

## **THE SAWGRASS PLAYERS CLUB ASSOCIATION, INC.**

### **Welcome to Sawgrass Players Club**

As a homeowner and resident of the Sawgrass Players Club, you are a member of one of the premier communities in northeast Florida. Our community of 16 neighborhoods encompasses 1,200 acres of natural beauty. We are also home to the PGA TOUR, The PLAYERS Championship, Web.com Tour Championship and three world-class golf courses.

This guide is designed to provide you with information about the community, how Sawgrass Players Club is governed, whom to call for assistance, the processes needed to get things done, an understanding of your rights and obligations under the deed covenants and restrictions that apply to your property, as well as the rules and regulations adopted by the Sawgrass Players Club Association board of directors.

Please read through this booklet and keep it handy for future reference. All homeowners, renters and visitors are bound by the terms of the Association's covenants, restrictions and rules and regulations. They are designed for the betterment of our community and to maintain a high quality of life. Failure to comply may subject an individual to monetary penalties.

We recommend that new homeowners become familiar with the Sawgrass Players Club Association's governing documents, which are available on the master association website at [www.sawgrassplayersclub.org](http://www.sawgrassplayersclub.org). Every person who takes title to property in our community agrees to all the terms and provisions of the Sawgrass Players Club's Declaration of Covenants and Restrictions, as well as the governing documents for your individual community association.

It is also important for new homeowners to become familiar with the Architectural Review Process. Many new homeowners almost immediately begin to personalize their homes. If you are considering changes to the exterior of your home, you will need the approval of the

Sawgrass Players Club's Architectural Control Committee and your local association's Architectural Review Board.

If you have any questions about the governing documents, processes or rules and regulations, please call Marsh Landing Management Company, which oversees the management of our property, at 904-273-3033. Information is also available on our website [www.sawgrassplayersclub.org](http://www.sawgrassplayersclub.org). To log in, you will need a user ID and password. If you do not have a user ID and password, go to the home page, click on Login, select Request Login from the drop-down menu, then complete and submit the e-form. An ID and password will be sent to you.

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## Section I. Organization and Governance

The Sawgrass Players Club Association, Inc. (the "Association"), also known as the *master association*, is a Florida not-for-profit corporation formed in accordance with deed covenants and restrictions that apply to each Sawgrass Players Club property.

The Amended and Restated Declaration of Covenants, Articles of Incorporation and Bylaws are dated April 26, 1995. A Notice of Extension of the Amended and Restated Declaration of Covenants for the Players Club at Sawgrass that was recorded in the St. Johns County, Florida, public records on May 30, 2013.

**Master Association Board of Directors and Committees.** The Association is governed by a nine-member board of directors who are property owners within the Sawgrass Players Club. They are supported by various committees that carry out board policies and supervise activities. The governing documents described above give the board of directors authority to adopt rules and regulations consistent with the Association's covenants and restrictions, including the right to impose fines to the maximum extent allowed by law as a remedy for violations. All residents must abide by the rules and regulations adopted by the board of directors.

**Assessments.** The board of directors also establishes and collects assessments necessary to operate the Association and carry on its activities. Assessments are due semiannually on January 1 and July 1. The board may also levy special assessments when necessary.

An assessment not paid on the date due is deemed delinquent, is subject to interest and collection costs, and may become a lien on the property until paid. Thirty days after the delinquency date, the Association may bring an action to foreclose the lien and obtain a judgment against the property owner.

**Local Community Associations.** Each of the 16 communities within Sawgrass Players Club has its own homeowners association, also known as a *subassociation*, board of directors and governing documents to which

property owners in that community must comply. Each subassociation also levies assessments to maintain its common areas and operations.

The 16 communities within Sawgrass Players Club are:

<b>Subassociation</b>	<b>No. of Units</b>
Bermuda Court	65
Bridgewater Island	39
Cypress Bridge	53
Cypress Creek	227
Hammock Cove	64
Lakeside	27
North Cove	53
Oakbridge	353
Players Club Villas	101
Salt Creek	175
Sawgrass Island	55
Seven Mile Drive	117
Turtleback Crossing	91
Vicar’s Landing	268
Water’s Edge	80
Water Oak	83
<b>Total No. Of Units</b>	<b>1,852</b>

**Property Management Services.** The Association contracts with Marsh Landing Management Company to oversee day-to-day operations of the master association. Their office is located at 4200 Marsh Landing Boulevard, Suite 200, Jacksonville Beach, Fla. 32250 (south of J.T. Butler Boulevard). Office hours are 9 a.m. to 5 p.m., Monday through Friday, and their phone number is 273-3033. For immediate assistance in a maintenance emergency on master association property, there is a manager on call 24 hours a day, seven days a week, at 307-2759. The Association also contracts with First Coast to oversee gate access operations, Clear Waters to oversee lake maintenance, and Precision Turf to oversee common area landscaping.

## Section II. Decals, RFIDs and Controlled Access

The Sawgrass Players Club Association contracts with a private gate access company to provide access control services to limit entry into our community through the Main Gate (A1A entrance) and the Solana Gate. Access Control Officers also patrol the roadways and common areas, enforce related community rules and regulations, and issue citations when violations are observed. All residents are responsible for complying with and ensuring that their guests, invitees and domestic help comply with all rules, regulations and procedures adopted by the Association for controlling access to and within the community. Violators are subject to monetary penalties.

