

**2018
MADISON LAKES
HOMEOWNERS ASSOCIATION**

**RULES, REGULATIONS
AND
HOMEOWNER DIRECTORY**



INTRODUCTION

The Board of Directors has adopted these rules and regulations of Madison Lakes. Serious consideration was given to the welfare and safety of the residents and their guests, as well as to the maintenance of the physical attractiveness of our surroundings. The Rules and Regulations have been adopted to enhance the safe and tranquil enjoyment of our facilities by all residents. Please observe them at all times.

Violations of any published rule or conduct in a manner prejudicial to the best interest of Madison Lakes may subject a resident to disciplinary action or fine.

It is the duty of each resident to be familiar with these rules, as lack of knowledge of these rules shall not excuse a resident for any breach and neglect of them. It is important that each resident explain these rules to family members and guests where applicable.

As a buyer of property in this community you are obligated to be a member of the Madison Lakes Homeowners' Association.

MADISON LAKES HOA RULES AND REGULATIONS

I. DEFINITIONS

In the event a term is used in the Rules that is not defined anywhere herein, its definition shall be determined by referring, in the order that follows, to its definition as used either in the Declaration or in the By-laws, or in its common usage within the Association, or in its commonly understood meaning as indicated both by the context in which it is found and by its dictionary definition, wherever it first may be found.

Abandoned Vehicle is any vehicle that is in a state of disrepair rendering it incapable of being driven in its present condition; and that has not been used or moved for at least seven (7) consecutive days or that does not have a current valid vehicle license plate and municipal vehicle sticker.

Architectural Control Committee is a standing committee, which reviews architectural modification requests pursuant to the Declaration and may be referred to as ("ACC").

Association shall mean and refer to Madison Lakes Homeowners Association, Inc., its successors and assigns and may be referred to as ("Association").

Board shall mean and refer to Madison Lakes Homeowners Association Board of Directors.

By-laws are the By-laws of the Madison Lakes Homeowners Association which was recorded in the Office of the Recorder of Deeds for Palm Beach County, Florida as Orb 9156 Pg. 1071.

Commercial Vehicle is a vehicle containing any of the following: possessing lettering of any kind, a commercial license tag, flat beds, vehicles with commercial equipment such as ladders, tanks, piping and vehicles for a commercial purpose.

Common Area is all real property (and interests therein and improvements thereto) and personal property owned or leased by

or dedicated to the Association for the common use and enjoyment of the Owners.

Common Expense or Assessment is any amount that the Board may assess or levy against an Owner, either individually or collectively, including regular monthly assessments, special assessments, and charges or expenses or assessments that are levied pursuant to the Declaration, By-laws or the Rules and Regulations.

Declaration is the Declaration for Madison Lakes Homeowners Association, which was recorded in the Office of the Recorder of Deeds of Palm Beach County, Florida as Orb 9156 Pg. 1126.

Grievance Committee deals with all issues regarding fines imposed due to violations.

Lot is a platted lot shown upon the recorded plat of the Properties with the exception of the Common Area and may also be referred to as "Parcel".

Minor Car Repair shall mean and refer to minor repairs or maintenance of vehicles such as changing a tire, battery, etc.

Managing Agent or Manager is the person or entity, if any, that has been employed by the Association to manage the day-to-day administration of the Property in the manner directed by the Board.

Member shall mean a Lot Owner.

Owner shall mean and refer to the record owner, whether one or more persons or entities, of a free simple title to any Lot that is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation. Where the owner is a trust, the beneficial owner of the trust and any person having the exclusive power of direction over the trust, shall be deemed to have personal responsibility for the Lot to the same extent as if title to the property were held in the name of such person or persons.

Permitted Vehicle is a passenger-type automobile in an operable condition having no more than four entry doors and specifically excluding limousines.

Property is and refers to that certain real property described in Exhibit A affixed to the Declaration of Restrictions and made a part hereof and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Recreation Area is the area at the pool and grassed area located directly north of the pool area and the Southeast corner of Madison Drive.

Resident is any person who resides on the Property, including families and tenants of Owners and including Owner if the context so indicates.

Streets are the roads in the Madison Lakes Development: Madison Drive, Fillmore Drive, Jackson Lane, Coolidge Court, Jefferson Way, Hamilton Court and Grant Way.

