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IV. RULES AND REGULATIONS

INTRODUCTION TO THE RULES

Rules for Lakeshore Village are based on the Declaration of Condominium, specifically the “Use Restrictions” section, item #10, beginning on page 8 of that document. It is strongly recommended that owners read this section prior to considering any changes to their condominium unit.

All proposed additions or changes concerning either the unit or landscaping must adhere to the following procedure:

1) An Action Request form (or, if applicable, “Approval for Planting” form) describing in detail the addition or change must be submitted for review. All incurred costs and maintenance expenses will be the responsibility of the owner.
2) All contractors must provide to the Board of Directors evidence of insurance coverage for general liability, automobile liability, Products and Completed Operations liability and Workers Compensation.
3) Installation of doors, windows and hurricane shutters must conform to the South Florida Building Code.
4) No alterations may appear significantly different from the original installation.
5) Review the appropriate Rules section for more specific details.

Adhering to this procedure will help assure that Lakeshore Village maintains its high standards and pristine appearance.

A. RULES FOR USE OF THE CLUBHOUSE

1. PRIVATE USE OF THE CLUBHOUSE

Since unlimited private use of the clubhouse with large numbers of guests may interfere with or infringe on the rights of other owners, these rules governing clubhouse use have been adopted by the Board. The Association shall allow the use of the clubhouse for private parties by unit owners and lessees. Only Lakeshore Village South residents who are social members of Lakeshore Village may reserve the facility; use by organizations must be sponsored by a participating resident and approved by the Board. All use is subject to the following conditions:

(a) Use of the clubhouse for all Board authorized functions takes precedence over the availability of reservations for all other purposes.

(b) The clubhouse is not available for business transactions, solicitation, business-related social events, and illegal activity or any purpose that the Board shall deem not to be in the best interest of Lakeshore Village.
(c) The owner or lessees desiring to make private use of the clubhouse must make application to the Chairperson of the Clubhouse Committee and submit the following:

(1) Date, type of event, and reserved time period.

(2) Signed agreement taking full responsibility to reimburse the Association for any and all damage that may occur to the property.

(3) Number of attendees (maximum 150).

d) For private parties, it is the sole responsibility of the reserving resident to both set up and put away chairs and tables, bag and remove trash and garbage, vacuum, and complete other items as specified in the rules to return the facility to the standard look. All extra tables and chairs shall be put in the closet. In the event that a private party is scheduled on a Friday or Saturday preceding a scheduled official Lakeshore Village event, the clubhouse shall be set up for the clubhouse event by the reserving resident.

(e) The “standard look” for the clubhouse shall consist of a conversation seating area adjacent to the Library and four round tables and chairs.

(f) Use of the clubhouse for private parties is restricted to the interior of the clubhouse. The pool area is not available for reservation for private use, nor is it permissible for the party to “spill out” onto the lawn or pool area. The responsible resident must be in attendance at all times.

(g) The designated Director or Officer shall inspect the clubhouse prior to any private party and immediately thereafter. Any damage shall be reported promptly to the Board of Directors. All costs incurred in repairing damages shall be recoverable from renting parties.

(h) Reservations for clubhouse use will be confirmed by the Chairperson no more than ninety (90) days in advance of the date requested. Anyone who has not reserved the clubhouse for a party in that calendar year will have precedence over a member who has already utilized the clubhouse for a private party. There will be a $50 fee for using the clubhouse. There shall also be an additional deposit of $50. Following the event, the chair of the clubhouse Committee will inspect the premises and return this deposit if, in his sole discretion, the facility is left in prescribed condition.

(i) There shall be no charge for usage in connection with the death of a resident, including a memorial service or reception. Further, the maintenance staff will setup and take down necessary chairs and tables.
(j) The clubhouse may be reserved for any period between 9:00 A.M. and 11:00 P.M., except New Year’s Eve, when celebration can be extended to 12:30 A.M.