**Vehicle Registration.** All residents' vehicles must be registered at Marsh Landing Management Company's Access Control Office located at 4200 Marsh Landing Boulevard, Suite 200 (off J.T. Butler and Marsh Landing Parkway). Required documents include vehicle registration and driver's license.

If a vehicle's license plate changes, the vehicle owner must provide the Access Control Office with updated tag information. The Access Control Office is open from 9 a.m. to 4:30 p.m., Monday through Friday. For more information, call the Access Control Administrator at 373-5600.

**Property Owners.** Vehicles belonging to property owners must display a valid resident decal on the lower corner of the driver's side of the front windshield. The decal is free of charge and permits access through Sawgrass Players Club gates on a seven-day, 24-hour basis. Resident decals will change in appearance from year to year and must be renewed annually.

An RFID is necessary to activate the automatic entry gates and allow entry through the RFID Entry Lane at each gate. RFIDs are optional and may be purchased for a nominal fee at the Access Control Office. All RFID fees must be paid by check payable to SPCA or in cash. All RFIDs are distributed at the Access Control Office.

Decals and RFIDs are not transferable. A new decal must be obtained from the Access Control Office at Marsh Landing Management Company, and a new or replacement RFID can be purchased for an additional fee.



Only vehicles with an RFID may pass through the RFID Entry Lane. Violators will be required to exit the community immediately and re-enter through the Visitors Lane. Frequent violators can be cited and subjected to monetary penalties.

RFID access privileges may be suspended if a homeowner is delinquent in Association fees.

**Long-Term Renters (12 months or more).** Vehicles belonging to long-term renters must display a valid resident decal. The decal is free of charge and permits access through Sawgrass Players Club gates on a seven-day, 24-hour basis. Resident decals will change in appearance from year to year and must be renewed annually.

Additionally, long-term renters may purchase a RFID for a nominal fee for each of their vehicles good for the term of their lease by presenting the lease to Marsh Landing Management Company and, if applicable, the lease extension for a RFID to remain valid.

**Short-Term Renters (11 months or less) and Extended Guests. (7-2020)**

Extended-period vehicle passes are issued at the Main Gate for short-term renters. The passes are good for up to 30 days at a time from the date the pass is requested.

Short-term renters must contact Marsh Landing Management Company and submit proof of rental agreement and property owner contact information to receive a gate pass. Short term renters also may purchase an RFID for each of their vehicles for a nominal fee good for the term of their lease by presenting the lease to Marsh Landing Management Company and, if applicable, the lease extension for an RFID to remain valid.

All short-term renters must contact their subassociation management company for lease length restrictions and additional rental policy requirements.

**Residents Driving Loaners/Rental Cars.** Property owners and renters who are driving loaner cars or rental cars must display the appropriate pass on their dashboard for entry to avoid presenting their drivers' licenses to the Gatehouse Officer when passing through the Visitors Lane.

**Frequent Visitors.** Property owners or long-term renters may purchase RFIDs for vehicles belonging to their frequent visitors for a period of 12

months, not to exceed the life of the lease for the long-term renter. The sponsor can renew the RFID for a fee, provided the RFID is in good condition.

**Residents' Employees and Service Personnel.** A property owner or long-term renter who employs service personnel may purchase an RFID for their employees' vehicles. RFIDs are valid for 12 months.

**Sponsor Responsibility.** RFIDs obtained by residents for frequent visitors and employees are not automatically renewed. It is the responsibility of the sponsor to contact the Marsh Landing Management Company's Access Control Office to renew RFIDs for these guests. Renewals will not be issued to frequent visitors or employees without prior authorization.

A property owner or long-term renter who sponsors a frequent visitor or service employee assumes responsibility for their actions within the Sawgrass Players Club, such as speeding or other violations. RFIDs of sponsored visitors and employees may be revoked in the event of violations.

If an employee is terminated or a frequent visitor authorization is withdrawn, the sponsor must notify Marsh Landing Management Company's Access Control Office and make every effort to ensure that the decals and RFIDs are removed from the vehicles.

**Admitting Visitors.** Gatehouse staff cannot grant entry to visitors without prior authorization by a resident. This includes guests, golf and tennis guests you plan to meet at the TPC Clubhouse or Golf Course or Club, service companies, deliveries, vendors, taxis and others. Call the Gatehouse at 285-4160 or 285-4161 in advance to authorize entry, providing your name, address, the guest's name, and date and time of arrival or fill in the online gate access form at [www.sawgrassplayersclub.org](http://www.sawgrassplayersclub.org).

A one-day pass will be issued to authorized guests. Guests staying longer than one day will be issued an extended-period pass for the length of their stay. These passes can be obtained at the Main Gate. The visitor pass must be displayed in the vehicle's front window at all times.

**Motorcycles.** Motorcycles, mopeds, and motor scooters properly licensed to travel on public highways are required to have decals or passes to travel within the community. Residents are required to obtain a valid resident decal for each vehicle and must present a current vehicle registration. Visitors and guests must obtain temporary passes for display on the front windshield of the vehicle. Visitor passes are obtained at the entrance gates.

