

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

-Updated 10-2025-

### **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. Sawgrass Players Club encompasses 1,200 acres of natural beauty and consists of 16 neighborhoods or communities (called subassociations). As a property owner or homeowner of the Sawgrass Players Club, you are a member of Sawgrass Players Club Association, referred to as the Master Association or the "Association." And you are also a member of your subassociation. We are also home to the PGA TOUR, The PLAYERS 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 covenants and restrictions that apply to your property, as well as the rules regulations and policies adopted by the Sawgrass Players Club Association Board of Directors (the "Master Board"). In the event of an inconsistency between this guide and any of the Association's rules, regulations or policies, the provisions of the applicable rules, regulations or policies shall control.

Please read through this booklet and keep it handy for future reference. All property owners, renters and visitors are bound by the terms of the Association's covenants, 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 owners become familiar with the Sawgrass Players Club Association's governing documents, which are available on the 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 owners to become familiar with the Architectural Review Process. Many new owners 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 ("ACC") and your subassociation association's Architectural Review Board ("ARB").

If you have any questions about the governing documents, processes or rules and regulations, please call Marsh Landing Management Company, (the "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.

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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 covenants and restrictions that apply to the 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 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 nine directors who are property owners within the Sawgrass Players Club. They are supported by various committees that supervise activities. The governing documents described above give the Master Board 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 contained in this document and adopted by the Master Board. Failure to abide by such rules may result in penalties and fines as described in Section IX Enforcement of Covenants and Rules.

### **Records Retention and Requests**

Official records are maintained in accordance with the Florida Statutes. The governing documents, rules, and policies are accessible on the public page of the Sawgrass Players Club website. Once Owners are registered on the website, they can also view board and committee minutes for the last 12 months, the annual budget, contracts included in the budget, the annual audit and reserve study. For any other official records not found on the website, Owners should send written notice to the Management Company requesting such records. If practical, digital copies will be provided. In the event digital copies cannot easily be produced, Marsh Landing Management will provide times during normal business hours to come to the office to view and copy the records in accordance with the Statutes.

**Assessments.** The Master Board 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 Master Board may also levy

special assessments when necessary.

An assessment not paid on the date due is delinquent, is subject to interest and collection costs, and may become a lien on a residence until paid. Owners should review the Master Board’s collection policy.

**Subassociations.** Each of the 16 communities or neighborhoods within Sawgrass Players Club has its own homeowner’s association, called a subassociation. These subassociations have a Board of Directors (“subassociation Board”) 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 subassociations 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	56
Seven Mile Drive	117
Turtleback Crossing	91
Vicar’s Landing	264
Water’s Edge	80
Water Oak	83

**Property Management Services.** The Association contracts with the Management Company to oversee day-to-day operations of the 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 904-273-3033. For

immediate assistance in a maintenance emergency on Association property, there is a manager on call 24 hours a day, seven days a week, at 904-307-2759. The Association also contracts with third party vendors to oversee gate access operations, lake maintenance, and common-area landscaping.



## **Section II. Controlled Access and Radio Frequency Identification Devices ("RFID")**

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 penalties and fines as described in Section IX Enforcement of Covenants and Rules.

**Vehicle Registration.** All residents' vehicles must be registered at the Management Company's Access Control Office located at 4200 Marsh Landing Boulevard, Suite 200 (located 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 904-373-5600.

### **Property Owners.**

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.

RFIDs are not transferable. A new or replacement RFID must be obtained from the Access Control Office at the Management Company and 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 fines. RFID access privileges may be suspended if an owner is delinquent in Association fees or for failure to abide by the Association's covenants and restrictions and rules.

**Long-Term Renters (12 months or more).**

Long-term renters may purchase an RFID for a nominal fee for each of their vehicles for the term of their lease by presenting the lease to the Management Company and, if applicable, the applicable lease extension for an RFID to remain valid beyond the initial lease term.

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

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 the 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 the Management Company and, if applicable, the applicable lease extension for an RFID to remain valid beyond the initial lease terms.

