

Lakefield South Homeowners'

Association Rules & Regulations

A. General Rules & Recourse:

- a. The unit owner is financially responsible for the actions of their tenants and guests actions in the community**
- b. If an owner or invitee violates these rules & regulations or the community's restrictive covenants the owner will be assessed for all costs incurred by the association for enforcing the same.**
- c. The unit is restricted to residential use as a single family residence**
- d. The unit owner shall notify the Association when the unit will be occupied and by whom. If the occupant is other than the owner, and will be occupied for more than 30 days, a rental application must be executed and approved by the Board of Directors**
- e. In order to insure conformity of activities, the Associations management company or vendors are instructed to forward any requests for service or complaints to the Board of Directors**
- f. All garbage/trash cans & recycle bins are to be stored in the garage. Propane gas tanks are to be shielded from view or stored underground**
- g. No noxious or offensive activities shall be allowed on any portion of the property nor shall anything be done that is or may become a nuisance or annoyance to other residents of the community**
- h. Owners and tenants do not have the authority to authorize additional work, to be performed by vendors, on behalf of the association. This authority lies solely with the Board of Directors**

Association Rules & Regulations

B. Prohibited Activities

- a. Solicitation or distribution of notices or advertisements or other material other than those previously approved by the Association
- b. Loud volume; radio, TV, stereo, musical instrument, sporting games, etc. between 10:00pm and 8:00am
- c. Improper storage or use of flammable, combustible or explosive substances
- d. Planting on common areas without the prior approval of the Association. Unauthorized plants will be removed at the unit owners expense
- e. At no time may a unit owner or their invitee park blocking the sidewalk or on the grass

C. Prohibited Items

- a. Any signs
- b. In accordance with Florida Statutes 720.304(2) the ONLY flag permitted is Lakefield South is one United States Flag not larger than 4 1/2 feet by 6 feet. The official state flag of Florida as well as flags representing the military branches are also permitted.
- c. Window air conditioners or fans which are visible from the exterior of the building
- d. Satellite dishes under 39" are permitted with the prior approval of the Association
- e. A garage shall remain a garage and shall not be converted to any other use

Initials_____ Initials_____ Initials_____ Page 2 of 7

Lakefield South Homeowners' Association Rules & Regulations

- f. No hedge, fence, landscaping or other improvements shall be constructed in the rear or sides of units without prior approval of the Association

D. Delinquent Accounts

- a. Late charges of 1.5% per month will be assessed on all delinquent accounts
- b. Liens will be secured on the property when payments are made more than 60 days late. Foreclosure will be initiated in accordance with the time period specified by law
- c. Florida statutes provide for payments to be applied in the following order:
 - i. Interest
 - ii. Late fees
 - iii. Attorney fees
 - iv. Assessments

E. Emergency Entry to Unit

- a. To insure the safety of residents, the association or its representatives may enter a unit to effect emergency repairs or to prevent damage to other units or common areas
- b. If damage occurs during emergency entry the unit owner is responsible for all costs and expenses incurred by the Association

Initials_____ Initials_____ Initials_____ Page 3 of 7

Lakefield South Homeowners' Association Rules & Regulations

F. Pets

- a. No pets are permitted except fish, domestic birds, up to two domestic household dogs or up to two domestic household cats
- b. Pets must be on a leash at all times when outside the home

- c. Pets are not allowed on the common areas
- d. Residents must clean up after their pets
- e. Residents are responsible for any damages to property caused by their pets