**Service Company Exemptions.** Marsh Landing Management Company and Sawgrass Players Club Gate Officers maintain an access list for vehicles allowed to enter the Sawgrass Players Club property during normal business hours for the purposes of delivery or service; e.g., UPS, FedEx, utility trucks, etc.

**Deliveries.** Gatehouse Officers do not accept residents' deliveries.

**Access Denial.** While use of the Association's roadways is granted to a large number of authorized vehicles, the Association has unrestricted and absolute right to deny ingress to any person who, in the opinion of the Association, may create or participate in a disturbance or nuisance on any part of the property or whose driving ability is impaired. Sawgrass Players Club Access Control will notify the St. Johns County Sheriff's Office immediately if an occupant of a car is a nonresident and is causing a disturbance.

**Unwanted Visitors.** An access denial list is maintained at each Gatehouse to bar entry to unwanted visitors. To enter a name on this list, residents can register the name in person at Marsh Landing Management Company during regular office hours or in person at the Main Gatehouse.

**Large Private Parties.** To accommodate your guests and facilitate their access, large party guest lists (10 or more non-resident autos) must be provided to the Gatehouse Officers at least 8 hours in advance. Each guest will be checked off against a guest list at the gate. Should the party be large enough to require special parking or access assistance, added personnel will be provided at the host's expense. All outside noise shall be curtailed at 11:00 p.m.

**Youth Parties (hosts under age 21).** Because of past experiences with youth parties resulting in property damage and annoyance, special provisions for youth parties prevail. A responsible adult must be present at

each youth party, and rules for large parties, noted above, must also be followed. Written parental authorization for a party of 10 persons or more must be submitted at least 8 hours in advance to the Main Gate.

All youth parties or gatherings shall terminate in the event complaints are received and a roving patrol supervisor determines that the peace of the neighborhood is being disturbed. St. Johns County Sheriff's Office assistance will be requested if needed. Any official incident report of adverse youth conduct will be provided to the youth's parent(s). Host parents will be held responsible for any damage or clean-up costs incurred, including on common areas and neighboring properties.

### **Section III. Use of Roads and Sidewalks**

Sawgrass Players Club roads are private and maintained by either the Association or the individual homeowner associations. The Association fully enforces traffic laws and violators are subject to fines.

**Gate Arm Incidents.** All vehicle operators must enter and exit the community with reasonable care. Drivers are responsible for ensuring their vehicles do not strike the gate arm or that the descending gate arm does not strike their vehicles.

If contact does occur, it **must be reported immediately** to the Gate Officer, and the driver must complete a Gate Arm/Vehicle Accident Report. If the driver leaves the scene without completing the report, neither the Association nor the Sawgrass Players Club access control company will be responsible for claims alleging that vehicle damage occurred as a result of gate malfunction or Gate Officer action. Drivers will be responsible for any damage they cause to the gate arm.

**Vehicular Traffic.** All motorized vehicles must comply with speed limits that are clearly posted and all stop signs. Vehicles operated within the community must be properly licensed and equipped in compliance with state laws. Motorcycles, mopeds, motor scooters and golf carts are to be ridden on the right-hand side of the roadway with the flow of traffic. Additionally, bicycles driven above 15 mph must be driven on the roadway.

*Where sidewalks are not provided, pedestrians, motorized vehicles, bicycles, and other types of conveyances shall have the right to use the road rights-of-way equally, provided however, where practical, pedestrian traffic shall be limited to the unpaved portions of the right-of-way on the left side of the paved road facing oncoming vehicles. Further, pedestrians shall cross the paved portions of the roads only at designated crossings.*

*Except for motorized vehicles performing maintenance, no motorized vehicles of any description may be operated on any unpaved portion of any road right-of-way. The operator of a motorized vehicle shall not breach any permanent or temporary barriers designed to prevent access by motorized vehicles over any portion of any road right-of-way. (Edit 2018)*

**Parking.** No parking is allowed on grass, sidewalks or common areas of Sawgrass Players Club other than streets and parking lots. The Players Pool and Players Park parking lots are closed to vehicles from dusk to dawn unless prior written Controlled Access Committee approval has been obtained by the Main Gate Officer. Additionally, parking of any vehicle on any road between 1 a.m. and 6 a.m. is prohibited, unless prior subassociation approval has been received by the Main Gate Officer. Owners that need a variance to park overnight on their street due to extenuating circumstances should contact their local subassociation in writing to receive advance approval which must be communicated to the Main Gate.

**Golf Carts.** All golf cart operators must carry a valid driver's license. Parents are responsible to ensure their underage children do not drive golf carts. Citations will be issued to parents of underage children found violating this requirement. Additionally, each person in the golf cart must be seated, and children may not ride in the lap of a driver.

For safety purposes, the following golf cart equipment is required:

- Efficient brakes
- Brake lights
- Reliable steering
- Safe tires
- Rear view mirror
- Red reflectors on the front and rear
- Between sunset and sunrise the cart must have head lights and tail lights
- Turn signal is optional, but recommended

**Traffic Enforcement.** Sawgrass Players Club Access Control Officers enforce all traffic, speeding and parking violations. In the event of an infraction, a citation is mailed to documented violators. (See Section IX, Enforcement of Covenants and Rules, Table 2, Fines.) The Association reserves the right to revoke the use of a vehicle within the community if it is used in a manner that is considered a nuisance or a danger to the public.