Surfaced Parking Area is a driveway, garage or the parking lot adjacent to the community pool.

II. POLICIES AND PROCEDURES REGARDING ENFORCEMENT

A. The following procedures shall apply to fining and the suspension of Common Area and facility use privileges. However, the requirements herein do not apply to the imposition of suspensions or fines upon any member because of the failure of the member to pay assessments or other charges when due. In addition, suspensions may not exceed sixty (60) days for infractions of the Association's Rules and Regulations.

1. The Association shall establish a Grievance (Fining) Committee of at least three (3) members of the Association, appointed by the Board, who are not officers, directors or employees of the Association, or the spouse, parent, child, brother or sister of an officer, director, or employee.

2. The Board will decide if any portions of the governing documents are being or have been violated and whether to levy a fine for the infraction and the amount and/or to suspend the rights of a member or a member's tenants, guests, or invitees, or both, to use common areas and facilities. Where a fine is imposed, it shall be in the amount of twenty-five dollars (\$25.00) for single, non-continuing, violation or the sum of ten dollars (\$10.00) per day for a violation of a continuing nature. A FINE MAY BE LEVIED ON THE BASIS OF EACH DAY OF A CONTINUING VIOLATION, WITH SINGLE NOTICE AND OPPORTUNITY FOR HEARING.

3. The Board shall then provide written notice to the person alleged to be in violation, and the Owner of the Lot which that person occupies if that person is not the Owner. Such notice shall state the nature of the alleged violation and that a hearing before the Grievance (Fining) Committee will be held on a specified date which is not less than fourteen (14) days from the sending of the notice.

4. At such Grievance Committee hearing, the Committee shall hear and consider arguments, evidence and statements regarding the alleged violation, first from any person or persons having direct knowledge of the alleged violation and then from the alleged Violator and/or Owner and any witness on his/her behalf. Should the Violator or Owner wish to be accompanied by counsel, he/she is so permitted. Following the hearing, the Grievance (Fining) Committee shall either approve or disapprove the proposed fine and/or suspension. If the Committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. If the Grievance (Fining) Committee approves the fine and/or suspension, he/she may appeal his/her fine or suspension to the Board.

5. Notwithstanding any intent to appeal to the Board, any fine or suspension approved by the Grievance (Fining) Committee shall take effect immediately.

B. The following documents shall be utilized by the Association with respect to fining and/or suspension of use of privileges:

1. "Warning of Violation" letter

2. "Violation Letter" advising of Board's proposed fine and/or suspension and scheduled 14-day hearing before Grievance Committee
3. "Notification of Board's Determination" letter.

III. GENERAL RULES

All rules, regulations, restrictions and covenants contained in the Declaration and By-laws are incorporated as part of these Rules and Regulations and are subject to the enforcement policies set forth in the final section of these comprehensive Rules and Regulations. To the extent that the provisions of applicable law, the Declaration, By-laws or the Rules and Regulations are in conflict, the provisions of the applicable law shall first control, followed by the provisions of the Declaration, the By-laws and the Rules and Regulations, in that order.

These Rules and Regulations are binding on all Owners, their families and guests. Exceptions to the Rules may be made only in writing, signed by the Board or its designee following a written request by an Owner.

IV. RULES REGARDING THE USE, ADMINISTRATION AND APPEARANCE OF THE PROPERTY

A. Alterations

1. No alterations of any kind may be made to the exterior portions of any Lot, residence or property, including but not limited to roofs, driveways, siding, attic fans/ventilation systems, and grounds in and around the property and the lawns. All requests for alterations shall be submitted to the ACC and shall receive written Board and ACC approval before installation or alterations are instituted.

Applications for alterations are to be submitted in advance to ACC Chairperson or Management Company to provide adequate time for review. A one hundred dollar (\$100.00) fine may be levied to the homeowner if work commences prior to application submittal or approval. (Approved: February 20, 2018)

Homeowner is responsible for notifying the Association of completion of projects so that a final inspection may be made. Homeowner is responsible for obtaining proper permits for work performed. Failure to provide this information warrants a fine from the Association. (August 24, 2010)

2. No wall, fence, hedge, or similar structure or improvement shall be placed, constructed, erected or permitted on any lakefront Lot.