(k) Owners are responsible for any damage done by their lessees and/or Guests and they shall pay for any repairs or replacements.

2. GENERAL RULES PERTAINING TO CLUBHOUSE (Revised 09/15/09)

The following rules apply to all usage of the clubhouse whether for private parties or otherwise:

(a) The following steps are to be taken whenever individuals or groups leave the clubhouse.
   (1) Turn off all lights and fans.
   (2) Close and lock all windows and doors that may have been opened, including restrooms.
   (3) For security reasons the clubhouse is to remain locked when not in use, since each resident has a key to the clubhouse.

(b) Smoking is not permitted in the clubhouse or pool area.

(c) No one may enter the clubhouse in a bathing suit, wet clothing or bare feet.

(d) Being a “Pet-free” community, pets are not permitted in the clubhouse, pool room, pool, pool area or on the tennis courts at any time.

(e) Clubhouse and/or pool area furniture, equipment or supplies shall not be removed for personal use at any time.

(f) The interior decor of the clubhouse shall not be changed or altered without approval of the Board of Directors.

(g) Bicycles are to be parked in the bicycle rack in the parking area.

(h) The Director or Officer who supervises the clubhouse shall maintain calendar of all reserved dates and post a copy in the clubhouse. All posted dates on the clubhouse calendar are to be made only by this director or officer.

(i) Oven - if the clubhouse oven is to be used for a private function, then that should be listed on the contract when reserving the clubhouse, and the oven must be left clean.
(j) Barbeque Grill - The barbeque grill is off limits for private use.

(k) Carpet - If material is spilled onto the carpet, the following procedure should be followed:
   (1) Dry material - pick up as soon as possible, then vacuum.
   (2) If liquid is spilled - take a white towel (located under the pass through) and blot up the liquid. Do not scrub. Do not use any other liquid to clean. Report the nature of spill to Director in charge of the clubhouse and Association will have spot professionally cleaned and charged to resident hosting the function.

(l) Sound System - The sound system is off limits for private use. The sound system is for Association related events and then only under the control of a director.
LAKESHORE VILLAGE CONDOMINIUM ASSOCIATION, INC.
A Not-For-Profit Corporation
AGREEMENT FOR PRIVATE PARTY

I (WE) ______________________________________________________________

ADDRESS________________________________ UNIT # _____________________
desire to use the clubhouse (with the exclusion of the billiard room) for a private party. If permission is granted by the Board of Directors or the designated Director or officer responsible for the clubhouse operation for said party, then I (we) agree to reimburse the Association for any damage to the Association’s property upon the sole discretion of the Director or Officer appointed by the President.

I (we) agree to do the following when using the facilities:

- set up and put away chairs and tables
- bag and remove trash and garbage
- vacuum
- clean kitchen area
- complete other items as specified in the rules to return the facility to the standard look (see the diagram on the back of the storage room door).

I (we) agree not to use any equipment or supplies other than tables, chairs, coffee pot and major kitchen appliances. The oven (is) (is not) expected to be used. (Circle One) The outdoor barbeque grill is not to be used.

I (we) have read the “Private Use of the Clubhouse” rules, a copy of which is attached hereto, and agree to abide by all the rules contained therein (pages IV-1, IV-2, IV-3 and IV-4). In the event that a private party is scheduled on a Friday or Saturday preceding a scheduled official Lakeshore Village event, the clubhouse shall be set up for that event by the reserving resident.

Enclosed are two checks, each in the amount of $50. I (we) understand that there is a $50 fee for using the clubhouse. The additional $50 will be returned following the event if, in the sole discretion of the chair of the Clubhouse Committee, the premises have been left in the prescribed condition. *Times for use must include set up and clean up.

