

**LAKES OF WESTCHESTER COUNTRY CLUB  
HOMEOWNERS ASSOCIATION, INC**

**RULES  
&  
REGULATIONS**

**Adopted by the Board of Directors:  
July 1, 2002 / August 6, 2007 / June 2, 2015 / February 4, 2019 / October 5, 2020**

# LAKES OF WESTCHESTER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.

Dear Homeowner,

The Board of Directors is attaching information with this letter to help you understand and be aware of the various Rules and Regulations that are in effect within the Community.

These Rules & Regulations have been formulated from the inception of the Community, with additions and changes being made by the various Board of Directors. These Rules & Regulations help keep your Community a desirable place to live as well as giving guidance for more enjoyable use of the common facilities. This manual is not intended to be all inclusive, which would require a complete reading of the governing documents, particularly the Declaration of Covenants.

The following enclosed documents are:

1. **Homeowners Landscape Responsibilities** – This outlines what you are responsible for regarding the landscaping around your home.
2. **Article XVI-Prohibited Uses** – This is a copy of Article XVI from The Declaration of Covenants as filed and recorded in the public records.
3. **General Rules** – These are rules that the various Boards have found necessary to adopt, over time, for the beauty, safety and protection of the Community.
4. **Clubhouse Rules** – These rules have been adopted to give direction to you for the use of the Clubhouse and Exercise Room. These rules are to insure a neat, clean and safe clubhouse for all to enjoy.
5. **Pool Rules** – These rules have been adopted to provide you with a clean, sanitized and enjoyable pool. Some of these rules are required by Palm Beach County Ordinances and insurance regulations.
6. **Tennis Guidelines** – These guidelines were established to provide a fair and equitable allocation of time for the use of the tennis court.
7. **Sale or transfer of a unit**
8. **Architectural Control Guidelines** – These guidelines are established in compliance with our Declaration of Covenants formulated by the Architectural Committee and adopted by the Board of Directors. These guidelines provide recent updates for clarity of language with respect to any additions, changes or maintenance of your property.

If you have any questions regarding the enclosed documents please contact the Management Company for clarification or a member of the Board of Directors.

The Board of Directors

## **LAKES OF WESTCHESTER**

### **HOMEOWNERS LANDSCAPE RESPONSIBILITIES**

The following is an outline of items that the Homeowners are responsible for and are not covered under the Association's contract with the Management Company.

Replacement of all landscaping including vegetation, grass, plants, trees and the like is the sole responsibility of the homeowner. [see art. VI section 1, page 12 of the Declaration of Covenants] Any revisions to the existing landscaping may require Architectural Committee approval as per their guidelines included in this manual.

Requests for replacement of landscaping due to an act, or an omission to act, by the landscaper should be directed to the Management Company, who will investigate the claim, and make a determination. Homeowners can appeal a decision in writing to the Board.

If the homeowner wishes to retain the Association's landscaper as their own contractor for additional work, the cost is between the homeowner and the landscaper. This does not in any way involve the Association, except if prior approval is required from the Architectural Committee for any additions to the landscape or for tree removal.

If the landscaping was installed by the Association's landscaper as contracted by the homeowner, then replacement is between the homeowner and the landscaper, and does not involve the Association.

If an adjustment to the irrigation system is requested due to modifications to the landscaping, then the homeowner may be charged by the landscaper. The landscaper will notify the homeowner of the charge before making any adjustments.

If the Homeowner has a question about landscaping problems, please contact the Management Company for direction.

The Board of Directors

# THE DECLARATION OF COVENANTS

## ARTICLE XVI

### PROHIBITED USES

Section 1. Garbage and Trash. Each Owner shall be responsible for properly depositing his garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate authorities.

Section 2. Temporary Structures. No temporary or permanent utility or storage shed, building, tent, structure or improvement shall be constructed, erected or maintained without the prior approval of the Architectural Committee.

