

ARCHITECTURAL CONTROL COMMITTEE (ACC).

All exterior modifications require prior written ACC and/or subassociation ARB approval. ♦ Submit completed architectural applications with applicable fees/deposits to the Architectural Controller. ♦ Applications are available on the SPC website.

The Architectural Controller liaisons with the ARB and ACC and will notify you when approved. ♦ The ACC meets the 2nd and 4th Monday of each month. ♦ Local ARB meeting schedules vary.

ASSESSMENTS. All homeowners pay semi-annual assessments (dues) to the Master Association on January 1 and July 1. ♦ You are responsible to ensure property management has your correct mailing address. ♦ Assessments can be paid by check or by logging into www.truist.com/payments ♦ You will need your Bill Pay Number/Serial & Unit # which is on the invoice received semi-annually ♦ Accounts are delinquent if not received within 30 days of due date.

Master Association assessments are separate from your subassociation. ♦ They cover: reserve elements, common area landscaping, controlled access and gate operations, recreational facilities (pool and parks), sidewalks, signage, bridges, and pumphouse and waterway operations.

BOARD OF DIRECTORS/COMMITTEE MEETINGS.

Board contact and meeting information is on the SPC website. ♦ See website events calendar or entrance reader boards for meeting information ♦ Approved board and committee meeting minutes are posted on the website. ♦ Meetings are open to all homeowners.

CONSTRUCTION/WORKER'S HOURS. The days and hours construction and other service work can be performed is limited. ♦ No work is permitted on Sundays, major holidays or THE PLAYERS Championship weekend. ♦ Work is permitted Monday to Fridays. ♦ Winter hours are 7 a.m. to 6 p.m. ♦ Summer hours are 7 a.m. to 7 p.m. ♦ For Saturday hours and/or your

neighborhood's allowed hours, check with your sub-association property management.

CONTROLLED ACCESS. First Coast Security is the contracted controlled access management company for the Master Association. ♦ They manage gate operations, patrol roadways and common areas, and issue citations for infractions such as speeding and failure to stop violations, common area parking, Gatehouse interference, contractor violations, golf cart misuse, vandalism, and overnight parking.

COMPLIANCE ISSUE REPORTING. If you see any residential infractions, report them to your sub-association property manager. ♦ Contact First Coast Security if you observe unleashed dogs, vandalism or vehicle and parking violations.

EXTERIOR MODIFICATIONS. See Architectural Control Committee (ACC).

LANDSCAPE ISSUE REPORTING. Precision Turf is the contracted landscaping company that maintains all Master common areas (See Master Association Responsibility). ♦ Report any areas needing attention to the Master Association property manager.

HURRICANE PREPAREDNESS. Sign up for Alert St Johns at sjcemergencymanagement.com

MASTER ASSOCIATION RESPONSIBILITY. The Master Association oversees: ♦ gatehouse and access operations ♦ storm water management ♦ Players Pool and Park ♦ Palmera Park at the end of Alta Mar Drive ♦ the Coves and Oakbridge signs on TPC Blvd ♦ common area landscaping, roadways, sidewalks and right of ways along: TPC Blvd from A1A to Solana Road ▪ Alta Mar Drive ▪ Palmera Drive ▪ Players Club Villas Road from TPC Blvd to the Players Club entrance (including the bridge) ▪ Salt Creek Drive from Alta Mar Drive to the bridge ▪ Hammock Cove Drive from TPC Blvd to the island immediately beyond Players Pool ♦ It does not include The Yards property on Alta Mar

Drive or Oakbridge subassociation owned islands on Palmera Drive.

RFIDS/RESIDENT GATE ACCESS. All residents' vehicles must be registered with the Access Control Office at the Property Management location. ♦ An RFID is necessary to activate the automatic RFID Entry Lane gate arm at each entrance. ♦ RFIDs are optional and may be purchased from the Access Control Office on Monday to Friday, 9 a.m. to 4:30 p.m. ♦ Vehicle registration and driver's license are required to get an RFID. ♦ The RFID fees must be paid by check or cash. ♦ The vehicle must be at the Access Control Office in order to receive an RFID. ♦ RFIDs aren't transferrable.

SPECIAL VEHICLES/BOATS. No parking or storage of boats, jet skis, mobile homes, recreation vehicles, travel or boat trailers and the like, on any exterior area designated for residential use. ♦ Vehicle mechanical repairs are only allowed within a building and isolated from public view.