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

**Residents Driving Loaners/Rental Cars.** Residents who are driving a loaner car or rental car may use a hang tag for gate entry through the RFID lane. Hang tags are issued for a period of up to 30 days with proper identification and a deposit of \$100 (cash or check) and are available at the Management Company. A paper pass is also available, at no charge from the gate officer and must displayed on the vehicle dashboard for entry through the Visitor gate.

**EBike Access.** All eBikes must be registered and affix a Sawgrass Players Club decal. Decals can be obtained from the Management Company or at the Main Gate by calling the gate access company onsite supervisor at 904-543-0043. All eBikes must enter through the Visitor Lane. Residents operating an eBike without a decal may be issued a citation for their failure to display a decal and will be required to present their valid Driver's License, or their name and address to verify their residency. Non-resident eBike operators desiring to enter Sawgrass Players Club without a Sawgrass Players decal will be treated as a guest and the Owner contacted to authorize entry. Likewise, residents of Marsh Landing will be required to show proof of residency to enter Sawgrass Players Club.

**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 such personnel's 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 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 the Management Company's Access Control Office and make every effort to ensure that the RFIDs are removed from the vehicles.

**Admitting Visitors.** Gatehouse staff cannot grant entry to visitors without prior authorization by a resident. Additionally, drivers using the visitor lane are required to show their driver's license to enter the community. This includes guests, golf and tennis guests to meet at the TPC Clubhouse or Golf Course or Club, service companies, deliveries, vendors, taxis, and others. You may register guests by calling the automated telephone system or through the gatehouse website.

**To register by telephone:** Call the automated telephone system at 904-285-4161 or 904-285-4160, listen to the greeting and follow the prompts. You may use this system for adding guests for up to 30 days. Note: A one-day pass is only valid for the day the phone authorization is placed.

**To register via the Web:** You may also log directly into the gatehouse portal, <https://tpc.gatehouseportal.com>. The gatehouse portal allows you to add visitors for any length of time, including permanent. Your username and password for the portal are different from the ones used for the HOA website.

When authorizing a guest please make sure that you include your guests first and last name as is shown on their driver's license, or the name of the company for vendors and deliveries.

If you need assistance with your username, password or PIN for gate access or would like to know how to obtain an RFID for your guests, please call the Access Control Administrator at 904-373-5600.

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

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

**Access Denial.** While use of the Association's roadways is granted to many 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.

**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 residents and their guests must adhere to St. Johns County noise ordinances.

**Youth Parties (hosts under 21).** Because of past experiences with youth parties resulting in property damage and annoyance, special provisions for youth parties apply. A responsible adult must be present at each youth party and all rules for large parties, as noted above, must also be followed. Written parental authorization for a party of 10 people or more must be submitted at least 8 hours in advance to the Main Gate.

In the event a roving patrol supervisor determines that the peace of the neighborhood is being disturbed, assistance from the St. Johns County Sheriff's Office will be requested. 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 subassociations. The Association fully enforces traffic rules 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 because 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, eBikes, electric scooters, and golf carts are to be ridden on the right-hand side of the roadway with the flow of traffic and obey all roadway signs and adopted Association rules.

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.

**“EBikes” and Electric Powered Scooters- Registration and Rules.** EBikes and electric scooters are prohibited from being operated on sidewalks when speeds exceed 10 mph, on private property not owned by the Association, at the Parks, or any private golf course. Residents with operating eBikes must complete and sign a registration form and display a Sawgrass Players Club bicycle decal on their eBike at all times. Decals may be obtained at the Management Company office or by appointment at the main gatehouse. Additionally, all persons operating eBikes and electric powered scooters must comply with all state and county laws and regulations, yield to pedestrians, wear a helmet regardless of age, ride on the right side of roads closest to the white line in single file, comply with the posted speed limit, come to a complete stop at stop signs, and give hand signals at all intersections when operating on roadways. All eBikes and electric powered scooters must be equipped with lights if driving during non-daylight hours.

