

I. INTRODUCTION

LIVING TOGETHER

A. PREFACE

Lakeshore Village is a community where residency is restricted to at least one person per villa over fifty-five (55) years of age in over 80% of the units, in accordance with the Fair Housing Amendments Act of 1988. Lakeshore Village Condominium Association is a pet-free community.

There are owners with diverse backgrounds: retired doctors, engineers, scientists, teachers, nurses, accountants, investment bankers, lawyers, and others who contribute to the dynamic social structure of the community. There are active social programs and facilities for these residents.

Lakeshore Village is an association of 195 unit villa owners. This is a land condominium containing 42.69 acres and including four lakes and adjacent to the west side of the community a fifth lake – Mirror Lake.

Each unit owner owns the interior of his/her unit. All the property of Lakeshore Village, including the lawns, landscaping, lakes, tennis courts, swimming pool, clubhouse, and roads are common property that have rules and restrictions in order that they may be enjoyed by everyone.

All owners of villas in Lakeshore Village contribute to the upkeep of the common areas and facilities. All owners are equally entitled to use these facilities. Accordingly, and in keeping with community living everywhere, certain restrictions, rules and regulations must govern the use of these facilities to ensure that equitable treatment is extended to everyone.

Inherent in the condominium concept is the principle that the health, happiness and peace of mind of a majority of the unit owners must be of the highest priority. Since residents are living in such close proximity and using facilities in common, each unit owner must give up a certain degree of freedom of choice which he/she might otherwise enjoy in separate privately-owned property.

It is recognized that such rules and regulations may inhibit some individual habits and desires. If that does occur, those so inhibited are asked to be tolerant and understanding. If one feels he or she has been unfairly treated by these procedures, recourse should not be sought in violating them, but in submitting an appeal to the Board of Directors for revision of the procedure in question.

The restrictions are enumerated in more detail in the Declaration of Condominium of Lakeshore Village Condominium Association, Inc., a not for profit corporation, and registered with the State of Florida.

This booklet has been prepared to familiarize owners, guests, renters and visitors as well as prospective renters and purchasers with the “rules by which we live” in Lakeshore Village.

Please make this booklet available to your guests and renters. Point out that our rules help us to remember the rights of our fellow residents and the courtesy we all owe to one another.

If and when revisions are made to these rules and restrictions, the revision will have a revision date associated with the item which has been amended, added, or deleted.

## B. DEFINITION OF TERMS

<u>Villa</u>	A living unit.
<u>Unit Owner</u>	A person who has legal title to the unit and voting rights.
<u>Association</u>	Lakeshore Village Condominium Association, Inc., and its successors.
<u>Guest(s)</u>	A person(s) who is <b>visiting</b> a resident in the villa when the resident is at home, and who is not sleeping overnight at the villa. A guest has to be accompanied by the unit owner when using association recreational facilities.
<u>House Guest(s)</u>	A person(s) who is <b>living</b> in the unit who is not the permanent occupant. House guests can use the association facilities while they remain house guests and do not have to be accompanied by the resident when using recreational facilities. Maximum stay for house guest(s) is thirty (30) days per year. The Board of Directors must be notified of house guests in residence for more than thirty days.
<u>Tenant/Lessee</u>	A person(s) who lives in a villa and reimburses the owner for the use of his/her property.
<u>Common Elements</u>	This includes: <ol style="list-style-type: none"> <li>1) All association property not included within the condominium units.</li> </ol>

- 2) All parking areas, and other means of egress or ingress except those parking areas which are designated Limited Common Elements.
- 3) Tangible personal property owned by the Association.
- 4) All electrical apparatus and wiring, plumbing pipes and apparatus, other ducts, conduits, cables, wire or pipe which provide service to more than one (1) unit or to the Common Elements.
- 5) All easements through units to provide service to more than one unit.

Limited Common Elements Those areas which are reserved for the use of a certain condominium unit to the exclusion of other units.  
(Example: Your driveway, your front walk).

Restrictions The Board of Directors is directed by the State Condominium Act to uniformly enforce all restrictions that are in the Documents.

Rules Rules are adopted by the Board of Directors governing the details of the operation and use of the common elements.

F.S. Florida Statutes

F.A.C. Florida Administrative Code

### C. EXPLANATION OF SECTIONS

1. Florida Statute 718 (The Condominium Act) is the law that governs the operation of Florida Condominiums. Florida statute 617 is the law that governs “not for profit corporations.”
2. Under these laws each condominium has a set of documents that can vary considerably within the broad outlines of the laws. These documents in descending order of **priority**:
  - a. Declaration of Condominium
  - b. The Articles of Incorporation
  - c. The Bylaws
3. The Board of Directors can adopt:
  - a. Rules and Regulations (Rules Section). These are supplements to the Restrictions contained in the Declaration of Condominium.
  - b. Policy Statements and Resolutions (see Organization and Operation). These are procedures under which the Condominium operates.

4. References – The Board of Directors has copies of the Florida Statutes that can be borrowed by unit owners who want more basic information.
5. The office maintains a copy of “The Condominium Concept” by Peter Dunbar to be available to each Director. This book can be purchased from any local bookstore.