Clubhouse desired from ________to ________ on ________
(time)* (time)* (date) (Attendees Expected)

AGREED TO BY: _______________________________ UNIT # ________________

FOR THE ASSOCIATION:_____________________________________________
B. GUESTS

1) Area Guests. Unit owners of Lakeshore Village and lessees are limited to bringing up to two area guests to the pool once per week. Area guests must be accompanied by unit owner. Unit owners and lessees of Lakeshore Village South who have signed the agreement and paid the fee to use the facilities of Lakeshore Village, shall be limited to bringing two area guests to the pool once per week. Area guests must be accompanied by unit owner.

2) House Guests, when permanent occupant is not in Residence (9-24-13):
Unit residents may have spouse, parent, child, grandchildren or siblings occupy their unit when the permanent occupant is not in residence with the following restrictions: 
  a) Anyone under the age of twenty-five (25) years must be accompanied by a family member 25 years of age or older.
  b) When filling out your “Absent from Condo” form, please fill out the information requested by the Board regarding who and when someone will be occupying your unit.

3) Maximum stay for house guest(s) under 18 years of age is thirty (30) days per year.

4) Live-in Caregiver or Companion. The Board of Directors must be advised of live-in caregivers or companions in residence for more than 10 days using the Action Request form. The following information must be provided: name and home address of the individual; the anticipated length of stay; and the relationship of the care provider to the permanent occupant. This individual may remain in residence for an additional 30 days should the resident be absent due to medical necessity.
C. TENNIS COURT RULES (Revised 5/17/2016 skb)

1) Players must use only tennis sneakers and wear appropriate tennis attire. Shirts are required.

2) The tennis courts are for the use of Lakeshore Village residents, their tenants and house guests. Other guests are to be accompanied by a resident playing member.

3) Only residents of Lakeshore Village South who are social members may use the tennis courts, with the same privileges as Lakeshore Village residents.

4) A monthly schedule will be posted on the tennis notice board. LSV Open Tennis sessions will have priority on Wednesdays and Saturdays between 8:30am and 11:00am. LSV residents and LSVS social members may make individual bookings of a maximum of one court for up to 3 continuous hours per day on a “first come, first served” basis by either (a) informing the Tennis Club Scheduler in writing, or by email, in the month before; or (b) by entering the booking by hand on the posted schedule on the notice board.

5) If the reservation is not claimed within ten (10) minutes after the starting time, the reservation is forfeited and the court may be used for the full time period by other members who may be waiting to play.

6) Out of consideration for the unit owners near the tennis courts, play time shall not start until 8:00 A.M.

7) The tennis courts are to be used for tennis play only. No bicycles, skate boards, roller skates, or any other activity is allowed on the courts.

As indicated on the notice on the entrance to the courts nearest the Clubhouse, all players and spectators play/watch at their own risk.
D. LANDSCAPE RULES

1) General

The care of plantings in the common elements and around the perimeter of each unit is the responsibility of the Association, except those planted by the unit owner (refer to section 2 of this topic).

The Landscape Committee will make recommendations for all plantings, care of shrub beds and tree maintenance in the common elements.

From time to time, Association plantings may need to be altered or removed due to unsightly appearance. This will be accomplished when and if Association funds permit. Only obvious or unsightly gaps resulting from either frost damage or under planting will be filled in with hardy plant material at proper planting time.

2) Resident Planting

Refer to “Introduction to the Rules” (page IV-1) for procedures to be followed when considering planting. The “Approval for Planting” form should be used and will be reviewed by the Landscape Committee. A landscape plan must be submitted with this form.

Owners may not add or remove any shrubs or other plantings in the common elements around the perimeter of the unit or in existing mulch beds behind the unit without permission. Beginning in May 2004 and annually thereafter, all permitted planting will be inspected by the Landscape Committee to assure that plantings are being cared for and are appropriate. All costs associated with such plantings, including purchase, maintenance and removal, are the responsibility of the unit owner. All special plantings must be removed when a unit is sold.

Residents may choose to individualize their own Unit Entrance Area by their choice of plants and/or flowers. The Unit Entrance Area is described as follows:

That area within the three (3) walls or an extension of the bedroom or den wall to meet the garage wall. Exhibit on Page IV-12 illustrates the various Unit Entrance Areas.