**Sidewalks:** No motorized vehicles may be driven on sidewalks with the exception of motorized wheel chairs. Walkers, joggers and bicycles operated below 15 mph should use the sidewalks, but pedestrians always

have the right of way. Before daylight and after dusk, all joggers and pedestrians should display reflective bands or carry a flashlight, and bicycles must have lights for their safety. Where there is no sidewalk, pedestrians and joggers should be on the left side of the roadway facing the traffic.

## Section IV. Safety and Security

All Sawgrass Players Club residents seek a safe and secure environment. As a gated community, we limit access through our gates. Nevertheless, we all must be vigilant about security. Access Control Patrol Officers are here to assist residents and their guests. But patrol personnel are not police officers, sheriff's deputies or animal control officers and should not be considered as surrogates.

**Protection of Property.** Owners are responsible for the security of their homes. In order to reduce theft and other criminal activity:

- Lock all doors and windows when leaving your home unattended.
- Lock all parked cars and remove valuables.
- Keep garage doors closed.
- Lock doors from your garage into your home.

**Extended Period Away.** Residents who plan to be away from their property for an extended time period may notify Access Control personnel at the Main Gate so that periodic checks of their home can be made. Complete a House Check form available at the Main Gate or online at [www.sawgrassplayersclub.org](http://www.sawgrassplayersclub.org) under Directory/Resources, eForms. Access Control should be notified upon return.

**Suspicious or Undesirable Activity.** Please immediately report to Sawgrass Players Club Access Control (370-4875) any suspicious or undesirable activity, such as an unauthorized person on your property, suspicious vehicle, vandalism or excessive noise.

**Home Security Alarm.** Security alarm alerts are to be handled by the St. Johns County Sheriff's Office.

**Firearms.** No one is allowed to discharge any firearm in Sawgrass Players Club.



## Section V. Maintaining Quality of Life

Sawgrass Players Club residents each are entitled to enjoy their homes and property without being subjected to undue annoyances. As part of the effort to maintain a high quality of life for residents, the governing documents give the Association the authority to limit certain behaviors and issue citations for violations as a deterrent. See Section IX, Enforcement of Covenants and Rules, Table 2, Fines.

**Nuisances.** Nothing shall be done on any portion of Sawgrass Players Club property that may be or may become an annoyance or nuisance to the residents; e.g., interference with the procedures and operations of the entry gates, barking dogs and loud noises. The Association has the authority to declare what is deemed a nuisance.

**Construction/Workers' Hours.** The Association limits the days and hours that construction and other service work can be performed in Sawgrass Players Club. No work is permitted on Sundays and major holidays (New Year's, Easter, Memorial Day, July Fourth, Labor Day, Thanksgiving, Christmas) and over TPC weekend. Mondays through Fridays, hours are from 7 a.m. to 6 p.m. During daylight-saving time, the hours are 7 a.m. to 7 p.m. On Saturdays, work hours are 8 a.m. to 3 p.m. and Players Club Villas allows work from 8 a.m. to 5 p.m.

Cypress Creek does not permit construction or work on Saturdays and does not extend the hours for daylight-saving time. Sawgrass Island's construction/work hours are from 7 a.m. to 5 p.m., Monday through Friday, and from 8 a.m. to 2 p.m. on Saturdays.

**Harassment.** No individual or group of individuals shall be allowed to harass motorists, pedestrians, Patrol Officers or others. *Harass* or *harassment* is defined to mean the use of threatening language, profanity, gestures or actions that can cause emotional distress. Such actions are deemed to be a nuisance and a fineable offense. Sawgrass Players Club Access Control Patrol Officers are empowered to issue citations to the perpetrators or to the party (parties) responsible for the perpetrators.

**Pets.** Loose animals, barking dogs and animal waste are considered nuisances by the Association. Owners shall keep their cats, dogs or other domestic pets under control at all times and on a leash when off the owner's property. The St. Johns County Animal Control officer will be summoned for loose animals deemed to be dangerous.

**Dumping.** Sawgrass Players Club includes numerous waterways. To maintain their beauty, no grass clippings, yard trash, garbage, construction materials, soil or other silt causative, toxic chemicals, excess fertilizer, excess pesticides or any other materials foreign to fresh water are to be dumped or placed in the waterways or street drains that lead into the waterways.

**Vandalism.** The Sawgrass Players Club Association has a zero tolerance policy with respect to vandalism. No one shall willfully or maliciously injure or damage by any means the personal property of the Association, any subassociation or an owner or their tenants, invitees, guests, employees or others. Acts of vandalism are subject to citation by the Association and cost to repair damage. Additionally, St. Johns County Sheriff's Office will be called in and their officers may issue a citation as well. Each separate piece of property damaged shall be deemed to be a separate violation.

**Emergency Disaster/Storm Procedures.** The Master Board of Directors reserves the right to implement temporary procedures for disaster recovery or emergency situations, per FL Statute 720.316 Association Emergency Powers.

## Section VI. Use Restrictions

Sawgrass Players Club Association's governing documents include certain restrictions that are designed to maintain a high standard and protect property values and your investment.