**Parking.** No parking is allowed on grass, sidewalks, or common areas within the 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 the Main Gate Officer has obtained prior written approval from the Controlled Access Committee authorizing different closing times. Additionally, parking any vehicle on any road between 1 a.m. and 6 a.m. is prohibited, unless the Main Gate Officer shall have received prior approval from the applicable subassociation Board. Owners that need a variance to park overnight on their street due to extenuating circumstances should contact their subassociation in writing to receive advance approval, which must be communicated to the Main Gate.

**Golf Carts.** All golf cart operators under 18 years of age must carry a learners driver’s license or driver’s license. Persons over 18 years of age must carry a valid form of government issued photo identification. 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.

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

- Efficient brakes and brake lights.
- Reliable steering
- Safe tires
- Rear view mirror
- Red reflectors on the front and rear

- Between sunset and sunrise, headlights and taillights are required.
- 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.)

**Sidewalks:** No motorized or electric vehicles may be driven on sidewalks except for motorized wheelchairs and otherwise in accordance with applicable law. Walkers, joggers, and standard bicycles operated below 15 mph should use the sidewalks, but pedestrians always have the right of way. All cyclists must follow roadway signs and use hand signals. Additionally, cyclists operating standard bicycles under 16 must wear helmets. It is recommended that before daylight and after dusk, all joggers and pedestrians wear reflective bands or carry a flashlight. and bicycles must have operable lights. Where there is no sidewalk, pedestrians and joggers should travel on the left side of the roadway facing the traffic.



## **Section IV. Safety and Security**

As a gated community, the Association limits access through the community gates. Nevertheless, all residents must be vigilant about security. Access Control Patrol Officers are here to assist residents and their guests. However, patrol personnel are not police officers, sheriff's deputies or animal control officers and should not be considered as surrogates for such officers.

**Protection of Property.** Residents are responsible for the security of their homes. 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 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 at [www.sawgrassplayersclub.org](http://www.sawgrassplayersclub.org). Access Control should be notified upon return.

**Suspicious or Undesirable Activity.** Please immediately report to the St. Johns County Sheriff's Office at 904-824-8304 any suspicious or undesirable activity such as an unauthorized person on your property, suspicious vehicle, vandalism, or excessive noise. In emergency call 911.

**Home Security Alarm.** Security alarm alerts are to be handled by the St. Johns County Sheriff's Office. 904-824-8304.

**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 on common property and to 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 the Sawgrass Players Club property which may be or become an annoyance or nuisance to residents. In the event of any question as to what may be or may become a nuisance, such questions shall be submitted to the Master Board for a decision in writing, whose decision shall be final and shall prevail over any decision rendered by any subassociation Board. The Association has the authority to determine what is deemed a nuisance.

**Construction/Workers' Hours.** The Association limits the days and hours that heavy deliveries, construction, and other vendor service work are allowed in Sawgrass Players Club. No heavy deliveries or construction or service work is permitted on Sundays and major holidays (New Year's, Easter, Memorial Day, July Fourth, Labor Day, Thanksgiving, Christmas) and over The Players Championship weekend. Mondays through Fridays, vendor access 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, vendor work hours are 8 a.m. to 5 p.m. The Access Control personnel are authorized to grant exemptions due to emergency situations in accordance with existing post orders such as HVAC, plumbing, electrical, fallen trees, roof leaks, etc. Residents should be aware that some subassociations may enforce different construction restrictions.

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

**Pets.** Loose animals and barking dogs are considered nuisances by the

Association. Owners must always keep their cats, dogs, or other domestic pets under control 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. Owners should call Animal Control 904-209-6190 and report dogs off leash, excessive barking, dog bites or animal incidents in addition to contacting First Coast for documentation and citation enforcement.

**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 Association has a zero-tolerance policy with respect to vandalism. No one shall willfully or maliciously injure or damage by any means any property owned by the Association, any subassociation, any Owner or their tenants, invitees, guests, employees, or others. Acts of vandalism are subject to citation by the Association and the imposition of the cost of repairing damage. Additionally, the St. Johns County Sheriff's Office will be called in and their officers may issue citations as well. Each instance of vandalism shall be deemed to be a separate violation.