The Association bears no responsibility if plants in the Unit Entrance Area die or are damaged by Association maintenance personnel or contractors.

Examples of items which may be installed in the Unit Entrance Area are: low voltage ground lights (12” maximum height), hanging plants, flower pots, trellis (vines must be kept and maintained below the wood siding), ornaments or hanging flowers, name sign, additional low plants.
Condominium documents are very specific in restricting individual changes to those which do not adversely affect the exterior appearance of the dwelling.

Favorable condominium appearance dictates uniformity throughout and not individual, eye-catching additions that might be found in a single family home neighborhood.

Any approved planting by residents in the common elements must be properly maintained by the unit owner.

Association staff and contractors will exercise all possible care; however, there is no guarantee to owners that existing plantings will not be damaged or removed.

The Association maintains the right to remove any plantings deemed inappropriate. Unit owners will be notified prior to removal.

3) Miscellaneous (Revised 09/15/09)

The Board of Directors of the Association shall determine, in its sole opinion, what may be altered on the outside of any dwelling.

Decorations such as plastic, ceramic, concrete or wood are prohibited in all common areas.

Tree trimming requests must be submitted on an Action Request form and will be directed to the Landscape Committee.

When repainting of a unit occurs, the unit owner shall be responsible for removing and reattaching anything he/she has attached to the exterior in the Unit Entrance Area.

Unit owners are not permitted to install, erect, place or attach anything to the area outside of the Unit Entrance Area, except the American flag.

4) Edging

Edging placed around shrub and garden areas is prohibited since it is a change to the common elements. Several locations have properly installed edging for which permission was granted by the developer or the Board due to erosion problems.

5) Fishing and Lakes Rules

Fishing on the lakes of Lakeshore Village is permitted by members of Lakeshore Village and their house guests.
Fishing is only allowed from the shore line.

Boats, floats or rafts are not allowed on the lakes except for lake maintenance and surveys as approved by the Association.

Swimming, wading, throwing food, rocks or any other material into the lakes is not permitted.

The aforementioned rules do not apply on Mirror Lake and to that portion of Lake #2 that is under the control of Lakeshore Village South.

In the interest of fish conservation, the Board requests that only an occasional bass be kept. The larger (4 lbs. and up) shall always be returned to the lakes as this will insure excellent fishing in the future.

Fishing is allowed on the lakes of Lakeshore Village only between sunrise and sunset.
Request for
APPROVAL TO PLANT

Unit # __________  Date ________________

Owner __________________________________________

Address __________________________________________

I/we desire permission to purchase and plant the items listed on the attached Landscaping Plan in the common elements of existing mulch beds within the perimeter of our unit and/or in existing mulch beds behind our unit. I/we agree to pay all associated costs, including maintenance and removal, if necessary.

I/we understand that, if granted, this permission is for a period expiring in ____________. At that time, and annually thereafter, the beds will be inspected by the Landscape Committee. If plantings are not being properly maintained or if there is a change in Association policy concerning special plantings, this permission may be rescinded and it will be my/our responsibility to remove the plants and restore the mulch bed to an acceptable condition. I/we further understand that plantings must be removed when I/we sell the unit.

________________________________
Signature of Unit Owner

Recommended by:

_________________________________________________  Date _____________________
Landscape Committee

Approved by:

_________________________________________________  Date: _____________________
6) LAKESHORE VILLAGE UNIT ENTRANCE AREA

ASHNUT (A UNIT)

BEECHWOOD (B UNIT)

CYPRUS (C UNIT)

(D UNIT)

FOXWOOD (F UNIT)

KITCHEN

BED ROOM

ALL SIX ENTRYS ABOVE CAN BE "MIRROR-IMAGE" REVERSALS
E. DESIGNATED POOL AREA RULES (revised 2/15/2017)