Section 3. Animals. No horses, hogs, cattle, cows, goats, sheep, poultry or other animals, birds or reptiles, shall be kept, raised or maintained on any Parcel; PROVIDED, HOWEVER, the dogs, cats and other household pets may be kept in reasonable numbers in the dwelling if their presence causes no disturbance to others. All pets shall be kept on a leash when not in the Owner's Parcel and shall be walked only on areas that may be designated for pets by the Board of Directors.

Section 4. Stables. No stable, livery stable or barn shall be erected, constructed, permitted or maintained on any Parcel.

Section 5. Vehicle Parking. No boats, trailers of any kind or campers (motorized or towed) shall be parked on the Properties. No vehicles used in business for the purposes of transporting goods, equipment and the like or any trucks or vans which are larger than one-half (1/2) ton capacity shall be parked on the Properties. Personal street vans, personal trucks of one-half (1/2) ton capacity or smaller or personal vehicles which can be appropriately parked within standard-sized parking stalls may be parked on the Properties. No vehicles of any nature shall be parked on any portion of the properties or a Parcel except on the surfaced, parking area thereof. No vehicle repairs or maintenance shall be allowed on the Properties. See page 9 of this document and the Master Declaration for further restrictions regarding vehicles.

Section 6. Signs. No signs, except as approved by the Master Association and the Architectural Committee of this Association, shall be placed, erected or displayed on any Parcel, provided, however, a "For Sale" or "For Rent" sign no larger than eighteen (18) inches by eighteen (18) inches shall be permissible.

Section 7. Business. No trade, business or any commercial use shall be conducted in or from any Parcel.

Section 8. Maintenance. All Parcels shall be kept in a clean and sanitary manner and no rubbish, refuse or garbage allowed to accumulate, or any fire hazard allowed to exist. All Parcels shall be maintained in first class condition with well kept lawn and well maintained landscaping.

Section 9. Nuisance. No nuisance or any use or practice that is a source of annoyance to other Parcel Owners, or interferes with the peaceful possession and proper use of the Parcels by the residents of the Properties shall be allowed upon any Parcel.

Section 10. Unlawful Use. No improper, offensive or unlawful use shall be made of any Parcel and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be strictly observed.

Section 11. Antennas. No television, satellite dishes<sup>1</sup> or radio masts, towers, poles, antennas or aerials may be erected, constructed, or maintained on the exterior of the home or property.

Section 12. Occupants. Each Parcel is restricted to residential use as a single-family residence by the Owner or Owners thereof, their lessees, immediate families, guests and invitees.

Section 13. Use. No person shall use the Parcel or any parts thereof in any manner contrary to this Declaration.

Section 14. Not Applicable

## **THE DECLARATION OF COVENANTS ARTICLE XVI (continued)**

Section 15. Clothes Line. No clothes linens, or the like, shall be hung on clothes lines or in any other manner, such that the same is visible from any street, lakefront Parcel or the golf course (as amended August 1999).

Section 16. Fences. No fence, or other improvement, shall be erected upon a Parcel which is deemed by the Association to interfere with a common sprinkler system (if any) upon the Properties, or which interferes with any landscape maintenance performed by the Association, thereby increasing the amount of trimming or edging required to be done, or increases in any other manner the cost of maintenance of the landscaping by the Association, unless otherwise specifically agreed to in writing by the Association. No Owner shall be permitted to install a fence across the Lake Maintenance Easement until such Owner has received written approval from the all applicable governmental agencies as well as from the architectural Review Board hereunder. All permitted fences on lots/Parcels abutting the Lake Maintenance Easement must be aluminum picket.

Section 17. Wells. No individual water supply system shall be permitted on any Parcel, except the installation required for the individual water supply for the irrigation purposes of the landscaping upon a Parcel; provided, however, that the following must be complied with by such Parcel Owner:

- (a) Any individual water supply must be installed, operated and maintained in such a manner as to prevent iron stains and /or discoloring of any exterior improvements upon the Parcel, including but not limited to cement areas, the exterior finish of any dwelling or other building, structure or fencing, or any vehicles.
- (b) Such Owner shall be required to clean, repair or replace any and all improvements which are discolored due to iron stains caused by such water supply system due to a direct or indirect result of the operation of such water supply system, within thirty (30) days of notice by the Association.