**Home-Based Commercial Activity.** Home-based commercial or business activity shall not be conducted on property designated for residential use without subassociation and master board approval. Requests for approval must meet the requirements set forth in St. Johns County Ordinance No. 95-9 with revisions. Renters must present written consent from the property owner.

A copy of the ordinance is available on the St. Johns County website: <http://www.clk.co.st-johns.fl.us/minrec/ordinancebooks/1995/ORD1995-09.pdf>.

**Solicitations, Yard and Estate Sales and Open Houses.** Solicitations and yard sales are prohibited within the Sawgrass Players Club. Estate Sales are prohibited without written approval. A copy of the rules for estate sales and open houses can be found on the Sawgrass Players Club website: <http://www.sawgrassplayersclub.org>.

**Unightly Growth and Objects.** No weeds, underbrush, refuse piles, unsightly growth or objects shall be allowed on the property. Exterior clotheslines or similar devices for hanging/drying laundry are prohibited.

**Trash.** Garbage and trash containers must be stored out of view of surrounding properties. Containers should be taken out no earlier than 6 p.m. on the night before the day of collection. Schedules of trash, yard debris and recyclable collection vary by subassociation. Call your subassociation's property manager for the schedule in your area.

**Boats, Commercial Vehicles, Mobile Homes, Trailers.** Boats, mobile homes, recreational vehicles or other motor vehicles except four-wheel passenger automobiles or vans cannot be placed, parked or stored upon any exterior area of property designated for residential use. Additionally, maintenance or repair of a boat, trailer or any type of motor vehicle may only be performed inside a building and isolated from public view.

**Signs.** No "For Sale," "For Rent" or other sign of any kind shall be erected or displayed on any property unless the Association or the Architectural Control Committee has approved in writing the design, materials, lettering and location of the sign. Sawgrass Players Club Access Control Officers will confiscate unauthorized signs.

**Trees.** No tree or shrub, the trunk of which exceeds four (4) inches in diameter at its base, shall be cut down, destroyed or removed from a lot without the express written consent of the Association's Architectural Control Committee, unless the local subassociation architectural review board has its own rules governing tree removal.

**Temporary Structures.** Temporary buildings, tents, trailers, vans, storage pods, shacks, tanks, accessory buildings or structures may not be erected or permitted to remain on a homeowner's property without prior written consent of the Association.

**Drainage.** No changes in elevation of property shall be made which will cause an undue hardship to any adjoining property.

**Docks, Boathouses, Waterfront Construction, Shore Contours.** No docks, bulkheads, moorings, pilings, boathouses, boat shelters of any kind or any other construction shall be erected on or over waterways without the proper written approval of the Association.

**Easements.** Any wall, fence, paving, planting or other improvement placed upon an easement affecting the property by the owner or previous owner of the property on which the easement lies shall be removed, if required, by the Association at the expense of the owner.

## Section VII. Architectural Control Committee

The purpose of the Architectural Control Committee (ACC) is to protect and enhance the property owner's investment in Sawgrass Players Club by maintaining the aesthetic quality of the environment. The ACC sets the community's standards to ensure all architecture, design, appearance, location, landscaping and alterations or modifications of buildings and structures are in harmony with their surroundings.

**Committee.** The Architectural Control Committee is composed of five members. Committee members do not have to be residents of the Association. The ACC typically meets monthly each month in the Marsh Landing Management Company conference room. All interested persons are invited to attend.

**Jurisdiction.** Sawgrass Players Club is a composite of various subdivisions, each somewhat unique in design and character. Each subassociation has its own architectural planning criteria and a local Architectural Review Board (ARB). The local ARBs and the ACC have different responsibilities. Owners must receive approval from their local ARBs for all modifications and improvements to their property. Owners must receive approval from both the local ARB and the ACC if their proposed project requires a St. Johns County building permit, their home sits on a golf course, or their improvement will be visible from another community or Association common area. All modifications should be submitted directly to the Marsh Landing Management Office to ensure applications are complete.

**ARB Responsibility.** ARBs have sole approval on modifications to such items as:

- Mailboxes and banners
- Recreational structures (basketball goals, swing sets, play houses, etc.)
- Exterior paint colors
- Awnings and shutters
- Landscape changes and devices such as fountains
- Fencing
- Screen enclosures that do not affect the footprint of the house
- Screen walls
- Satellite dishes not exceeding 39" in diameter
- ~~Windows and doors~~
- Replacement of driveways, walkways, patios and pool decks (no

change of material or footprint)

**ACC Responsibility.** The ACC maintains final jurisdiction over the following modifications, which all require permits through St. Johns County (added language for clarity 7-10-19) these modifications must be reviewed first by the local ARB.

- Windows and Doors
- Original construction and structural additions
- Improvements that change the footprint of the house
- Swimming pools and associated fences and enclosures
- Roofing systems and colors
- Docks and bulkheads
- Modification/Addition of driveways, walkways, patios and pool decks
- Changes in drainage
- All improvements visible from golf courses, other subassociations or Association common areas
- The removal of any tree where the trunk exceeds four inches in diameter, measured one foot above ground, regardless of whether the local homeowner association ARB has its own rules governing tree removal.

