition set forth in any such consent. Children must be supervised when using the Community facilities. Children must have a driver's license to operate a golf cart.

12. GUESTS

For use in case of emergency, you are encouraged to have your guests register at the Administration Office. You are also requested to register when leaving on an extended trip and when you return. Residents are responsible for the actions of their guests and are required to accompany guests when using the facilities.

Since we are a 55+ Community, unless there is prior approval of the Board, any guest under the age of 45 may visit for no more than thirty (30) days in any 365-day period. If guests stay at a residence for more than 14 consecutive days, the owner/renter must reside at the residence with the guest(s). If there are extenuating circumstances, present it to the Board.

13. SOLICITING

Soliciting is prohibited. Commercial enterprises which, with the approval of management, will benefit residents may be allowed. Fundraising in the lounge/restaurant or on the CCC premises should be posted.

14. PETS

Pets (dogs and cats) are acceptable provided they are kept under control on a leash or in a pet carrier when outside. In order to comply with the Sumter County Animal Control Ordinance, all dogs and cats must be on a leash or in a pet carrier when off the owner's property. Also, refer to Declaration of Restrictions # 10-Pets and Policy #38.

Pets are the responsibility of their owners and such owners shall remove any and all waste left by their pets. All pets are to be immunized as required by Florida Board of Health Regulations upon moving into the Community. Any resident may be required to permanently remove a pet from the Community if, in the sole discretion of management, the pet constitutes a nuisance or if this provision is violated.

15. ANTENNA - This rule is no longer in effect as it is in conflict with FCC Regulations.

16. SPEED LIMIT

The speed limit in the Community is twenty (20) miles per hour unless otherwise posted. Pedestrians, bicycles and golf carts have the right of way at all times except at posted street crossings.

17. VEHICLES

You may not operate loud motorcycles or loud motor scooters in the Community. Noise and pollution standards will be determined by management.
Segways and ATV's (four wheelers) are prohibited in the Community. Any vehicles of these types currently in the Community as of *10/25/2010* will be grandfathered in until they expire or are disposed of. Noise and pollution standards will be determined by management.

18. SIGNS, FLAGS AND BANNERS

Up to two "For Sale" or "For Rent" signs, no larger than 18" x 24", may be displayed in the windows of your home or securely attached to the building, with only one sign limited to any particular side of the home.

Political signs, including flags and banners, supporting a candidate for office or a political issue are permitted, but only during the Federal, Florida State, and Continental Board of Directors election periods with the following limitations:

- Political signs, flags, or banners may be placed on the owner's property (including golf carts and vehicles) no more than 45 days prior to the election
- Political signs, flags, or banners must be removed within seven (7) days following the election
- Political signs, flags, or banners may not contain any profanity or distasteful language or images.
- No more than a total of two political displays (signs, flags, or banners) per property are permitted.
- Lawns with signs cannot and will not be mowed.
- Political signs may be no larger than 3' x 5'.

No signs, flags, or banners of any type are permitted to be placed on CCC common area property unless approved in advance by the General Manager.

19. SEWER LINES

Clearing of clogged sewer lines from your home will be the responsibility of the homeowner. To prevent this from happening, it is recommended that you do not deposit sanitary napkins, Kleenex, paper towels, disposable diapers, grease, cigarette butts or any other nonsoluble material in your toilet or sink.

20. DISTURBANCES

Power tools, radios, television sets, stereos, musical instruments and other sound equipment may not be used in a manner which will disturb your neighbors. Please be especially careful with respect to this rule between the hours of 10:00 pm and 8:00 am (Continental Lawn Services may start at 7 am. Loud parties, public drunkenness and illegal or immoral conduct constitute a violation of this rule.

21. EXTERIOR LIGHTING

No exterior lighting shall be directed outside the boundaries of any lot nor shall any lighting be used which, in the opinion of Continental Country Club R.O., Inc. constitutes more than normal convenience lighting.

22. ILLEGAL AND OTHER ACTIVITIES

No offensive, immoral or illegal activity shall be carried on, in or about any lot, nor upon the property or any easement, facility or other improvement owned by Continental Country Club R.O., Inc. or on, by or in any waterways, natural or manmade, in, on or adjoining the property, nor shall any activity of any kind or nature whatsoever be carried on or permitted to exist or continue which would constitute an annoyance, a nuisance or other interference with the use of any lot or any adjacent or neighboring areas or property.

23. COMPLAINTS, SUGGESTIONS

Management will not arbitrate disputes between residents unless they have a detrimental effect upon the Community.

Complaints will not be considered unless put in writing and submitted to management. You are invited to make suggestions with respect to the operation and management of the Community by putting the same in writing.

