

II. DEFINITIONS

Administration Office: Community Property set aside for Management to conduct day-to-day business of the Timber Pines Community Association, Inc.

Affidavit of Residency: Affidavit signed by the legal owner attesting that a person resides with them. A person is deemed to reside with a Member if the Member's Timber Pines address is contained on that person's driver's license or voter registration.

ACDRG: Architectural Control Dispute Resolution Group. The group for appealing ACC decisions.

Assignment of Use: A declaration by an Owner, to a Renter, of his right of enjoyment of the community facilities.

Children: Guests under the age of eighteen (18).

Citation: Written notice of the violation of a Regulation issued to a Member, Renter or Guest by the General Manager, after approval by the Board of Directors.

Community Facilities: The Recreational Facilities, Lodge, Resident Activity Center, Performing Arts Center, Country Club and such other areas of Timber Pines designated by Management as Community Facilities.

Community Property: All real and personal property owned by the Association.

Country Club: The Community Facility located at 2340 Grand Pines Blvd. and identified as the Country Club.

Enforcement Officers: Persons so designated, in writing, by the Board of Directors. Enforcement Officers shall have the power to issue Incident Reports.

Fitness Trail: Designated walking path for use by walkers, bicycles and non-motorized vehicles. Motorized vehicles are not permitted at any time with exception of motorized wheelchairs.

General Manager: The individual in charge of day-to-day operations and management of Community Property, Association employees and such other administration and management duties as the Board of Directors may delegate.

Golf Cart: A motorized three or four-wheeled vehicle, powered by an electric motor intended for use on a golf course, equipped with suitable tires for turf.

Golf Cart Permit: Permit issued for Golf Carts used on Community Property excluding Golf Courses.

Golf Cart Trackage Permit: Permit issued for Golf Carts used on Community Property including the Golf Courses.

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Golf Courses: An area between out-of-bounds markers (white posts) designated for golf. All areas, including grass, mulch, trees and plants, cart paths, retention areas and bordering lakes, are included.

Golf Facilities: The Hills and The Lakes Executive 18-hole par 60 Courses, The Grand Pines Championship 18-hole par 72 Course, The Highlands Pitch and Putt 9-hole Course, the Driving Range, the Putting Greens adjacent to the Lodge and Country Club, the Chipping Green on Grand Club Drive and any other golfing facilities that may be added from time to time.

Golfers Handbook: A handbook, available in the Pro Shops, which explains the golf procedures needed for all golfers in Timber Pines. Some items covered are The Considerate Golfer, Tee Time Requests, Timber Pines Automated Tee Time System, Golf Carts, Local Rules, Ready Golf, TPCA Tournaments and USGA Handicaps.

Guest: Person visiting any Owner or Renter.

Guest ID: Temporary identification issued to Guests.

Incident Report: Initial document reporting a violation of Regulations.

Lodge: The Community Facility located at 6872 Timber Pines Blvd. and identified as the Lodge.

Loss of Privileges: An order that denies the recipient the use of all common areas and facilities for the period of the penalty.

Management: Those people charged by the Board of Directors to implement the Rules & Regulations and Policies of the Board.

Master Documents: Amended and Restated Articles of Incorporation; Master Declaration of Covenants, Conditions, and Restrictions; and By-Laws of the Timber Pines Community Association, Inc., hereafter called TPCA.

Member: An Owner of record or person(s) named on properly executed registration form or Affidavit of Residency.

Owner: Fee simple Owner(s) of a platted subdivision lot.

Performing Arts Center (PAC): The Community Facility located at 2348 Grand Pines Boulevard, adjacent to the Country Club, and identified as the Performing Arts Center.

Pets: Any domesticated or tamed animal (mammal, bird, reptile, fish or amphibian) that is kept and cared for. (See Service Animal)

Pickleball Facilities: Pickleball courts and related facilities located behind the Lodge and Resident Activity City Center.

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Pool Facilities: Pools and spas and related facilities located adjacent to the Country Club, and behind the Lodge building.

Pro Shop: Community Facility located behind the Country Club and PAC buildings (Grand Pines Pro Shop) and behind the Lodge Building (Lakes Pro Shop) associated with the management and use of Golf Courses.

Recreational Facilities: The Golf Facilities, Tennis Facilities, Pool Facilities, Fitness Center, Shuffleboard Courts, Bocce Courts, Horseshoe Pits, Wood Shop, Billiards and such other Community Facilities designated by Management.

Registered Golfer: A registered golfer is a resident who pays an annual fee in order to use the Automated Tee Time System and the USGA Handicap System.

Regulations: Specific rules whose infraction by a Member, Renter or Guest may result in a Citation and possible imposition of a monetary fine and/or loss of the use of all common areas and facilities.

Renter: Person(s) leasing or renting a residence in compliance with the rental restrictions set forth herein and under a valid and binding Rental Agreement and Assignment of Use.

Resident: For the purposes of this document, will include Owner(s), Renter(s) and person(s) named on an Affidavit of Residency

Resident Activity Center (RAC): The Community Facility located adjacent to the Lodge Building and identified as the Resident Activity Center.

Rules: General guidelines that permit Members, Renters and Guests to enjoy the use of the facilities and the practice of good fellowship.

RV Parking Area: Area set aside and designated by Management as parking area for Recreational Vehicles.

Service Animal: An animal that is individually trained to do work or perform tasks for an individual with a disability. Under the Americans with Disability Act, "comfort", "therapy", or "emotional support animals" do not meet the definition of a service animal.

Tennis Facilities: Tennis courts and related facilities located adjacent to the Country Club parking area, and behind the Lodge and Resident Activity Center.

Timber Pines: The real property described in, and supplements thereto, as recorded with the Master Documents for Timber Pines.

Timber Pines Community Association, Inc. (TPCA): Corporation identified by the Master Documents.

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Vehicle (Motorized): Automobiles, Golf Carts, trucks, vans, RV's, motorcycles, motorized bicycles, mopeds and TPCA maintenance vehicles.

Vehicle (Non-Motorized): Bicycles, tricycles, in-line skates.

Vehicle ID: Sticker or bar code located on the vehicle for identification by an access control officer or the automatic gate.

Visitor Pass: Pass issued by an access control officer at the entrance gates to an authorized visitor of Timber Pines.