

ARCHITECTURAL CONTROL COMMITTEE (ACC).

All exterior modifications require written approval from your subassociation ARB. ♦ Modifications that need a county permit, or that are visible from common property, or a golf course also require the approval of the ACC. ♦ It is important to submit your completed architectural application with applicable fees or deposits to the MLMC Architectural Controller prior to performing work. ♦ Applications are available on the SPC website. ♦ The MLMC Architectural Controller liaisons with the ARB and ACC. ♦ The ACC meets the 2nd and 4th Monday of each month. ♦ The ARB requirements and meeting schedules vary.

ASSESSMENTS. All homeowners pay semi-annual assessments (dues) to the Master Association on January 1 and July 1. ♦ Please make sure property management has your correct mailing address. ♦ Dues 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 dues are separate from your subassociation dues. They fund reserve assets, administrative fees, landscaping, controlled access operations, recreational amenities, utilities, general maintenance, lake treatments, and waterway operations. ♦ The budget is on the SPC website.

BOARD OF DIRECTORS/COMMITTEE MEETINGS.

Rosters and meeting information including agendas and approved minutes are on the SPC website. ♦ Meetings are open to all homeowners.

CONSTRUCTION/WORKER'S HOURS. The days and hours for heavy deliveries, and construction or exterior work by vendors is limited. ♦ Outside vendor work, or heavy deliveries are not allowed on Sundays, major holidays, or THE PLAYERS Championship weekend. ♦ Work and heavy deliveries are permitted Monday to Fridays. ♦ Winter hours are 7 a.m. to 6

p.m. ♦ Summer hours are 7 a.m. to 7 p.m. ♦ Call your subassociation property manager for Saturday hours.

CONTROLLED ACCESS. First Coast Security Services (FCS)

oversees controlled access for the Master Association. ♦ They manage gate operations, support guest and vendor access, perform well checks, and take incident reports. ♦ The FCS rover issues citations for infractions for traffic violations, improper parking, Gatehouse interference, failure to comply with vendor hours, golf cart misuse, and vandalism.

COMPLIANCE ISSUE REPORTING.

If you see any residential infractions, report them to your subassociation property manager. ♦ Contact First Coast Security rover (See Phone List) if you see unleashed dogs, golf cart misuse, and parking violations.

DIRECTORY Visit the SPC website to view the Resident Directory.

EXTERIOR MODIFICATIONS. Exterior changes to your home or yard including like for like replacements and tree removals require written approval. See Architectural Control Committee (ACC) for details.

LANDSCAPE ISSUE REPORTING. Precision Turf is the contracted landscaping company to maintain all Master owned property (See Master Association Responsibility). ♦ Report landscape issues to MLMC.

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 or Oakbridge subassociation owned islands on Palmera Drive.

RFIDS AND GATE ACCESS.

All residents' vehicles must be registered with the MLMC 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 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.

Call Beaches Energy Services (BES) to report streetlight issues (See Phone List) or by email 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.

SUBASSOCIATION RESPONSIBILITY.

Neighborhood subassociations are responsible for operation and maintenance of its assets and common areas. ♦ They oversee: ♦ Neighborhood roadways, sidewalks 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 concerns.

TRASH, RECYCLING, YARD DEBRIS PICKUP. Trash, recycling, and debris pickup is provided by FCC Environmental Services. ♦ They are contracted by the St Johns County. ♦ Subassociation boards may pay for additional pickup and schedules vary by address. ♦ Please call FCC (See Phone List) for questions, missed pickup and to understand their removal restrictions.

TREE REMOVAL. Please submit an exterior modification application to remove a tree more than 4” in diameter as measured 1 foot from its base. ♦ If your subassociation ARB has tree removal guidelines, then you will need ARB approval. ♦ If your neighborhood ARB does not have guidelines, you will also need ACC approval. ♦ Tree stumps must be removed and/or ground down. ♦ See Architectural Control Committee (ACC) for more information.

VISITOR GATE ACCESS. Gatehouse staff cannot grant entry to visitors without prior authorization. ♦ This includes service companies, vendors, Uber and the like. ♦ Log in to the SPC website and select the Gate Access portal or call the gatehouse in advance (see Phone List). ♦ You can add vendors and guests to your permanent guest list using the Gate Access portal. ♦ You will need a separate username and password to log into the Gate Access Portal. ♦ Visitor passes are issued to authorized guests at the gate and must be displayed in the vehicle’s front window.

WATERWAY ISSUE REPORTING. Clear Waters provides waterway treatment services. ♦ Waterways are treated monthly in winter and bi-weekly in summer. ♦ Report lake issues to MLMC. ♦ 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 documents, meeting information, forms, news and more. ♦ Registered website users receive email communication from the Master Association.

PROPERTY MANAGEMENT

The Master Board of Directors works with **Marsh Landing Management Company (MLMC)** 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 Emergency for Master: 904-307-2759

PHONE LIST

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

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| Architectural Support (MLMC) | 904-273-3033 |
| Alligator Sightings | 866-392-4286 |
| Animal Control | 904-209-0746 |
| Estate Sales (MLMC) | 904-273-3033 |
| Fire and Rescue (Station 10) | 904-209-1700 |
| Gatehouse- Main Gate (FCS) | 904-543-0043 |
| Gatehouse- Solana (FCS) | 904-285-5488 |
| Guest Authorization (Recorded) | 904-285-4161 904-285-4160 |
| Incident Reports (FCS rover) | 904-568-7328 |
| Master Association Concerns | 904-273-3033 |
| Party Registration (FCS) | 904-543-0043 |
| Pavilion Reservation (MLMC) | 904-273-3033 |
| RFID/Access Support (MLMC) | 904-373-5600 |
| Power Outages/Streetlights (Beaches Energy Service) | 904-247-6171 |
| Suspicious Activity/Trespassing (St Johns Sheriff Office) | 904-824-8304 |
| Trash & Recycle/Yard Debris (FCC Environmental Services) | 877-642-3702 |
| Water and Sewer (St Johns County Utility) | 904-209-2728 904-209-2745 |



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 referred to as the “Master Association” or the “Association.” And you are also a member of one of 16 subassociations (often referred to as neighborhoods).

This pamphlet addresses frequently asked questions by the Association. For up-to-date information, register as a resident on the website at sawgrassplayersclub.org.

If you have additional questions about the Master Association, please call Marsh Landing Management Company (MLMC) at 904-273-3033.

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