**Emergency Disaster/Storm Procedures.** The Master Board reserves the right to implement temporary procedures for disaster recovery or emergency situations, per FL Statute 720.316 Association Emergency Powers. Residents should sign up for Alert St Johns.

**Vegetation in Waterways.** All trees and shrubs shall be maintained by the owners of the properties on which such trees and shrubs are located so as not to encroach into any waterway located within the Sawgrass Players Club. Such encroachments impede the flow of water through the master drainage system and the Master Board has deemed all such encroachments to constitute prohibited nuisances under the provisions of the Covenants.

## 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 businesses shall not be operated at any residence without the prior approval of the Master Board. Owners wishing to obtain approval for a home-based business shall provide written certification that (i) traffic and parking related to the business activities of the home-based business will not be greater in volume than would normally be expected at a similar residence where no business is conducted, (ii) that as viewed from the street, the use of the owner's residence shall remain consistent with the uses of the residential areas that surround the residence, and (iii) the activities of the home-based business are secondary to the use of the residence as a residential dwelling. Any approval given for a home-based business shall be conditioned upon compliance with each of the requirements stated in the preceding sentence at all times. In some instances, subassociation Board approval is also required for a home-based business.

**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 of the Master Board. 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 within the Sawgrass Players Club.

**Trash.** Garbage and trash containers must be stored out of view of surrounding properties. 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 any lot or other 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. Access Control personnel will confiscate unauthorized signs on common property owned by the Association. Please contact your subassociation property manager for additional signage restrictions.

**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 subassociation architectural review board has its own rules governing tree removal. In such event, such subassociation rules shall be followed.

**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 any 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 within an easement affecting a property by the owner or a previous owner may be removed by the Association at the expense of the current owner.

## **Section VII. Architectural Control Committee**

The Association's Architectural Control Committee ("ACC") acts to maintain and enhance property values in Sawgrass Players Club by promoting aesthetic quality consistent with a first class residential development. The ACC enforces community's standards to promote all architecture, design, appearance, location, landscaping and alterations or modifications of buildings and structures being 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 Sawgrass Players Club. The ACC typically meets twice per month in the Management Company conference room. ACC meetings are open to all members.

**Scope of Authority.** The Sawgrass Players Club is a composite of various subdivisions and condominiums each unique in design and character. Each subassociation has its own architectural planning criteria and a subassociation Architectural Review Board ("ARB"). The ARB's and the ACC have different responsibilities. Owners must receive approval from their subassociation ARB's for all modifications and improvements to their property. Owners must receive approval from both the ARB and the ACC if their proposed project requires a St. Johns County building permit, their home is located on a golf course, or proposed improvements will be visible from another community or common area owned by the Association. All requests for architectural review should be submitted directly to the Management Company to ensure applications are complete and eligible for review.

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

- Mailboxes and banners
- Recreational structures (basketball goals, swing sets, playhouses, 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
- Replacement of driveways, walkways, patios, and pool decks (no change of material or footprint)

**ACC Responsibility.** The ACC has final approval rights over the following modifications, which all require permits through the St. Johns County Building Department. The following modifications must be reviewed first by the 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 subassociation 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). Forms are also available at the Management Company, 4200 Marsh Landing Boulevard, Suite 200, Jacksonville Beach, Florida 32250.

All applications should be submitted to the Management Company's Architectural Coordinator. The Management Company 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. The Management Company will then contact the appropriate subassociation ARB and present its members with the completed packet, either by email, in person or via mail. Once the ARB has received the application packet, they will have thirty (30) days to contact the Marsh Landing Architectural Coordinator with their approval/denial of the request (in accordance with subassociation governing documents). For modifications requiring only subassociation 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 subassociation 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 ARB and the 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 Architectural Coordinator 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, less any funds necessary to reimburse the Association for expenses incurred because of a property owner's non-compliance with the Association's governing documents, rules and/or policies. Performance deposits shall be held and disbursed in accordance with Section 720.303(8)(d), Florida Statutes (2024). 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), the property owner will be charged only one fee and required to make one deposit, which would be the highest fee and deposit applicable to the activities proposed.