STREETLIGHTS. Contact Beaches Energy Services (BES) to report unlit or always burning streetlights. (See Phone List). ♦ Or you can send an email to streetlights@beachesenergy.com. ♦ When reporting an issue, provide the closest address to the street light and the light pole number located towards the upper part of the pole. ♦ BES generally fixes issues within 3-5 days. ♦ You may also call the Master Association property manager (see Phone List).

SUBASSOCIATION RESPONSIBILITY. Neighborhood subassociations are responsible for operation and maintenance of its owned entities and common areas. ♦ They oversee: ♦ Neighborhood roadways, side-walks and right of ways ♦ Neighborhood common landscaped areas ♦ Neighborhood pedestrian and vehicular bridges ♦ Neighborhood entrance signs ♦ Neighborhood street signs ♦ Neighborhood mailboxes (if owned by the HOA) ♦ Contact subassociation property management with questions or violation concerns.

TRASH, RECYCLING, YARD DEBRIS PICKUP. Trash, recycling and yard debris pickup provided by Republic Services. ♦ They are contracted by the County. ♦ Pickup schedules vary by address. ♦ Republic Services limits the amount they remove from each property. ♦ Additional charges for amounts over a 5 cubic yard pile.

TREE REMOVAL. If your ARB has tree removal guidelines, then follow those rules. ♦ Otherwise, prior ACC approval is needed to remove a tree more than 4" in diameter as measured 1 foot from its base. ♦ Tree stumps must be removed and/or ground down. ♦ See Architectural Control Committee (ACC).

VISITOR GATE ACCESS. Gatehouse staff cannot grant entry to your visitors without your prior authorization. ♦ This includes service companies, vendors, taxis and the like. ♦ Call the gatehouse in advance (see Phone List). ♦ You can add someone to your permanent guest list using the SPC website. ♦ Visitor passes are issued to authorized guests at the gate. ♦ Passes must be displayed in the vehicle's front window.

WATERWAY ISSUE REPORTING. Clear Waters is the contracted waterway/aquatic management company. ♦ Waterways are treated monthly in winter and bi-weekly in summer. ♦ Report any issues to the Master Association property manager. ♦ When reporting, provide problem details and the street address so the appropriate pond is identified.

WEBSITE. Sawgrassplayersclub.org is the official SPC website. ♦ Residents need to register on the website to access Master Association documentation, events calendar, ACC forms, news and more. ♦ Registered website users receive email communication from the Master Association. ♦ You must be registered to receive these emails.

PROPERTY MANAGEMENT

Marsh Landing Management Company is contracted by the Master Board of Directors to support its committees in day-to-day operations.

4200 Marsh Landing Boulevard, Suite 200
Jacksonville Beach, FL 32250

Office Hours: M-F, 8:30 a.m. to 5:00 p.m.

Office Phone: 904-273-3033

Senior Property Manager: Kristy Richland

Email: krichland@marshlanding.org

Property Manager: Noelle Salomon

Email: nsalomon@marshlanding.org

After-Hours Maintenance Emergency: 307.2759

PHONE LIST

In an Emergency (Fire, Medical or Police) - **Dial 911**

	<i>Area Code 904</i>
Architectural Coordinator	273.3033
Access Control & RFID Admin	373.5600
Gatehouse – Main Gate	543.0043
Gatehouse – Solana Gate	285.5488
Incidents-First Coast Rover	370.4875
Criminal & Suspicious Activity St Johns Sherif	824-8304
Visitor Authorization	285.4161 285.4160
Beaches Energy Services	247.6241
24-hr Emergency Service	247.6171
Mosquito Control	471.3107
Republic Services	825.0991
St. Johns County Utility	209-2700

24-hr Emergency Service

209.2745



Live the resort lifestyle without
leaving home!

Welcome! As a homeowner in Sawgrass Players Club (SPC), you are a member of Sawgrass Players Club Association, which is commonly referred to as the Master Association. And you are also a member of your neighborhood HOA, known as your subassociation.

This pamphlet gives a general overview for the Master Association. For up-to-date information, register as a resident on the website at sawgrassplayersclub.org.

If you have any questions about the Master Association, please contact Marsh Landing Management Company at 904.273.3033

For the most current Sawgrass Players Club
information scan below for the website