Section 18. Lake Irrigation. No individual water supply system for the purposes of irrigation shall be allowed to withdraw water from any of the lakes abutting any Parcel.

Section 19. Not applicable

Section 20. Access. The Association shall have the right and power to control the access to the Properties, as determined by its Board of Directors, including but not limited to a mechanical gate or other device. All expenses of such shall be assessed in accordance with the provisions of Article V hereof. The Association shall have no liability if such is not provided or if any service which is provided fails to work properly or to accomplish any desired result.

Section 21. Leasing. If a Parcel is leased, then the lease may occur only after a Parcel Owner Provides the Association a copy of the lease and the required security deposit. A Parcel is "leased" when a person other than the Parcel Owner or a member of the Parcel Owner's family provides consideration to occupy a Parcel.

- (a) Form. All leases shall be in writing. Before entering into a lease, Parcel Owners shall provide the prospective tenant with a complete legible copy of the Declaration By-Laws, Articles, and Rules and Regulations, each as amended, and shall certify to the Association, in writing that legible photocopies of these documents have been provided to the prospective tenant.
  - (1) Each lease shall incorporate, and the prospective tenant shall in writing agree to comply with the Declaration, Articles, By-Laws, and Rules and Regulations, each as amended. Failure of a Parcel Owner or prospective tenant to comply with this sub-section shall not relieve the Parcel Owner or prospective tenant from the provisions of the Declaration, By-Laws, Articles and Rules and Regulations, as amended from time to time. The Parcel Owner shall be responsible for any damage to the Common Area caused by the Parcel Owner's tenants, occupants, guests, and invitees.

(2) Only an entire Parcel may be leased.

## **THE DECLARATION OF COVENANTS ARTICLE XVI** **(continued)**

(b) Term. A Lease may not be less than twelve consecutive months in duration. Only one lease for a Parcel can commence in any twelve-month period. No leasing during the first 2 years of ownership.

(c) Use. Leased premises shall be used only for single family non-commercial residential purposes.

(d) Security Deposit. The Association shall from time to time determine the amount of a uniform deposit not to exceed \$500.00.

(1) Once paid, the deposit is not subject to increase so long as the lease remains unchanged, and no additional tenants are added to the lease.

(2) The Association may in its discretion use the deposit to: reimburse the Association for damages or injuries suffered by the Association if a tenant or tenant's guests or invitees damage Association common areas, damage Association property, or violate Association use restrictions; and for any delinquent monetary obligation owed by the Parcel Owner or tenant to the Association, including but not limited to any assessment.

(3) The Association shall only be accountable to the Parcel Owner for the deposit. The Association shall not be responsible to the tenant for the deposit.

(e) Subleasing. There shall be no subleasing. Only one lease shall be effective for any Parcel at any time.

(f) Assignment of Rights. Notwithstanding a lease, a Parcel Owner shall retain the right to vote and ancillary corporate membership rights, such as the right to attend Association meetings, and the right to access the Parcel Owner's Parcel.

(g) Family. A "family" for the purposes of this Section is defined as a single individual, parents, siblings, children, grandparents, and spouse. If the tenants are not married, then the term "spouse" shall also include one person who is the equivalent to the tenant's spouse who is part of a single economic unit with the tenant. The Parcel must be maintained as a single economic unit. The Association may require tenants to provide proof of familial relationship between tenants.

(h) Fair Housing Act. None of the provisions contained in this Section are intended to be inconsistent with any local, state, or Federal fair housing law.

(i) Regulations. The Association's Directors may supplement these restrictions by reasonable regulations.

