

ST. GEORGE PLANTATION OWNERS' ASSOCIATION, INC.

ANNUAL MEETING

SATURDAY, OCTOBER 17, 2026 at 10:00 AM

BALLOT

1. Do you approve the proposed amendment of Article VIII, Section H of the Amended and Restated Protective Covenants of St. George Plantation regarding electric bicycles and ultra-light aircrafts as indicated on Exhibit "A"

☐ YES

☐ NO

2. Do you approve the proposed amendment of Article VIII, Section N of the Amended and Restated Protective Covenants of St. George Plantation prohibiting vehicles and restricting the use of drones and unmanned aircrafts on the beach and dunes as indicated on Exhibit "B"

☐ YES

☐ NO

LOT NO./STREET ADDRESS

SIGNATURE OF LOT OWNER OR VOTING MEMBER:

Signature:_____ Print Name:_____

(Additions are indicated via underlined text; Deletions are indicated via ~~strikethrough~~ text)

EXHIBIT A

H. Motorized Recreational Vehicles. No motorcycles or motorized off-road vehicles, such as all-terrain three or four-wheelers, trail bikes, dune buggies, utility vehicles, side-by-side vehicles, low-speed vehicles, golf carts and similar vehicles are permitted in the Plantation except as follows:

1. Golf carts, ultra-light aircrafts under the power of an Owner, motor scooters, electric bicycles, and similar low-power vehicles ~~designed for on-road use~~ that are the property of Owners are permitted on the streets of the Plantation under the following conditions: (a) the vehicle must ~~shall~~ be registered with Security and such registration evidenced by a decal ~~or other method approved by the Association and~~ that is displayed or maintained with the vehicle at all times during its operation on said streets; (b) the vehicle shall be owned by an Owner of property within the Plantation; (c) the vehicle must ~~shall~~ be operated by a licensed driver who is also an Owner or by a non-Owner who is accompanied by an Owner during the period of such operation; (d) ~~and the vehicle must shall~~ be operated in compliance with all rules, regulations ~~and covenants~~ and policies of the Association; (e) electric bicycles, electric scooters, and similar micromobility devices shall be operated only upon named streets within the Plantation and shall not be operated upon trails, footpaths, boardwalks, beach accesses, dunes, beach areas, common-area pathways, or other areas not specifically designated as streets; (f) no golf cart, low-speed vehicle, utility vehicle, side-by-side vehicle, electric bicycle, electric scooter, or similar vehicle shall be operated upon the beach, dunes, dune walkovers, beach accesses, native vegetation areas, or conservation areas; (g) comply with all applicable federal, state and local laws and regulations; and (h) for ultra-light aircrafts ONLY, take off and land only from designated airstrip facilities approved for such use. The sound level created by such vehicles ~~must not be loud enough to unduly disturb or interfere with the peace and quiet of the Plantation as determined by the Board of Directors.~~

2. Owners who use motorcycles, as defined by Florida law, for general transportation shall be allowed to proceed to and from their property on such motorcycles.

3. Definitions. For purposes of this Section:

(a) "Electric Bicycle" shall mean a bicycle equipped with fully operable pedals and an electric motor as defined by Florida law.

(b) "Low-Speed Vehicle" shall have the meaning assigned by Florida law.

(c) "Utility Vehicle" shall include utility task vehicles, work vehicles, and similar motorized vehicles designed primarily for off-road transportation.

(d) "Side-by-Side Vehicle" shall include recreational off-highway vehicles with side-by-side seating.

(e) "Motorized Recreational Vehicle" shall include any self-propelled vehicle not otherwise intended for conventional highway transportation.

(f) "Ultra-light aircraft" shall mean a powered or unpowered, one-seat aircraft that is used only for sport or recreational flying and does not have a US or foreign airworthiness certificate that is (a) owned by an Owner of property within the Plantation; (b) registered with Security; (c) in compliance with all applicable federal, state and local laws and

regulations; and (d) takes off and lands only from designated airstrip facilities approved for such use.

4. Exemptions. The restrictions contained herein shall not apply to: (a) emergency response vehicles; (b) law enforcement vehicles; (c) fire and rescue vehicles; (d) Association maintenance vehicles; and (e) contractors acting under authority granted by the Association.

EXHIBIT B

N. Beach Usage

1. No item of personal property may be left unattended on the beach between the hours of 9:00 p.m. and 7:00 a.m.
2. Any item of personal property left on the beach in violation of this covenant shall be tagged and removed to the nearest boardwalk.
3. From 9:00 p.m. till 7:00 a.m. daily, on the beach, items of personal property that are relocated as close to but not on the toe of the dune or native vegetation, or where there are no dunes or native vegetation, are relocated as close as practicable to an existing permanent structure or the line of buildings, will not be considered discarded by the owner, abandoned or a violation of this covenant, provided:
 - (a) Such items shall not be placed on the dune or on native vegetation;
 - (b) Such items shall be stored in a neat and orderly manner;
 - (c) Such items shall not inhibit access to the beach from the nearest access areas, nor obstruct access on the beach, nor impact native vegetation, nor significantly affect sea turtles.
 - (d) Items of private property owners may be stored under or adjacent to their private dune walkovers or boardwalks.
 - (e) No items shall be placed on any beach access.
4. Holes dug on the beach are required to be personally attended and must be filled prior to leaving the beach.
- 5. No vehicle of any kind, whether motorized or non-motorized, shall be operated, parked, stored, or maintained upon the beach, dunes, dune walkovers, beach accesses, or native vegetation areas.**

For purposes of this provision, vehicles shall include, but not be limited to: bicycles; electric bicycles; electric scooters; golf carts; low-speed vehicles; utility vehicles; side-by-

side vehicles; motorcycles; all-terrain vehicles; motorized recreational vehicles; and similar transportation devices.

This restriction shall not apply to emergency personnel, law enforcement personnel, Association-authorized maintenance activities, or governmental operations.

6. No person shall operate any drone, unmanned aircraft system, remotely piloted aircraft, or similar aerial device over the beach, dunes, native vegetation, conservation areas, beach accesses, or common recreational areas of the Plantation.
7. Non-commercial recreational drone use shall be limited to the Owner's property and shall be conducted in compliance with all applicable federal, state, county, and Association requirements.
8. No drone or unmanned aircraft system shall be used for: (a) Voyeurism; (b) Surveillance of persons or property without authorization; (c) Harassment of residents, guests, wildlife, or domestic animals; (d) Interference with law enforcement, emergency response activities, or Association operations; or (e) Activities that disturb sea turtles, nesting shorebirds, protected wildlife, or environmentally sensitive areas.
9. Nothing herein shall authorize any activity prohibited by federal law, Florida law, Franklin County regulations, or other applicable governmental authority.