1. General

All users of the pool and pool area are to abide by the following rules governing the use thereof. Review these rules with guests before they use the pool. If a rule is violated, it is the right and responsibility of the unit owner who observes such violation to call this to the attention of the violator.

a) The poolside shower is to be used by everyone before entering the pool. Use of soap or shampoo is prohibited for safety reasons.

b) Please avoid getting suntan lotion or creams on the furniture. Cover the furniture with towels before sitting or lying down.

c) No diving – No pushing – No jumping into the pool.

d) No running, horseplay or excessive noise in the designated pool area.

e) Being a pet-free community, no animals are permitted in the pool or designated pool area.

f) 1. Food and drink must be kept at least 4 feet from the edge of the pool.

   2. All drinks must be in paper, plastic or can containers. NO GLASS AT ANY TIME!

   3. All left over food and trash must be taken home with you. DO NOT LEAVE ANYTHING BEHIND.

g) No tobacco products are allowed in the designated pool area at any time.

h) Limit of eighteen (18) persons in the pool at one time.

i) Children’s small floating devices and noodles may be used as pool capacity allows. No other flotation devices are permitted.

j) No throwing objects in or around the pool or clubhouse area.

k) No bicycles, skateboards, roller blades or golf carts in the pool area or on the pool deck.

l) No bathing suits or bare feet inside the clubhouse.
m) The pool may be used by house guests over eighteen (18) years of age without unit owner being present. Guests under eighteen (18) years of age must be accompanied by either unit owner or adult parent. All children must have proper attire. Diaper-age children must wear a diaper with an effective swim cover to be allowed into the pool.

n) Persons that are ill with diarrhea cannot use the pool.

o) Radios and tape decks are allowed only if used with earphones; however, organized exercise classes may use music/instructional tapes during the class period.

p) Pool hours are 6:30 A.M. to 10:00 P.M. except during the hours of 7:30-9:00 A.M. on Monday, Wednesday, and Friday while the pool is being cleaned. For your safety, the pool is not to be used anytime the “Pool Closed” sign is displayed.

q) For emergencies, there is a telephone inside and outside the clubhouse. Call 911. The address is 6051 Wilshire Boulevard.

r) The pool temperature will be maintained at a comfortable level as conditions allow.
F. UNIT DWELLING RULES

1) Yard Lighting

To provide additional safety, only unit owners whose units are on the perimeter of Lakeshore Village are authorized to install rear yard illumination. Refer to “Introduction to the Rules” (page IV-1) for procedures to be followed when considering installation of rear yard lighting. Action Request forms will be reviewed by the Architecture Committee.

The type of light, wattage (may not exceed 150 watts incandescent), proposed location must be noted. Wiring must be covered by a conduit or cover. The fixture can be either a motion detector, solar operated or switch operated. All costs, including wiring and maintenance, are the responsibility of the unit owner.

Unit owners who desire to add approved outside lights will be required to sign an agreement for recording that the unit owner accepts responsibility for all repair and upkeep to the light, fixtures and electrical wiring.

Any unit owner may install motion sensor lighting in the front and/or rear of the unit but must submit an Action Request form and subsequent approval. The bulbs in motion detection lights shall each be 75 watt maximum.

Neighbors should be informed that you are installing motion detector lights. The Board of Directors reserves the right to re-direct the light or lights if they disturb neighbors.

Unit entrance ground lighting is limited to low voltage ground lights with a maximum height of twelve inches.

2) Garage Door Lighting

Refer to “Introduction to the Rules” (page IV-1) for procedures to be followed when considering installation of garage door lighting. Action Request forms will be reviewed by the Architecture Committee.

A flat fixture clear light may be installed above the garage door which illuminates the unit’s house number. The light must be narrow enough to be concealed by the soffit trim.

3) Screen Doors

Refer to “Introduction to the Rules” (page IV-1) for procedures to be followed when considering installation of a screen door. Action Request forms will be reviewed by the Architecture Committee.
The Board of Directors has determined that it would promote the health, happiness and peace of mind of the members to allow screen doors. The color shall match the existing window frame color.