3. No aboveground swimming pool shall be placed, constructed, erected, or permitted on any Lot.

4. No temporary or permanent structure or improvement shall be placed, constructed, erected or permitted on any Lot or the Common Area without prior written ACC and Board approval before the installation or alteration of structure or improvement. The Association shall take into consideration the aesthetics of the structure or improvement including but not limited to the color, location, materials, screening of, style, size, relationship with the surrounding structures, impact(s) upon neighboring Lots or Common Area, life expectancy of the structure or improvement, drainage impact, quality of construction and view of the Common Area.

5. No exterior building painting shall be instituted without prior written approval of the ACC and the Board. The ACC and the Board shall maintain a list of approved exterior building colors. A sampling of the exterior building application color shall be placed on the home by the homeowner for visual inspection by the ACC. No exterior building painting shall be instituted without prior written approval of the ACC and Board.

A sample swatch of the house paint color must be attached to the ACC application. (Approved August 24, 2010)

An owner may change the color of their home provided the body of a home is painted utilizing one of the approved colors. The trim of the home is to be **white only**. ACC approval is required. (Approved August 24, 2010)

6. All exterior-building colors shall be compatible with the building's roof colors.

7. All building trims and doors shall be painted white.

8. Accessory buildings and structures shall conform to the same color and materials used in the principal building.

9. Roofs of homes may not be painted or stained (Approved August 24, 2010)

10. All alterations shall be completed within ninety (90) days from issuance of permits, or paperwork must be resubmitted to the ACC and approval shall again be given by the ACC and the Board.

B. Antennas, Satellite Dishes

Satellite dishes are not permitted to be placed in the front yard of any Lot or on the roof. They are permitted on the side and rear of a house as long as it is out of view and/or camouflaged or screened with appropriate planting. Any Satellite Dish that exceeds 36 inches in diameter must be mounted on the ground in the backyard and camouflaged or screened. ACC approval is not required as long as the above is adhered to. No television or radio masts, towers, poles, antennas, aerials may be erected, constructed or maintained. Any other variation requires written ACC and Board approval before installation.

C. Assessments and Collections

1. All quarterly assessments or other lawful charges of the Association are due and payable on **January 1, April 1, July 1 and October 1** of each calendar year. Any payment of the foregoing that is received after the fifteenth (15th) day of the above stated months shall be considered late. All payments received will be applied in such manner as determined by the Board.

2. Any payment of less than the full amount of all assessments and other charges that are due in any given quarter or any payment that is made late shall cause the Owner to be

subject to a Late Charge of twenty-five dollars (\$25.00) which shall be added to and deemed a part of the Owner's Common Expense. Interest may also be assessed at a rate of eighteen percent (18%).

3. Under appropriate circumstances, the Board shall have the authority to waive any late charges or interest that may have been added to the Owner's account.

4. Owners who are delinquent in the payment of Common Expenses shall be subject to legal action in accordance with the provisions of the Declaration and By-laws. Once legal action has been commenced, all legal fees and costs will be assessed to the Owner as required by the Declaration and By-laws.

5. Special assessments shall be due as determined by the Board.

6. Any returned items by the Association's bank shall be subject to any bank charges incurred by the Association in addition to a twenty dollar (\$20) administrative fee.

D. Awnings, Shutters, Sunroofs

All requests for awnings, sunroofs, canopies or shutters shall be submitted to the ACC and shall receive written Board and ACC approval prior to installation.

Hurricane Shutters used to protect windows in case of storm shall not be put up or closed more than 72 hours before a hurricane warning and shall be taken down or opened within 72 hours after the hurricane warning has ceased.

Hurricane shutters may be of the following:

- a. Accordion shutters – white only
- b. Aluminum panels

Hurricane shutter may be closed for up to 14 days (2 weeks) during hurricane season if you are going on vacation which is June 1 to November 30. Homeowners MUST notify the property

manager when leaving and when returning. If this is not done, a fine will incur. (Approved August 24, 2010)

E. Basketball Equipment (Approved: August 24, 2010)

1. No permanent posts are permitted. Post must be placed in a removable sleeve. No concrete pads are to be installed.

2. When not in use, portable hoops must be stored away from any sidewalk or street so they pose no risk to vehicles or pedestrians. They must also be properly secured so they do not move or fall. (Approved: August 21, 2018)

3. Portable hoops are to be properly secured during the threat of a hurricane

F. Bicycles

Bicycles shall not be stored on patios.