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

**Appeals.** If authorized by a subassociation's governing documents, any party aggrieved by a decision of their subassociation's ARB for matters solely within the review authority of the ARB may appeal for relief only to the subassociation's Board. For requests denied by the subassociation ARB in which the ACC has final review authority, an owner can appeal first to their subassociation Board (if



applicable), then to the ACC and finally to the Master Board.

**Enforcement.** Architectural review compliance is enforced through the Association's Covenant Enforcement Procedures. A property owner may be subject to the covenant enforcement process, where fines up to \$1,000 can 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**

Trees are a special case. Because of the importance of trees to our community, the master covenants and restrictions state that no tree or shrub, the trunk of which exceeds 4" in diameter shall be cut down, destroyed, or removed without the express written consent of the ACC. In many cases, the removal of trees shall require the homeowner to comply with the applicable subassociation guidelines and to receive prior approval of the applicable subassociation (or its ARB).

**Use of Heavy Equipment/Dumpsters** In connection with any construction, tree removal or similar activities involving the use of heavy construction equipment or dumpsters, prior to commencing any such activities, the applicable homeowner and contractor shall each execute a written acknowledgement of the Association's requirements for such use in the form included with the Master Board's policies.

## **Section VIII. Recreational Facilities**

The Sawgrass Players Club recreational amenities and facilities are designed for the enjoyment of the community. Rules and regulations are established to promote 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 poisonous snakes and alligators may occasionally 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 forbidden. All 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 their own private property.

**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:

- EBikes and motorized scooters are prohibited at the Park.
- 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 shall use the facilities at their own risk and shall abide by 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, may be asked to leave the premises. If necessary, subject to the Association's enforcement procedures, the resident or guest will be restricted from further use of those facilities.

- 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 Master Board. 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.

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

**Commercial or Business Activity.** No commercial or business activity shall be conducted on property designated for recreational use without prior Association approval. Such activities should be conducted by an organization should be mutually beneficial to the business and Sawgrass Players Club residents. Upon approval by the Master Board, the following items will be required from the organization:

- A separate contract with usage restrictions and expiration date.
- Insurance which names Sawgrass Players Club Association in the contract and an additional insured.
- A full indemnity contained in the contract.

Usage fees are determined by the Master Board upon recommendation of the Recreation Committee.

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

- Sawgrass Players Club property owners can make reservations for Players Park and the Players Pool pavilion only. The reserving owner must be present during the scheduled function. The reserving homeowner is responsible for the conduct of guests. Reservations must be made through the Management Company at 904-273-3033. Applications and fee information can be found on [www.sawgrassplayersclub.org](http://www.sawgrassplayersclub.org).

- Homeowners are responsible for cleaning up the areas before leaving.
- The homeowner must provide a list of all guests involved in the activity to Sawgrass Players Club Access Control, and the owner 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 Association's enforcement procedures.
- No organization may publish any reference to having 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.
- Parking is extremely limited. Carpooling is encouraged and parking is not allowed to obstruct traffic along roadways or on any grassed area.
- Rules and regulations herein are enforced by Marsh Landing Management Company staff and Sawgrass Players Club Access Control Officers on behalf of the Master Board.

**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 904-568-7328.
- 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 are subject to fines.

**Section IX. Enforcement of Covenants and Rules**

The Covenants and Restrictions give the Master Board authority to set rules and regulations and penalties for violations.

**Penalties and Fines.** In accordance with Section 720.305, Florida Statutes, a violation or breach of any provisions of the Covenants and Restrictions or the Association’s rules 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 may 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 provision of the Sawgrass Players Club Declaration of Covenants and Restrictions, or with any rule adopted by the Master Board.

**Table 2. Fines**

Recommended Fines are subject to variance at the discretion of the Master Board and otherwise subject to change.