Unit owner may install a screen door between the living part of the unit and the garage without Board of Directors approval, since this is an interior door.

4) Adding Gutters

Refer to “Introduction to the Rules” (page IV-1) for procedures to be followed when considering installation of gutters. Action Request forms will be reviewed by the Architecture Committee.

The exterior appearance of gutters and downspouts at the front and rear of a unit shall be in conformity with the existing appearance of the unit. Gutters are to be six inches; downspouts must be three inches by four inches with a splash tray.

Gutters and downspouts must be painted to match color of fascia and walls of the unit. Check with maintenance staff for correct color for the fascia and walls.

Gutters will not be approved for over the garage doors.

5) Closed-In Lanai

Refer to “Introduction to the Rules” (page IV-1) for procedures to be followed when considering enclosing the lanai. Action Request forms will be reviewed by the Architecture Committee.

The enclosed lanai must keep in substantial conformity to the exterior appearance of other units. The approved systems are either partial wall and windows or using sliding glass doors. Contractors must be approved by the Board of Directors.

Doors and windows are to be similar in size, shape and color to existing doors and windows in the villa. Masonry work below the windows shall match the building stucco.

Treatment of interior walls, floors and ceiling shall be at owner’s option and expense. The closed-in lanai will be considered interior space subject to unit owner’s maintenance, repair and insurance.

Replacement of any St. Augustine grass that is destroyed as a result of the construction shall be paid by the owner.
6) Hurricane Shutters - Panels - Window Treatment

Unit owners in Lakeshore Village Condominium Association are permitted to install hurricane shutters, panels or other window treatment to the exterior of their unit windows, and the exterior or interior of the screened lanai.

Refer to “Introduction to the Rules” (page IV-1) for procedures to be followed when considering installation of window protection. Action Request forms will be reviewed by the Architecture Committee.

7) Hurricane Storm Panel Usage

Approved hurricane shutters may be in place on unit windows and lanais from June 1 through November 30 of each year.

Unit owners who are absent during the hurricane season may put their shutters in place just prior to their departure. Unit owners who return after November 30 must remove them promptly upon their return.

8) Garage Ventilation

Refer to “Introduction to the Rules” (page IV-1) for procedures to be followed when considering installation of a fan or air conditioning unit in the garage window. Action Request forms will be reviewed by the Architecture Committee.

The fan or air conditioning unit in the garage window may not protrude beyond the exterior surface of the exterior wall.

9) Garden Hoses

Garden hoses generally are not permitted to be left outside with the exception of those which cannot be seen from the street. Any visible hoses are not allowed and will be removed.

10) Garage Doors

As per section 10 (a) (21) of the Declaration of Condominium, “temporary periods” as it pertains to open garage doors, is clarified to mean that the garage door of a unit can remain open for a reasonable amount of time while the occupant is in or about the garage area pursuing an activity that constitutes a customary and reasonable use of the garage, including without limitation the washing and waxing of a motor vehicle, the use of a workbench, the loading or unloading of motor vehicles, access to tools and other items properly stored in the garage, and similar uses.

Raising the garage door, whether partially or completely, for purposes of ventilation is prohibited.
Replacement garage doors shall meet the current Florida standards. The cost of replacement of the doors is the responsibility of the owner. Refer to “Introduction to the Rules” (page IV-1) for procedures to be followed when considering replacing the garage door. Action Request forms will be reviewed by the Architecture Committee.

11) Replacement Windows and Doors (5-21-2013)

Refer to “Introduction to the Rules” (page IV-1) for procedures to be followed when considering replacing windows and doors. Action Request forms will be reviewed by the Architecture Committee.

The completed installation must present a finished product that does not appear significantly different from the original installation. The intent is to prevent any modification or change to the appearance or design of the original construction in Lakeshore Village.