G. Board Meetings and Association Records

Board meetings, except executive sessions as permitted by law, are open to all owners, who are encouraged to attend. The time for Board meetings is determined by action of the Board from time to time, and appropriate notice will be provided to all Owners. As required by law, the books and records of the Association are available for the inspection of Owners for any proper purpose at reasonable times, provided that reasonable advance written notice is provided to the Association.

H. Common Area

1. Storage of any kind is expressly prohibited on or in any Common Area unless the area is expressly designated for such purpose.

2. All toys, recreation equipment, bicycles, lawn chairs and the like shall not be left on Common Areas overnight.

3. Any games, including but not limited to basketball, football and Frisbee, or other activities that create a nuisance,

damage any Common Area, or disrupts the peace is prohibited on or in any portion of the Common Area.

4. Owners may not enclose any portion of the Common Area with a fence or other boundaries.

5. Removal or installation of any trees, shrubs, or plantings on the Common Area shall be submitted to the ACC and shall receive written Board and ACC approval prior to installation.

6. Owners shall not place debris on areas immediately surrounding their property.

7. No permanent items including but not limited to benches, ruffraff or piers shall be installed on the Common Area.

8. The Streets shall only be used for ingress and egress to the Property.

I. Damage to Common Area

Any Common Area that is damaged by the conduct of an Owner or by the Owner's family, tenants and/or guests will be repaired by the Association and specially assessed to the Owner responsible, or, at the Board's option, may be repaired by the Owner at the Owner's expense. Any determination of whether or not the Owner is responsible is subject to the Policies and Procedures regarding enforcement contained in these Rules and Regulations.

J. Driveways

Any decorative change including but not limited to color or texture requires written ACC and Board approval prior to work beginning.

K. Emergencies

In the event of an emergency, contact the appropriate authority.

L. Fences (Approved: August 24, 2010)

1. Fences are not to extend on to common area.

2. Fences must be erected six inches (6") within property line unless neighbor is also paying for the fence or agrees, in writing, to approve location.

3. Chain link fencing is expressly and strictly prohibited.

4. Fences visible from streets are to be camouflaged with planting.

5. **See Also W, Lots, Section 6 and 7**

M. Front Doors (Approved: August 24, 2010)

Glass doors may be permitted upon ACC approval of proposed sketch. All installations are subject to Palm Beach County (PBC) Building Department approval. White trim only.

N. Garages

1. Garages shall be used primarily for storage of vehicles and other items.

2. No exterior alterations may be made to garage doors.

3. Car engines shall not be left running in garages.

4. Barbecuing in garages is prohibited.

5. There shall be no assembling or disassembly of vehicles except minor repairs or maintenance of vehicles such as changing of a tire, battery, etc. are permitted until 10:00 pm.

6. Nothing shall be stored in any garage that might create a danger of fire or explosion or that might create harmful or offensive fumes.

7. Garage doors, when being replaced must be the exact same design panels as originally installed. Any change to the existing door must be approved by the ACC. (Approved August 24, 2010)

O. Garbage and Trash

1. All garbage cans, trash containers and recycle bins shall be kept, stored and placed in an area screened from the streets and adjacent Lots. No garbage cans, trash containers or recycle bins shall be left outside prior to day before pickup and or past the day of pick-up.

2. Each owner shall be responsible for depositing his garbage and trash in receptacles as required by P. B. C.

P. Generators (Approved: August 24, 2010)

1. In-ground generators are permitted and MUST meet Palm Beach County (PBC) Building Code.

2. Gas tank is not to be located outside any window of the home

Q. Gutters (Approved: August 24, 2010)

Gutters must be white only and downspouts may be white or exact color of house. Run-off must not adversely affect the drainage on adjacent properties.

R. Holiday Decorations

Outdoor holiday decorations are permitted not more than thirty (30) days before a holiday and must be removed from the property no more than twenty (20) days following the conclusion of the holiday.