**Review Process.** The homeowner must complete an Architectural Review Application form and follow the instructions on the form. Failure to properly complete the form or submit required documentation can delay the process. Forms are available online at [www.sawgrassplayersclub.org](http://www.sawgrassplayersclub.org). Under the Board/Committees tab, click on Architectural Control Committee and scroll down to ACC Application. Forms are also available at Marsh Landing Management Company, 4200 Marsh Landing Boulevard, Suite 200, Jacksonville Beach, Fla.

All applications should be submitted to Marsh Landing Management Company Architectural Coordinator. Marsh Landing will be the point of contact with the homeowner throughout the entire process. It will be their responsibility to ensure the proper fees and deposits have been paid and that all required supporting documents are submitted with the application. Marsh Landing will then contact the appropriate local ARB and present its volunteer members with the completed packet, either by email, in person or via mail. Once the local ARB has received the application packet, they will have thirty (30) days to contact Marsh Landing Architectural Controller with their

approval/denial of the request (in accordance with local governing documents). For modifications requiring only local ARB approval, the Architectural Coordinator will notify the owner and send written confirmation when approval has been granted.

For modifications also requiring ACC approval, the Architectural Coordinator will obtain local ARB approval first, and then present the ARB-approved application packet to the ACC. Requests that cannot be properly reviewed and expedited electronically will be addressed at the next scheduled monthly ACC meeting for their final blessing.

Upon notification from the homeowner that the project is complete, the local ARB and the master ACC will have 30 days to conduct a final inspection.

**Bulkheads—New or Modifications to Existing Structures.** All new bulkheads or modifications to existing bulkheads must be approved by the ACC. An executed Bulkhead Maintenance Agreement along with required review fees and performance deposits must accompany the application before the review process begins. The ACC Controller will provide the applicant with specifications for acceptable construction plans and material specifications. Contractors must prepare their proposals in accordance with these plans and specifications. The plans are next submitted to the St. Johns River Water Management District for their review and approval. Following successful completion of these steps, the plans are submitted to the ACC for review and approval.

**Fees.** Some projects have no fees associated with them, while others require a review fee and performance deposit. The review fee is non-refundable. The performance deposit is returned to the property owner following successful completion of the project and the ARB/ACC is satisfied that the construction (including landscaping) is in accordance with submitted plans. If a project involves multiple activities that would be accomplished at the same time (e.g., replacement of cement driveway with pavers, installation of patio screen and installation of gazebo all at the same time), homeowner would be charged only one fee and deposit, which would be the highest fee and deposit among the activities proposed.

Fees and deposits are subject to change. (See website or contact ACC Controller for current fee schedule.)

**Appeals.** Any party aggrieved by a decision of their local homeowner

association's ARB for matters solely within the jurisdiction of the ARB may appeal for relief only to the subassociation's board of directors. For requests denied by the local ARB in which the master ACC has final jurisdiction, an owner can appeal first to their subassociation board, then to the master ACC and finally to the Sawgrass Players Club board of directors.

Any party aggrieved by a decision of the ACC may appeal for relief directly to the Sawgrass Players Club Association board of directors.

**Enforcement.** Architectural review provisions are enforced through the master Association's Covenant Enforcement procedures. A property owner may be subject to the covenant enforcement process, where fines of up to \$1,000 may be assessed for:

- Failure to apply for and obtain the approval of the ACC or the applicable ARB prior to making an improvement or modification;
- Removing a tree greater than 4" in diameter; or
- Failure to fully comply with approved plans or specifications.

**Tree Removal Guidelines.** Prior to approving or disapproving the removals of a tree or shrub greater than four inches (4") in diameter measured one foot (1') from its base, ARB and ACC members consider the following:

- **The purpose for the tree removal.** The objective of the Association is to preserve as many trees as we can. Trees that are prevalent throughout the community such as tall pines and cabbage palms should not be arbitrarily removed because the owner doesn't like that particular species of tree or tree trash or other hypothetical reasons.
- **The number of trees on the lot relative to the number of trees on adjacent lots.** A favorable decision may be considered if adjacent lots have fewer trees than the number on the lot on which the tree(s) are to be removed. If they have equal number or fewer, then this should be weighed.
- **The overall effect of the tree removal.** Consideration is given to how tree removal will change the property and/or affect the surrounding properties.
- **The location of the tree(s) to be removed relative to structures.** A favorable decision should be given when trees are too close to the house, driveway or pool deck and could damage the foundation.
- **The location of the trees to be removed relative to other trees.** In



clusters of trees, favorable consideration may be given to the removal of smaller trees growing beneath larger trees.

- **Removal of trees that interfere with a proposed project.** Tree removal should be approved for projects such as an addition, swimming pool, driveway, etc. However, tree replacement should be given full weight under Par. 2 above and Par. 7 below.
- **The need for tree replacement.** When warranted, full weighting should be given to replacing removed trees. Review the proposed replacement relative to similar trees on adjacent lots.
- **Hazardous, dead, seriously damaged or diseased trees.** These should be removed. Do not rely on the recommendations of unknown commercial tree-service representatives.
- **Certified Arborist Recommendation for Removal.** If a tree is deemed dead, damaged or diseased beyond saving, and/or the tree represents an immediate hazard to safety, property, or life, the ACC Controller is authorized to conditionally approve removal of the tree(s) when accompanied by a letter of recommendation for removal from a Certified Arborist. Upon notification of the authorized removal, the local ARB may advise if mitigation is required to meet local homeowner's association ARB landscape requirements. County minimum tree inch requirements will apply if local homeowner's association declaration of covenants or other published guidelines and standards do not provide landscape/lot coverage specifications.