The exterior portions of the windows or door frames must be the bronze color of the original door and window frames. These may be constructed of aluminum or vinyl. Caution: If vinyl clad frames are used and fading occurs, the villa owner must remedy the situation so that the bronze appearance is maintained. Low “E” energy saving glass is approved. Slider windows are not allowed if visible from the street.

Any changes must adhere to the Florida Building Code.

12) Rear Walkways

Maximum size for rear walkways is four feet (4’) in width with the length to be determined by the grass line, but in no case, longer than seven feet (7’). Walkways are to be constructed by our maintenance department using 10” or 12” patio blocks bordered on three sides with landscape ties to prevent the blocks from shifting. Walkway areas should be built up and graded away from the lanai to allow water to run off.

Acknowledging that a drop greater than seven inches (7”) is unsafe and cannot be corrected using the recommended patio block procedure, the Association will accept the responsibility of providing the owner with a safe walkway. Materials to be determined by the Landscape Committee.

(A “drop” is the distance from the bottom of the doorway to the ground. Most drops can be corrected by the approved patio block method. By the time the area is leveled and the blocks are added, the drop may be less than the seven inch (7”) allowance which is acceptable.)
In the event that an owner(s) having a seven inch (7”) or less drop requests a poured concrete walkway, they may do so providing it is no larger than the allowable size as set forth in this proposal and at their own expense.

Please use the Landscape and Maintenance forms for rear walkway approval.
G. MISCELLANEOUS RULES

1) Florida “Clean Indoor Air” Act

The Clean Indoor Air Act places recreational facilities and meetings of the Condominium Association under its jurisdiction. Smoking is not permitted in the clubhouse at any time or at any Association meeting. Sec. 386.203 (1) F.S.

2) Speed Limit

The Speed Limit is 15 miles per hour on the Lakeshore Village Condominium roads. Drivers must abide by this rule and must observe the 3 and 4-way stop signs.

3) Garage/Estate Sales

No unit owner or occupant, either directly or through an agent, shall conduct or permit to be conducted upon the condominium property an estate sale, garage sale, or similar event by which prospective purchasers or interested parties are invited or otherwise brought onto the condominium property. However, an owner or occupant may market or advertise property if the attempt to sell such property results in no more than one prospective purchaser or interested person on the condominium property at any one time.

4) No Pet Community

Lakeshore Village documents state that this is a pet free community. However, incoming and existing residents can have and replace small birds and fish as long as they are not a nuisance to other residents, in the opinion of the Board of Directors.

The “Application for Approval of Sale/Lease” form prepared by legal counsel covers the prohibition of pets by new residents. Keep this in mind when planning to sell or lease your unit.

The only dogs and cats authorized to be on Lakeshore Village common property are those pets permitted on our roadways through easement from Lakeshore Village South. They must be leashed at all times. Visitors are not allowed to bring dogs or cats onto Lakeshore Village property or into Lakeshore Village Condominium units.
Background Information

At the time Lakeshore Village was turned over to the Lakeshore Village Condominium Association by the developer, Lakeshore Village became a no pet community, with the exception of small birds and fish.

Those residents having dogs or cats at the time of this transition were “grand fathered;” i.e., they were allowed to keep these pets but could not replace them.

As of 2003, all grand fathered pets were deceased or their owners had departed, rendering Lakeshore Village a no pet community.

This pet restriction is contained in the Lakeshore Village Declaration of Condominium in paragraph 10 (a)(17). In order to change or amend any item in the Declaration of Condominium, two-thirds of the owners must vote in favor of the change. If a two-thirds favorable vote is not attained, then the proposed change is not made. Such proposal cannot be considered again for three years, and only then if 50% of the owners sign a petition to put it to a vote.

A proposed amendment to the Declaration to allow one house cat per unit was voted on by owners in March 2000 and was defeated.

5) Parking of Vehicles and Handicap Vans

(a) Guests or service personnel should park in the driveway of the resident. However, if the driveway is already occupied, then parking on the even house-numbered side of the street will be sanctioned for short periods of time, not to exceed seven (7) hours. However, there shall be no overnight parking on the street.