**S. Hurricane Shutters
(See IV.D. Awnings, Shutters, Sunroofs)**

T. Landscaping

1. ACC approval must be obtained prior to the removal, addition or alteration of any trees on Lots or Common Area.

2. Requests for re-landscaping shall be submitted to the ACC and shall receive written Board and ACC approval prior to installation. Replacing fifty percent (50%) or more of existing

landscaping or any increase in the size of plant beds shall be considered re-landscaping.

(Approved: February 20, 2018)

3. The Association shall not be responsible for the care and maintenance of any plantings installed by an owner or without ACC and Board approval.

4. Any planting shall be placed in such a way so as not to interfere with the functions of any maintenance equipment used for the grass or Common Area or any access to a Lot that the Association may need to fulfill its obligation under its governing documents.

5. Once a planting has been installed, the Association is no longer responsible for replacement of sod in that area.

6. Any sod, damage to the watering system or other property damaged of any type on the Property shall be replaced at the expense of the Owner who is responsible.

7. The planting of ficus trees or any other plantings prohibited by Palm Beach County are prohibited.

The planting of ficus trees, air potato, Australian pine, Brazilian pepper, carrot wood, Earle of acacia, kudzu, old work climbing fern, melaleuca, Queensland umbrella tree (schefflera) or any other species as prohibited by Palm Beach County is not permitted. (Approved August 24, 2010)

8. Plantings around the mailbox shall be no higher than the mailbox and shall not interfere with the delivery of mail. No vines are allowed to cover the mailbox.

9. No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any Property.

10. If a Lot is enclosed by a fence, the area enclosed shall no longer be maintained by the Association and it shall be the Owner's responsibility to maintain.

11. If an owner caps off any sprinkler heads to the Association's sprinkler system, with the Association's approval, then the owner shall become responsible for watering that landscaped area.

12. When a Palm Tree on an owner's property dies, or requires removal, it MUST be replaced with a palm tree and/or a flowering tree native to Florida with a minimum height of 15' (fifteen feet). (Approved February 20, 2018)

U. Lake

1. No Owner is to dump or otherwise place any solvent, oil, soap or non-natural substance into any lake drain on the Association's Property or in the lake.

2. Bathing and/or boating shall not be permitted in the lake.

3. Trespassing by any unauthorized persons upon the Association's property including the lake is prohibited.

4. Any games or other activities that create a nuisance, cause damage to the lake or disrupts the peace, is strictly prohibited.

V. Lighting (Approved: August 24, 2010)

All proposed exterior lighting shall be detailed on the request for architectural modification. No exterior lighting shall be permitted which, in the opinion of the ACC, would create a nuisance to the adjoining property owners.

W. Lots

1. No trade or business shall be conducted nor any commercial use made of any residential Lot.

2. Elevations of the Lots shall not be modified.

3. No person shall stand on or otherwise use the building's roof without prior Association approval.

4. No temporary or permanent utility or storage shed, building, tent, structure or improvement shall be constructed.

5. All **Lots** shall be kept in a clean and sanitary manner and no rubbish, refuse or garbage shall be allowed to accumulate or create a fire hazard.

6. No wall, **fence**, hedge or similar structure shall be placed, constructed or erected or permitted on a Lot without ACC and Board approval.

7. Only white, five or six foot high, shadowbox **fences** shall be approved by the ACC and the Board with the exception of a barrier for an in-the-ground swimming pool as identified in Article IV, Section A, Item 2.

Fences are not to extend onto common area.
(Approved August 24, 2010)

Fences must be erected 6" (six inches) within property line unless neighbor is also paying for the fence or agrees, in writing, to approve location. (Approved August 24, 2010)

Chain link **fencing** is expressly and strictly prohibited. (Approved August 24, 2010)

Fences visible from streets are to be camouflaged with planting. (Approved August 24, 2010)

8. No **mailboxes** shall be installed unless it meets the following criteria, no exceptions:

Aluminum or vinyl white post, minimum 4x4 to maximum 4x6

**Aluminum, metal, or vinyl plain white mailbox.
House numbers posted alongside of post
Cement mailboxes painted white.**

At turnover, all mailboxes that do not meet above specifications, including cement mailboxes, are to be replaced with above specifications. (Approved: August 16, 2016)

No ACC approval is required if the above requirements are adhered to.