*(Please refer to the new leasing rules on our Website that were amended on 11-19-2019 )*

# LAKES OF WESTCHESTER

## GENERAL RULES ADOPTED 11/9/98

**GARBAGE:** Garbage and/or trash must be put at the curb in front of each owner's property not earlier than sundown of the evening prior to pickup. The homeowner will be responsible to clean up any trash or garbage that may remain in front of their home. Garbage must be placed in a metal or hard vinyl covered garbage can and cannot be out prior to 6 pm (Palm Beach county rule).

**ANIMALS: Amended on 8/6/07.** Pets shall be restricted to aquarium fish, small pet birds, common domestic cats and common domestic dogs. The total number of dogs and/or cats shall be limited to 2 per residence.

The maximum permitted adult weight of a dog is 25 pounds at maturity. If the Association suspects that a dog may exceed the weight limitation, the Parcel Owner shall, upon request by the Association, promptly bring the dog to the Association and weigh the dog in front of the Association. In addition, the Owner shall, at the request of the Association, provide certification from a veterinarian as to the adult weight of the dog.

Dogs presently (at the time this rule amendment is adopted) residing in The Lakes of Westchester Community which exceed the 25 pound limit may be grandfathered by the Association until such dogs die or otherwise leave. However, the Parcel Owner(s) where the dog(s) reside must properly register such dog(s) with the Association, by the time limits established by the Board.

Parcel Owners shall properly register all dog(s), including existing dogs, with the Association, by the time limits established by the Board. Such registration shall require Owners of a Parcel to provide the Association with relevant information descriptive information regarding all dog(s) residing in their home by completing a registration form created by the Association, and if required, submitting other information required by the Association including a photograph.

Guests are not permitted to bring dogs or cats to the Lakes of Westchester community except for guests staying in the home with the Parcel Owner(s) where the Parcel Owner(s) are present. However, the Owner(s) of the of the Parcel where the guest(s) are staying, shall at all times be responsible for compliance with this pet rule and shall be strictly liable for all injury to any other person from the pet.

All pets are to be leashed and are to be walked at the curb, when not on the owner's property. The pet owners are responsible to immediately remove all deposits made by their animals. Parcel Owner(s) and/or the individuals walking a dog or cat shall immediately clean up after the pet and properly dispose of the pet's fecal matter in a plastic bag placed in the garbage receptacle of the home where the pet resides. The Owner or other person walking the pet shall carry a plastic bag or other receptacle for the proper disposal of the pet's fecal matter at all times while walking the pet. Also, because of possible lawn damage from dog urine, residents are encouraged to carry a bottle of water to pour on the urine spot.

Parcel Owners shall not allow a pet to create a nuisance or become a nuisance as may be determined by the Board of Directors of the Association in its sole discretion. The term nuisance in this paragraph shall include but not be limited to aggressive behavior and disturbances to other residents by barking, howling and other sounds. Further, the owner(s) of a Parcel where a pet is residing or is visiting shall properly maintain the pet's living conditions in the home to prevent an unsanitary condition from developing.

A dog shall not be left tethered outside the home. A dog shall not be left unattended on the patio or fenced in area unless the Parcel Owner or a responsible adult is at home.

It shall be the responsibility of the Owner to ensure that all local, city, county, state and federal laws, ordinances and other regulations promulgated by such governmental authorities are strictly complied with concerning such pet or pets.

The Owners of the Parcel where the pet resides or is visiting shall be strictly liable for all injury to any other person from the pet in the Lakes of Westchester community. The Owners of the Parcel where the pet resides or is visiting shall indemnify and hold the Association harmless against any and all claims, liabilities, demands, debts, obligations, costs and expenses (including all attorney fees and costs at all levels trial and appellate) which may be sustained by or asserted against the Association and/or the members of its Board of Directors by reasons of acts of said pets committed in or about The Lakes of Westchester community.

If a pet becomes a nuisance as may be determined by the Board of Directors of the Association in the Board's sole discretion or if the Owner repeatedly fails to abide by this rule regarding pets, then the Owner shall permanently remove the pet from the Parcel and the Lakes of Westchester community. This remedy is in addition to all other remedies available to the Association.

