

RULES AND REGULATIONS LAKESIDE GREEN II-B QUADS

THE FOLLOWING ARE "HIGHLIGHTS" FROM OUR DOCUMENTS THAT ARE OF SPECIAL CONCERN. PLEASE REVIEW THESE TOPICS AS A REMINDER OF WHAT IS EXPECTED FROM RESIDENTS TO ASSURE OUR COMMUNITY REMAINS ATTRACTIVE AND PLEASANT FOR ALL TO ENJOY. ASSOCIATION RULES AND REGULATIONS ARE NOT LIMITED TO THIS SHEET. YOU SHOULD REFER TO THE ASSOCIATION'S DOCUMENTS FOR A COMPLETE LISTING OF RULES AND REGULATIONS.

PARKING

- Each Unit is assigned two (2) parking spaces. Guest parking is for guests **ONLY**.
- **NO** motorized vehicles (car, van, truck, scooter, motorcycle, etc.) shall be parked anywhere besides the unit's assigned parking spaces. This includes the grass, swales, driveway, patio, sidewalk, etc.
- **NO** stopping or standing is permitted in the driveway. All vehicles must use assigned or guest parking spots when picking up or dropping off.
- The Association and unit owner can re-assign parking. Reassignment must be documented in a written document executed by the Association and owner concerned.
- All one way signs shall be obeyed. Community speed limit is 5 mph.

VEHICLE RESTRICTIONS

- All vehicles must have current license tags and registration.
- No repairs shall be made within the community. This includes oil changes.
- All vehicles shall be maintained as to not be of an unsightly nature. All vehicles must be able to operate on their own.
- Commercial vehicles are not permitted to park within the development between 6pm and 7am (unless rendering a service in and out).
- Commercial vehicle is defined as having a logo, lettering or phone number on the exterior of the vehicle.
- Homeowners, guests, and lessees shall not have loud music or honk horn unless safety dictates otherwise.

PETS

- All pets (dogs or cats) must be on a leash when outside; no dog or cat can run freely when outside of the unit.
- All persons must pick up after their pet **EVERYWHERE** within the community.
- Pets not allowed in pool area.
- Pets shall not be tied outside.
- Only 2 pets per unit.
- Pets shall not cause a disturbance to others.

PATIOS

- Shall contain furnishings typically contained in such areas and neatly arranged for use and not of an unsightly nature.
- No clothing or similar items shall be hung inside screen enclosure or over the railings of privacy fence or on trees/bushes.

GARBAGE

- Recycling bins are available to use; don't put recyclables in plastic bags before putting in bins.
- Bulk area is for items too large for dumpsters (furniture, appliances etc.)
- Trash, garbage and debris must be put **INSIDE** dumpster, Waste Management will **NOT** pick up anything not in dumpsters.
- Disposal of wood & toxic household items is prohibited as per Waste Management.
- Collapse cardboard boxes and put in dumpster.
- Delivery staff must take back cardboard boxes from large items (appliances, etc.).
- Workmen must take away debris (building materials. etc.).

OUTSIDE / EXTERIOR AREAS

- Homeowners can plant flowers, plants (no trees) and decorate areas which comprise unit and are immediately adjacent to unit structure (including fencing and screening). Area shall not exceed 36" (3 ft.). Garden areas exceeding 36" existing before 12-18-2006 shall be considered grandfathered in. Homeowners are not permitted to expand these areas, however homeowners may reduce these areas to 36" (3 ft.).
- Nothing shall be hung or placed on exterior wall of unit.
- No alteration to the Unit or common grounds are permitted without advanced approval from the Architectural Control Committee.

POOLS

- All signs shall be obeyed at all times (i.e. no running, jumping, loud music, etc.).
- All children under the age of 14 must be accompanied by an adult of at least 21 years of age.
- Neighbors shall not lend keys or provide access to those who do not have access to the pool locks.

OCCUPANCY

- No two (2) bedroom Unit shall be occupied by more than four (4) persons. No three (3) bedroom unit shall be occupied in excess of six (6) persons.
- **GUEST** means any person who is not a member of the family occupying a Unit, and who is physically present in, or occupies the Unit at the invitation of the Owner or other legally permitted occupant.
- **OCCUPY** means the act of being physically present in a Unit for two (2) or more consecutive days.
- Only persons listed on an Association approved lease agreement may occupy a unit.

ASSESSMENTS

- Homeowner's Association dues are due on the 1st of each month and considered late on the 2nd. A 30 day grace period is afforded to each homeowner during which time no late fees or interest will accrue.