G. Parking Regulations

- a. No vehicle shall be parked within Lakefield South in any place other than a driveway or garage. Vehicles **MUST NOT BLOCK THE SIDEWALK OR BE PARKED ON THE GRASS.**
- b. The parking of any vehicle rated more than ½ ton is prohibited
- c. Motorcycles, vans (excluding passenger vans defined in (e) below), golf carts, campers, pickups, commercial vehicles or similar vehicles rated at ½ ton or less are prohibited.
- d. The vehicles described in a,b,&c above are permitted to be parked and concealed in their respective garage
- e. Passenger vans are defined as vans (1) with fixed seating for between six and nine people, (2) which are not used for commercial purposes at any time, (3) which have not exterior lettering and (4) are not used for any other purpose than transporting passengers
- f. Service vehicles making a call at a unit or upon another portion of the property are permitted
- g. Police & emergency vehicles are permitted
- h. Parking over the sidewalk or in the grass is prohibited i. Inoperable or unlicensed vehicles are prohibited

Initials_____ Initials_____ Initials_____ Page 4 of 7

Lakefield South Homeowners' Association Rules & Regulations

- j. Storage of vehicles not used on a regular basis is prohibited unless garaged. Special situations or requests for exception to these rules should be made in advance

H. Traffic Regulations

- a. The following are prohibited
 - i. Speed in excess of 20 miles per hour
 - ii. Reckless driving, spinning tires, driving on the wrong side of the road, etc.
 - iii. Parking is prohibited on all roadways. In the case of a special event requiring on street parking, the association must be notified in advance and a parking permit is necessary
- I. Unit Rental Policy - The purchaser of a home shall be prohibited from leasing or renting their home at any time during the first 2 years of ownership
 - a. Owners in making a lease of a unit will provide the association with a copy of the lease and all other forms and information as required by the Board of Directors
 - b. All leases shall be for a period of 90 days or more
 - c. A unit owner may not lease their home more than one (1) time per year
 - d. Tenants must be pre-approved by the Association Review Committee or Board of Directors, such approval shall not be unreasonably withheld

Initials_____ Initials_____ Initials_____ Page 5 of 7

Lakefield South Homeowners' Association Rules & Regulations

- e. There is a fee of \$200 for all lease application is payable to Lakefield South
 - i. An additional fee for the background checks of all residents 18 years or older is due to Property Management Resources
- f. Owners must supply their tenants with a copy of the rules and regulations
- J. Unit Sale or Transfer

- a. To allow the Association to maintain accurate records of the ownership of units purchasers must complete an application form prior to closing the sale. There is a charge of \$200.00 for all purchase applications for all purchases to cover the administrative expense of updating the Associations records

K. Association Records Inspection and Copying

- a. Copies of the Associations documents should be furnished by seller to the buyer prior to the Associations approval of transfer. Copies of the documents are available to purchase from the management company
- b. Association shall make documents available at the management office upon reasonable notice for inspection by Owners
- c. Copies of documents (or individual pages) may be ordered by the Owner. The Associations management company will establish prices and accomplish the reproduction

Initials_____ Initials_____ Initials_____ Page 6 of 7

Lakefield South Homeowners' Association Rules & Regulations

L. Participation in Association Meetings

- a. Owners only are invited to attend all meetings of the Association, its board of directors and committees
 - b. The Board President will allocate time for an Owner to speak upon any subject for which the meeting was called
- M. Notice Posting For Association Meetings**

- a. Meeting notice signs will be posted at the entrance to the Association at least 48 hours in advance of the meeting
- b. A copy of the agenda will be posted on the Associations website

N. Architecture Guidelines

- a. NO improvement of any kind shall be constructed, installed, erected or placed within Lakefield South and not completed improvement shall be altered or changed in any manner and

no construction plans shall be submitted to the county (or any other governmental authority) until all required approvals have been obtained

b. Hurricane shutters must only be put up 48 hours prior to a named storm and must be removed within 48 hours after the storm passes

O. Secure Construction Bond

a. A deposit of \$500.00 is required of any homeowner requesting Lakefield South approval for any item that may potentially damage common areas; ie, sidewalks, roads, etc. The deposit check will be returned unused if damages are repaired or no damages are reported upon completion of the improvement. The check is to be made payable to the Lakefield South HOA

Initials_____ Initials_____ Initials_____ Page 7 of 7