(b) Residents who desire to work in their garage for short periods of time may leave their car in the driveway, provided the car is back in the garage before sunset.

(c) The parking lot adjacent to the clubhouse was and is intended for parking of vehicles when one is using the facilities of the tennis courts, swimming pool, or the clubhouse. This area is not to be used for overnight parking of residents or visitors’ vehicles without Board of Directors approval.

(d) House guests of residents may park their vehicles in the owner’s driveway during the day and overnight for not longer than one (1) week without Board of Directors approval. When a visitor parks a vehicle in your driveway overnight, the VISITOR card is to be placed in a prominent location.

(e) The Association permits a handicap van with a raised roof, which cannot fit in the garage, to be parked in the driveway, provided that it is equipped with a wheelchair lift and is used by the occupant of the unit.
(f) Parking is not allowed on any grassed areas due to sprinkler head location adjacent to the curb.

(g) Residents who violate these parking restrictions will be contacted and shall be given twenty-four hours to comply.

(h) Unit owners may wash their cars in their own driveway.

6) Display of United States Flag

Chapter 718.113 of the Florida statutes governing condominiums states that any unit owner may display one portable, removable United States flag in a respectful way regardless of any declaration rules or requirements dealing with flags or decorations. If a flag holder is used it should be painted the same color as the wall.

7) Use of Bulletin Board

Notices should be typed or printed clearly on 3x5 index cards. Place date in upper right hand corner. Notices must be removed after 30 days.

When selling personal property, do not list your home address; instead list your telephone number. For unit sales, your address may be included along with your phone number. Real estate agents representing owners may post a notice with written permission of the owner.

Notices of events that would interest Lakeshore Village residents may be posted on a space available basis. Notices by non-residents are not permitted.

8) Restriction on Signs

Our documents prohibit any signs unless they are approved by the Board of Directors with the exception of one real estate “For Sale” and/or “Open House” sign without any added eye-catching material, e.g. flags, balloons. Such signs will be allowed on the front lawn of the villa between the hours of 1:00 PM and 5:00 PM on Saturday and Sunday. A directional sign may be placed at the entrance to Lakeshore Village. Please inform your real estate agent of this rule.

9) Holiday Decorations Revised (05-21-2013)

Holiday decorations appropriate to the holiday season are permitted in windows, mail boxes, or on the exterior area of Lakeshore Village residences from Thanksgiving until January 7th. No inflatable lawn decorations.
10) Feeding of Wildlife

Feeding of wildlife, to include ducks, birds and all other forms of wildlife is prohibited within Lakeshore Village Condominium property in accordance with the recommendations made by the USDA Animal and Plant Health Inspection Service.

11) Amendments by Petition

If any unit owner desires to propose a specific amendment to the Documents, the Board will consider the proposal and bring it up at a proper meeting, provided the petition is signed by at least twenty (20) percent of the unit owners and is presented to the Secretary of the Association at least sixty (60) days prior to such a meeting. However, if a proposed amendment to the Documents is defeated when voted upon by the unit owners, the subject shall not be brought up by petition again for three years, and then shall require 50% of the registered unit owners to sign such a petition to bring the matter up again.

12) Pest Control Services

(a) Unit owners requiring pest control or rodent services should call our pest control contractors. Unit owners may contract with other pest control firms for work inside their units at their own expense after approval of an action request and submission of a copy of the contractor’s license, insurance certificate, workmen’s compensation certificate, and evidence of bonding of technicians.

(b) During the year one internal inspection and treatment for pests and one termite inspection for each unit is planned. If possible, these will be combined. Unit access must be provided by the owner or his/her agent at the planned inspection time to accomplish this efficiently and economically. Failure to provide access to the unit within three months after a second notification will then pass responsibility to the unit owner for any resulting damage to the unit or any other unit (pursuant to Section 11a and 11c of the Declaration of Condominium.)