**GARAGE DOORS:** All garage doors are to remain closed except during ingress or egress or while working in the garage. No clotheslines are to be strung in the garage with the garage door open. (This rule is for the protection of the community. **An open garage door is an open invitation to steal!!**)

### **GENERAL RULES ADOPTED 10/4/99 – Revised 10-5-20**

**HURRICANE SHUTTERS/PROTECTION:** Installation of permanent hurricane shutters, i.e., where all or parts of the shutters, track, etc. remain permanently attached to the house must, according to our documents, receive approval from the Architectural Committee and conform to the Architectural Guidelines.

Temporary protection (plywood, etc.) can be installed upon the issuance of a hurricane watch or warning and must be taken down within 48 hours of the removal of these warnings. The house must be returned to the condition it was in before the installation of the temporary protection. [The 3-week rule, outlined in the Architectural Guidelines, does not apply to temporary protection.] During hurricane season (June 1 - November 30), the shutters to the windows above front entry doors and to rear\_cathedral windows are allowed to be hung or closed for said duration of hurricane season. Further, clear Lexan panels may be installed permanently on the windows above front entry doors and to rear cathedral windows. The rear cathedral windows refer to the high curved windows on the rear of the home. With regard to the rear cathedral windows. The exception applies only to the high curved window portion which is more difficult to access - shutters cannot be left hung or closed or Lexan panels left mounted on any lower window.

All other shutters can be hung or closed when a Hurricane or Tropical Storm Watch or Warning has been issued. These shutters must be opened/removed within 72 hours after the Hurricane or Tropical Storm Watch or Warning has been lifted. Homeowners who are temporarily not in residence may activate their shutters for a maximum period of (3) weeks, but only when the Management Company is notified of the first date the shutters will be closed. This three-week rule applies only to permanently installed type of shutters. Plywood or other temporary protective devices must follow the 72-hour rule. Seasonal residents are required to make arrangements to abide by the same rules.

### **FINING**

Any property deemed by the Board to contain a hazard to another homeowner's property or deemed by the Board of Health to cause a health hazard, will be subject to action taken by the Board on behalf of the Association.

### **FISHING IN LAKES**

Fishing is not permitted in any of the Associations lakes. This is mandated by the Master Association and by the insurance carriers.



**SUMMARY OF  
PARKING RULES & REGULATIONS  
DECLARATION OF COVENANTS**

**Article XVI**

Section 5. Vehicle Parking. No boats, trailers of any kind or campers (motorized or towed) shall be parked on the Properties. No vehicles used in business for the purposes of transporting goods, equipment and the like or any trucks or vans which are larger than one-half (1/2) ton capacity shall be parked on the Properties. Personal street vans, personal trucks of one-half (1/2) ton capacity or smaller or personal vehicles which can be appropriately parked within standard-sized parking stalls may be parked on the Properties. No vehicles of any nature shall be parked on any portion of the Properties or a Parcel except on the surfaced, parking area thereof. No vehicle repairs or maintenance shall be allowed on the Properties. See the Master Declaration for further restrictions regarding vehicles.

**PARKING RULE ADOPTED 2/7/2000**

No parking or standing of vehicles permitted at the entrance and exit of the Lakes of Westchester (between Pipers Glen and Camille St.).