## Section VIII. Recreational Facilities

Sawgrass Players Club's recreational amenities and facilities are designed for the enjoyment of the community. Rules and regulations have been established to assure fair and equitable use by residents and their guests.

**Lake Usage.** Swimming is not allowed in any Sawgrass Players Club lake or waterway. Please be aware that alligators occasionally may be present in our lakes. Any use of lakes or waterways within the Sawgrass Players Club community by any persons other than residents and their guests is strictly forbidden. Lake usage is at your own risk.

**Boating and Fishing.** Boating is permitted during daylight hours. However, no gasoline or diesel-powered boats or vessels are allowed. Boating is at your own risk. Hosts should accompany their guests while using the waterways. Residents and their guests are free to fish from boats, common area banks or private property with permission from the owner.

**Park, Pool and Picnic Areas:** The following rules and regulations apply to the Players Park (including Tot Lot, pavilion, picnic tables, ball fields, volleyball and basketball courts), Players Pool and picnic areas:

- Sawgrass Players Club residents shall have priority usage of the recreational facilities.
- Parents are responsible for the conduct of their children at all times.
- Residents and their guests are to use the facilities at their own risk and be in conformance with all rules and regulations.
- The park and pool areas are monitored by live camera surveillance. Sawgrass Players Club residents shall assume, bear and pay for any loss or damage to recreational facilities or property damage to facilities for which they or their guests are responsible.
- Any Sawgrass Players Club resident or guest acting in an obnoxious, distasteful, vulgar or offensive manner or doing anything that may constitute a nuisance, or interfere in any way with the normal use and enjoyment of the recreational facilities by another resident, shall be asked to leave the premises. If necessary the resident or guest will be

restricted from further use of those facilities until the Sawgrass Players Club Association can be assured that such conduct will not reoccur.

- Announcements and postings on bulletin boards at the entrance to the Players Park and the Players Pool are for residents only and subject to the approval of the Sawgrass Players Club board of directors. Commercial advertisements of any kind are not permitted.
- Ball fields will be used on a first-come, first-serve basis with a limit of one and one half-hour's play periods while others are waiting.
- Sharing of fields and facilities is encouraged.
- A designated free play only area will be established for non-team related activities. A sign will identify the area designated.

**Park Rest Rooms.** Rest rooms at the Players Park on Alta Mar Drive are locked at all times and can be accessed only with a card key. Each household can obtain one card key free of charge on request from the Access Control Office at Marsh Landing Management Company. Households requesting additional cards will be charged \$5 per card. Card keys are rendered unusable when the park is closed (from dusk to dawn) and may be suspended if a homeowner is delinquent in Association fees.

**Commercial or Business Activity.** No commercial or business activity shall be conducted on property designated for recreational use without Association approval. Such activities should be conducted by an organization that the Association wishes to support, be mutually beneficial to the business and Sawgrass Players Club residents and further their enjoyment. Upon approval of the board, the following items will be needed from the organization:

- A separate contract with usage restrictions and expiration date.
- Insurance which names Sawgrass Players Club Association in the contract.
- An indemnity clause.

Usage fees are determined by the board of directors upon recommendation of the Recreation Committee chairman.

**Reservation Policy for Recreational Facilities.** The following rules apply for homeowners wishing to reserve a recreational facility:

- Only one of the soccer fields or portion of a field will be reserved for

games or other organized events, such as birthday parties, at a given time.

- Reservations for ball fields, picnic areas and the Players Pool can be made by Sawgrass Players Club property owners only. The reserving homeowner must be present during the scheduled function. The reserving homeowner is responsible for the conduct of guests. Reservations must be made through Marsh Landing Management Company at 273-3033. Applications can be found on [www.sawgrassplayersclub.org](http://www.sawgrassplayersclub.org).
- Property owners are responsible for cleaning up the areas before leaving.
- A member must provide a list of all guests involved in the activity to Sawgrass Players Club Access Control, and the member will be held accountable for any misuse/damage involved to the facilities. Sawgrass Players Club Access Control will issue a temporary pass to the individuals involved in the approved activity.
- Disregard of these rules may subject an individual to fines through the Covenant Enforcement policy.
- No organization will publish any reference to exclusive use of Sawgrass Players Club recreational facilities.
- Advertisements or use of the names of Sawgrass Players Club's facilities in printed material is prohibited without express permission of the Association.
- Rules and regulations herein are enforced by Marsh Landing Management Company staff and Sawgrass Players Club Access Control Officers.
- Rules and regulations herein are subject to change.

**Pool Rules.** To ensure the enjoyment and safety of all residents and their guests, the following rules apply at the Players Pool:

- WARNING - NO LIFEGUARD ON DUTY.
- NO DIVING.
- Children under 12 must be accompanied by an adult.
- For Emergency Assistance, call 911.
- For Sawgrass Players Club Access Control assistance, call 370-4875.
- Pool Hours are 8 a.m. until dusk.
- Glass is not allowed anywhere within the pool or picnic areas.
- Pets are not permitted anywhere on the premises.