24. RENTERS

Residents who rent their homes on a seasonal or permanent basis shall make certain that the persons to whom they rent are made aware of the rules and regulations. It is the

Residents/Property Managers responsibility to notify the Administration Office in writing that they will be renting a home or changing tenants **prior** to arrival of the renter. In addition, the renter must register at the Administration Office at the time of their arrival for security reasons and to receive proper identification for use in the Community. The minimum rental timeframe is two months. Residents may request a written waiver in advance from the General Manager allowing them to rent other residents' homes for shorter periods of time to accommodate visiting family and/or friends.

25. FIREARMS

The discharge of firearms within the boundaries of Continental Country Club is prohibited due to the population density and the nature of our residents. This would not pertain to self-defense or the protection of life and/or property.

26. MAGNOLIA ROOM/PAVILION

Any use of the Magnolia Room by residents for private events must be scheduled with the Administration Office. Request must be made well in advance of the desired date of use, see Policy #1.

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27. YARD SALES

Refer to Policy #29 – **COMMUNITY YARD SALE**. Any additional sales must be approved by management at least 7 days prior. Permission will be granted only for moving sales and only if the home is listed for sale. One "Moving Sale" sign is allowed to be placed in front of house; no other signs are permitted. These sales are intended for CCC residents only; any outside advertising is prohibited but posting on the appropriate bulletin boards throughout the community is permitted. All sale merchandise must be placed under the carport, garage, lanai or inside of the home for a maximum of 2 consecutive days. No merchandise may be placed in the yard or driveway and merchandise may only be placed out from 7 a.m. – 3 p.m. and moved inside and out of view after 3 p.m. if the sale will continue throughout the day. Moving sales will be for CCC residents only.

28. ESTATE SALES

Estate sales may be held by a professional, deceased homeowner's family member or trust. All sales are limited to Saturday and/or Sunday with the hours to be between 8 a.m. and 3 p.m. The Administration Office must be notified at least one week in advance of the sale for approval. It is the responsibility of the individual(s) holding the estate sale to post directional signs, alert neighbors of the sale, monitor traffic and parking and remove any and all signs related to the sale.

29. BALL HAWKING

There shall be no ball hawking in any of the grounds, ponds or lakes on the golf course. Ball hawking is prohibited by everyone at all times, except for locating your own golf ball during a round of golf.

30. FENCES (11/22/21)

Fences are not permitted on any private property within Continental Country Club.

A fence is defined as a structure designed to keep people or animals in or out of an area or to provide privacy by blocking vision. Structures that are not considered fences and that are permitted are mostly open railings along walkways, patios, decks or porches. Also permitted are carport enclosure and small privacy panels. If you are considering erecting any sort of railing, enclosure or panel, you should request a determination from CCC Management using picture and/or drawings prior to construction to avoid having said structure deemed noncompliant and requiring removal at your expense.

31. AMENDMENT

These rules and regulations may be modified, amended or supplemented at any time, in which you will be properly notified.

APPROVED: CCCRO, INC. BOARD OF DIRECTOR

POOL RULES

1. The swimming pool spa and sauna bath are available for use 7 days a week.
2. Swimmers using the pool do so at their own risk.
3. Swimmers should always use the "BUDDY SYSTEM".
4. ALL RESIDENTS using the pool will require identification tags. These tags must be worn and be visible by Security at all times. Residents may obtain ID tags for themselves and passes for their guests at Security. There is a one-time charge of $2.00 per ID tag for each guest, which is non-refundable. Resident tags are free and are good for the duration of residency.
5. All guests visiting for less than 24 hours must be accompanied by a resident while using the pool facilities.
6. Children under 16 years of age must be under the supervision of an adult.
7. No one under 16 years of age is allowed in the spa.
8. A shower is required before entering the pool or spa. Lotions and oils are taxing on the pool filter system.
9. NO REGULAR DIAPERS (ADULT OR CHILDREN) ARE ALLOWED IN THE POOL. Swim Diapers ONLY!!
10. Running dives, playing tag and all "horseplay" are prohibited.
11. Swimsuits and/or bare feet are not allowed in the Clubhouse.
12. Only personal flotation devices are allowed into the pool area.
13. Swim fins are not allowed.
14. No balls are to be thrown.
15. Please be considerate of other swimmers!
16. Do not swallow pool water.
17. Please use courtesy when swimmers are using lap lanes.
18. Bicycles, skateboards and skates are prohibited on the pool deck.
19. No pets, UNDER ANY CIRCUMSTANCES, are allowed in the pool area.
20. Radios and televisions are permitted on the pool deck only when headsets are used.

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21. All food and beverages must be in unbreakable containers. Food is permitted on the upper deck ONLY. All trash must be picked up and disposed of properly.
22. Please keep pool gates closed at all times.
23. Everyone is to respect residents and Security at all times.
24. Please do not stand or sit on steps because it blocks others from getting in/out of pool.

Please have these pool rules available for you and your guests to review before using the facilities at Continental Country Club. Security Guards have the authority to ask residents and/or guests to leave the pool area if the rules area not followed.

NO SMOKING PERMITTED IN POOL AND SPA AREAS