**PARKING RULES ADOPTED 9/14/2004**

1. Parking rule adopted on 7/27/98 is changed to read "Parking is prohibited in the clubhouse parking lot between the hours of 11:30pm and 6:00am except for Association authorized activities. Parking from 6am to 11:30pm is for the residents and their guests using the clubhouse, swimming pool or tennis court."
2. **Overnight parking on the Community streets is prohibited.** Except for Christmas Eve and Christmas Day, New Years Eve and New Years Day, Thanksgiving Day, Yom Kippur, Passover (1<sup>st</sup> 2days), Rosh Hashanah and Easter Sunday.
3. Parking areas are defined as those on the parcels as driveways and garages. Temporary parking areas are the clubhouse parking lot and the common area paved roadways.
4. Unregistered or inoperable vehicles are prohibited within the community unless they are garaged.
5. Temporary parking in front of mailboxes, within 20 feet of street intersections and stop signs, or within 10 feet of fire hydrants is prohibited.
6. Temporary parking directly opposite another parked vehicle is prohibited so as to allow the passage of emergency and service vehicles.
7. Parking in such a manner that the vehicle is blocking the sidewalk is prohibited.
8. Parking rule adopted on 8/04/08: The Association may have vehicles parked in violation of the Rules and Regulations, The Declaration of Covenants for the Lakes of Westchester Country Club HOA or the Rules and Regulations or governing documents of the Westchester Master Association towed at the expense of the vehicle owner. This towing remedy is in addition to all other remedies of the Association.

# LAKES OF WESTCHESTER

## CLUBHOUSE RULES AND REGULATIONS

1. Smoking is strictly prohibited.
2. Occupancy limit for the entire Clubhouse of 300 persons will be strictly enforced.
3. Proper attire is required in the Clubhouse. Please use the outside restroom door entrance if in bathing attire. Shirts and shoes are required at all times.
4. Guest policy: Residents assume full responsibility for their guests and are expected to inform them of all rules, procedures, etc that apply. Damage to furniture or any property is the financial responsibility of the person or persons causing the damage. Residents are responsible for damage caused by their guests.
5. Children under the age of 16 years are not permitted in the Clubhouse without adult (18 or older) supervision.
6. Clubhouse special event tickets will be sold to residents first. Guest tickets may be restricted in the event of limited seating or demand from residents.
7. Each club or resident using the Clubhouse small conference room, large meeting room/ballroom, kitchen, restrooms, or exercise room is responsible for the clean-up of these rooms following any meeting, function or activity.
8. All clubs, organizations, committees and residents wishing to use a room in the Clubhouse must reserve it through the Clubhouse Committee Chairperson at least 30 days prior to the event. The event will be posted on the Clubhouse calendar.
9. Disruptive and or disorderly conduct is prohibited in the clubhouse.
10. Snacks, refuse and recyclable items must be removed from the clubhouse immediately upon completion of any function or activity.
11. Exercise Room: Seek the advice of your physician before undertaking any exercise program. Use of exercise equipment is at your own risk. Limit usage to 30-minute intervals.
12. Children under the age of 16 years are not permitted to use the exercise equipment.
13. Towels are required on all exercise benches. Clean equipment after each use.
14. Radios are not permitted in the exercise room without headphones, so as not to disturb others.
15. The small conference room/card room is available each morning for committee meetings and any activities by sanctioned groups within our community until 12:30p.m. as scheduled by the Clubhouse Committee. The Men's and Women's Club may have use of the small conference room/card room after 12:30p.m. only when their activities cannot be accommodated in the large conference room/ballroom. The Clubhouse Committee must approve exceptions to this rule.
16. Furniture in the Clubhouse may not be moved, including sofa cushions. The only exceptions are that card room chairs may be moved within the card room and furniture may be moved to accommodate scheduled functions by sanctioned groups. Card room chairs may also be used in the main ballroom to accommodate a function of more than 100 people.
17. Hours of operation: 5:00 A.M. to 11:00 P.M. except for scheduled events.