**Violations/Citations.** Access Control personnel and subassociation property managers are authorized to issue violation letters and/or document citations for various infractions. When a violation letter is sent by a subassociation, the property owner should contact the subassociation property manager immediately and seek to remedy the violation. In the event a property owner fails to remedy a subassociation violation which is also a violation of the Sawgrass Players Club Covenants and Restrictions or rules, then the subassociation property manager may forward the violation documentation to the Master Board. When a citation is issued by Access Control personnel, depending upon the violation, it will be forwarded to the subassociation property manager for enforcement action, or the Master Association property manager who will send the person in violation notice of a Master Board meeting wherein the Master Board may levy a fine as described on this table. Access Control personnel may issue citations for the following:

<b>Violation Type:</b>	<b>Recommended Fine Amount:</b>
Reckless Driving on master roadways	\$100
Speeding (greater than 6 mph over) on master roadways	\$100
Failure to obey traffic signs on master roadways	\$100

Improper golf cart usage*	\$100
Overnight street parking (between 1 am to 6 am )*	\$50
Interference with Gate operation	\$100
Traffic obstruction (including parking in no parking zones) *	\$100
Parking on common property (including grassed right of way) *	\$50
Overnight parking of boats, mobile homes, trailers, and RVs *	\$50
Harassment of Gate Officers	\$100
Noise as verified by St Johns County police report*	\$100
Animals: Off leash* or within pool area/tot lot	\$100
Dumping or blowing materials into waterways	\$100
Vandalism of common property	\$100
Unapproved commercial activity after hours, Sundays or major holidays	\$100 per day up to \$1000
Unapproved exterior modifications without ARB/ACC approval (including bulkheads, trees, signs, and temporary structures)*	\$100 per day up to \$1000
Vegetation in waterways	\$100 per day up to \$1000

\* violations on subassociation roadways are forwarded to the subassociations

**Hearings and Appeals:** A property owner or resident may appeal the fine by following the instructions on the citation. He/she will be notified in writing of the date, time, and location of the 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.

**Cost to Repair Damage.** The Association may also require a responsible party to reimburse it for out-of-pocket costs incurred by the Association to repair any damage or remediate any adverse condition caused by the responsible party's violations.

Whom to Call		
In an Emergency	Fire/Police/ Medical	Dial 911
Maintenance Emergency of Master Property	Management Company – Marsh Landing Management Company (MLMC)	904-307-2759
Maintenance Emergency within Neighborhood	Subassociation Manager	Visit the website <a href="http://sawgrassplayersclub.org">sawgrassplayersclub.org</a>
Architectural Modifications/ Tree Removal Requests	MLMC	904-273-3033
Alligator Sightings	Alligator Hot Line	1-866-392-4286
Master Common Area Complaints	MLMC	904-273-3033
Covenant Violations	Subassociation Property Manager	Visit the website
Estate Sales and Open Houses	MLMC	904-273-3033
Gatehouse	First Coast Security- Main Gate	904-543-0043
	First Coast Security- Solana Gate	904-285-5488
Guest Authorization	Recorded Number	904-285-4161 904-285-4160
Incident Reports	First Coast Security- Rover	904-568-7328
Lakes/Ponds/Canals	MLMC	904-273-3033
Landscape issues of Common Areas	MLMC	904-273-3033
Parties (10+ guests) or Youth	First Coast Security- Main Gate	904-543-0043
Patrol Officer	First Coast Security-	904-568-7328

	Rover	
Dog Bites/Loud Barking	Animal Control	904-209-0746
Power Outage	Beaches Energy	904-247-6171
Recycling	FCC Environmental (contracted by St Johns County)	877-642-3702
Reserve Recreational Pavilion	MLMC	904-273-3033
RFIDs/Decals	MLMC	904-373-5600
Streetlights	Beaches Energy	904-247-6171
Suspicious Activity and Trespassing	SJSO	904-824-8304
Trash and Yard Waste	FCC Environmental (contracted by St Johns County)	877-642-3702
Unwanted Guest List	First Coast Security- Main Gate	904-543-0043
Vehicle Registration	MLMC	904-373-5600
Water/Sewer	St. Johns County Utility Department	904-209-2728 904-209-2745 (afterhours)
Wildlife Issues	Fish & Wildlife Conservation	866-392-4286