- Appropriate bathing attire and swim pants are required.
- Consuming food or beverages in the pool will result in the pool immediately closing.
- Running or horseplay are not allowed on the pool deck.
- Profanity, smoking and inappropriate behavior is not permitted.
- Trash should be placed in containers provided.

Please note the pool is under video surveillance, property owners are responsible for their children and their guests. Violators of above policies are subject to fines.

## Section IX. Enforcement of Covenants and Rules

The documents a homeowner signs upon purchasing property in Sawgrass Players Club stipulates the Covenants and Restrictions and gives the board of directors authority to set rules and regulations and penalties for violations.

**Penalties and Fines.** In accordance with Florida Statute 617.305, a violation or breach of any condition or restrictions of the Covenants and Restrictions are subject to the imposition and collection by the Association of fines up to \$100 per day for each day of a continuing violation not to exceed \$1,000. Fines can be imposed upon a property owner for failure of the property owner, his or her family member, guests, invitees, tenants or employees to comply with any covenant or restriction contained in Sawgrass Players Club Declaration of Covenants and Restrictions, or with any rule adopted by the board of directors. Fine amounts for traffic infractions and parking will be doubled for any property owner who violates the same rule, covenant or restriction three (3) times or more within a twelve (12) month period.

**Table 2. Fines**

Infraction	Fine*
Reckless driving	\$100
Speeding	\$50 to \$100
Failure to obey traffic signs	\$50
<b>Improper vehicle usage (Including improper golf cart</b>	<b>\$100 (update 2018)</b>
Interfering with entry and exit gates	\$100
Traffic obstruction	\$50
Parking on common property	\$50 + cost to repair
Overnight street parking	\$50
Vandalism of common property	\$100 + cost to repair
Overnight Parking of Boats Mobile Homes, and Recreational Vehicles	\$50
Noise	\$50
Animals: Off leash, barking dog, animal waste on common property	\$50
Harassment to Gate Officers- Employees of the Association	\$50
Dumping or blowing materials into waterways	\$50 + cost to repair

Unapproved commercial activity	\$100 per day up to \$1,000
Weeds, underbrush, refuse piles, unsightly growth or objects left upon the lot	\$100 per day up to \$1,000
Unapproved exterior modifications including bulkheads, tree removal, signs and temporary structures	\$100 per day up to \$1,000

\*Fines are subject to change.

**Violations/Citations.** Sawgrass Players Club Access Control Officers and subassociation property managers are authorized to issue violation letters and/or citation tickets for various infractions. When a violation letter is sent by a subassociation, the property owner should contact the subassociation manager immediately and seek to remedy the violation. In the event a property owner fails to remedy a subassociation violation which is also against Sawgrass Players Club Covenants and Restrictions, then the subassociation property manager may forward the violation documentation to the master board. The property owner will be sent a notice of the board meeting whereby the master board may impose a fine as outlined in table 2. If a citation is issued by First Coast the property owner will be sent a notice of the board meeting whereby the master board will impose a fine as outlined on the citation ticket and outlined in table 2.

**Hearings and Appeals:** A property owner or resident can appeal the fine by following the instructions on the citation. He/she will be notified in writing of the date, time and location of a meeting to be conducted by the Association's Covenant Violation Hearing Committee. The owner/resident will be invited to present evidence and arguments, either in person or in writing, as to why a fine should not be imposed. Failure to appear at said meeting or to submit written argument may be considered by the Committee in resolving the matter.

## Section X. Appendix (update 2018)

<b>Whom to Call</b>		
<b>In an Emergency</b>	<b>Fire, Medical or Police</b>	<b>Dial 911</b>
<b>Maintenance Emergency of Common Area Master</b>	<b>Marsh Landing Management Manager on Call</b>	<b>307-2759</b>
<b>Maintenance Emergency within Neighborhood</b>	<b>Local Subassociation Property Manager-see website</b>	
Architectural Modifications (and Tree Removal Requests)	Marsh Landing Architectural Office	273-3033
RFIDs and Decals	Marsh Landing Access Control Office	373-5600
Common area complaints	Property Manager	373-5601 273-3033
Covenant Violations	Local Subassociation Property Manager	-
Estate Sale and Open House	3 day advance notice required-please contact Marsh Landing	373-5601 273-3033
Gatehouse	First Coast Staff-Main Gate First Coast Staff-Solana Gate	543-0043 285-5488
Guest Authorization	Recorded Number	285-4161 285-4160
Incident Reports	First Coast Services	370-4875
Lakes	Property Manager	373-5601 273-3033
Landscape (Common Areas)	Property Manager	373-5601 273-3033
Parties (10+ guests) or Youth	First Coast Services	543-0043
Patrol Officer	First Coast Services	370-4875
Power Outage	Beaches Energy	247-6171
Recycling	Republic Services	825-0991
Reserve Recreational Facility	Marsh Landing	273-3033
Street Lights	Beaches Energy	247-6171
Suspicious Activity	First Coast Services	370-4875
Trash and Yard Waste	Republic Services	825-0991
Unwanted Guest List	First Coast Services	543-0043
Vehicle Registration	Marsh Landing Access Control Office	373-5600
Water/Sewer	St. Johns County Utility Department	209-2745
Wildlife Issues	Fish & Wildlife Conservation	866-392-4286