### CLUBHOUSE RULES ADOPTED 11/9/98

1. Snacks will be permitted in the card room. Each resident is responsible for cleaning up and taking any refuse home with them. If this rule is abused, there will be an automatic revocation of the rule.
2. Any resident using the clubhouse must take home any recyclable items

**Fire regulation: In the event of a fire alarm in the clubhouse, all occupants must exit the building in a quick and orderly manner. Please treat all alarms as life or death situations. Do not re-enter the building until instructed by the Fire Department.**

## **LAKES OF WESTCHESTER**

### **POOL RULES**

**(Revised 6/2/2003)**

1. Pool hours 7:00 A.M. to Dusk.
2. There is no lifeguard on duty, swim at your own risk.
3. Children of diaper age are permitted in the pool only when wearing **TIGHTLY FITTED SWIMMIES**. Should an accident occur the responsible party will pay the expense of draining and sanitizing the pool.
4. Children under 16 years of age are not permitted in the pool unsupervised.
5. Food is prohibited in pool and on the pool deck area unless at a sponsored organization function.
6. Drinks are permitted on the pool deck, only in metal, plastic or paper containers. **GLASS CONTAINERS ARE NOT PERMITTED ANY TIME.**
7. Large floatation devices are not permitted in the pool unless they are part of a supervised activity.
8. **NO DIVING.** Pool is not equipped with a diving bowl.
9. No ball playing in the pool or around pool deck area.
10. Smoking is not permitted within the gated pool area.
11. Pets are not permitted in pool and pool gated area.
12. Residents are responsible for their guests to abide by our pool rules.
13. The shower in the pool area is for rinsing when entering or exiting the pool. The use of soap and shampoo is prohibited when showering.

**Please return chairs and lounges to their original place and close umbrellas when leaving the pool area.**

# **LAKES OF WESTCHESTER TENNIS AND BASKETBALL GUIDELINES**

## **REGULATIONS FOR USE OF THE TENNIS COURT AND BASKETBALL HOOP**

- 1. HOURS ARE LIMITED TO 7:30 AM TO 9:30 PM.**
- 2. COURTS ARE TO BE USED ONLY FOR TENNIS AND BASKETBALL.**
- 3. NO SCHEDULING OF PLAY IS AVAILABLE. FIRST COME, FIRST SERVE. PLAY TIME IS A MAXIMUM OF 1 HOUR WHEN OTHER PLAYERS ARE WAITING.**
- 4. ALL PLAYERS ARE REQUIRED TO WEAR SNEAKERS.**
- 5. COURT SURFACE MUST BE CLEAN BEFORE PLAYING.**
- 6. NO SKATES, SKATEBOARDS, BIKES, WAGONS, ETC. ARE ALLOWED ON THE COURT.**
- 7. NO FOOD AND NO SMOKING WHILE IN COURT AREA.**
- 8. RESIDENTS ARE RESPONSIBLE FOR THEIR GUESTS.**
- 9. CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT.**
- 10. USE AT OWN RISK.**
- 11. WHEN LEAVING THE COURT, THE GATE DOORS MUST BE CLOSED AND THE LIGHTS TURNED OFF.**
- 12. NO ANIMALS ALLOWED.**

**LAKES OF WESTCHESTER**  
**SALE OR TRANSFER OF A UNIT**

**ADOPTED 8/6/07**

Should a Parcel Owner(s) wish to sell or transfer the Parcel Owner(s)' Lot, the Parcel Owner(s) shall, before accomplishing any conveyance, closing, or transfer, deliver to the Board of Directors, a completed notice (using a form made available by the Association) containing the name and address of the person(s) to whom the proposed sale or transfer is to be made, and such information as may be required by the Board of Directors. The Board shall determine the format of the notice form. The proposed purchaser(s) or transferee(s) shall be required to participate in a personal interview with the Board of Directors or the Board's representative(s).

At the personal interview, the Board of Directors or the Board's representative(s) shall discuss with the proposed purchaser(s) or transferee(s), the restrictions applicable to the Lakes of Westchester Country Club Community (Declaration of Covenants, Articles of Incorporation, Bylaws, Rules and Regulations, Master Association documents, etc.). The Board of Directors or the Board's representative(s) may require the proposed purchaser(s) or transferee(s) sign a certificate or other acknowledgment that the proposed purchaser(s) or transferee(s) is aware of and has reviewed the Declaration of Covenants, Articles of Incorporation, Bylaws, Rules and Regulations, Master Association documents, and other documents, applicable to the Lakes of Westchester Country Club Community."