Mailboxes and posts shall be kept clean and free of mildew and rust. (Approved August 24, 2010)

Original mailboxes and posts must be kept in good repair. If unacceptable conditions are noted, homeowners must replace both the post and mailbox according to above specifications. (Approved August 24, 2010)

9. All **Lots** are to be maintained in an aesthetically pleasing manner and as set forth in these Rules and Regulations.

X. Mailboxes
See Also W, Lots, Section 8

Y. Maintenance Requests
Maintenance requests shall be submitted to the Board or designee.

Z. Moving/Sales

1. A minimum of twenty-one (21) days prior to a Lot closing, the new Owner shall set up an appointment with the Management Company of Madison Lakes to remit cost of application process and interview. The new Owner shall provide the Management Company of Madison Lakes with their contact information (phone number, e-mail address, etc.).

2. The new owner will be added to the gate call box after the Warranty Deed is received by the Management Company. Windshield Stickers and pool key fobs are provided by the seller. If additional stickers or pool key fobs are needed, they may be purchased at the Management Company office.

AA. Patios/Patio Enclosures

1. Owners shall keep patios clean, orderly and free from clutter.
2. All requests to alter patio enclosures including but not limited to enclosing patios or making it habitable space, changing design or color, or changing, or adding use within the enclosure, excluding installation of floor cover, shall be submitted to the ACC and shall receive written ACC and Board approval prior to installation.
3. Patios may not be used for storage, i.e. file cabinets and/or storage boxes
4. Clothing, sheets, blankets, laundry and similar objects shall not be hung out or exposed.
5. Patios shall not be used as pet runs.
6. All perimeter window, patio or door treatments such as, but not limited to, blinds, shades and drapes, that are designed to cover any visible portion of windows, patios or doors on all properties shall be in good working order.

BB. Pets

1. No horses, hogs, cattle, cows, swine, reptiles, goats, sheep, poultry or other animals not commonly considered household pets shall be kept, raised or maintained on any Lot; **PROVIDED, HOWEVER** that dogs, cats and other household pets do not exceed two (2) per Lot if their presence causes no disturbance to others. Effective June 20, 2012 all existing acceptable household pets are grandfathered. A grandfathered pet that ceases to inhabit any Lot shall not be replaced.
2. Dogs or cats shall be "walked" on owner's property, Streets or outside the Madison Lakes Property. All fecal matter deposited on the Property shall be immediately picked up by owner, or pet walker, plastic-bagged and properly disposed of.

3. Under no circumstances are dogs or cats permitted to urinate or defecate in and around the lake.

4. Pets shall be leashed at all times and controlled so as not to create a nuisance on the Property. All pets shall be walked on a leash not to exceed six feet (6') in length.

5. No pet or animal shall be "tied out" on the exterior of the Dwelling or in the Common Area, or left unattended in a yard, on a patio or on the Common Area.

6. No dog runs or enclosures shall be permitted on any Lot.

7. No commercial or business enterprise including commercial breeding, involving the use of animals, shall be permitted.

CC. Pool/Jacuzzi Area

1. All activities by Owners and their guests in and around the pool and Jacuzzi shall be conducted in accordance with the provisions of the state and local public health departments and with any other applicable laws.

2. No alcoholic beverages, gum chewing or glass items shall be permitted in the pool/Jacuzzi area.

3. Owners and their guests using the pool/Jacuzzi area shall be expected to leave the area clean, orderly and free from any refuse or trash. Pool furniture shall be left in an orderly fashion.

4. All persons are required to shower before entering the pool.

5. Personal conduct within the pool/Jacuzzi area shall be such that the safety of self and others is not jeopardized.

6. No running, boisterous or rough play is permitted in the pool area.

7. All apparel worn in the pool shall be clean and sanitary. As such, everyone using the pool shall wear swimming suits. Cutoffs, street shorts, halter tops and other clothing that may also be used as street clothing shall not be permitted.

8. Spitting, spouting of water or other activities that may introduce bacteria or other contaminants into the pool or Jacuzzi shall not be permitted.

9. Diving is not permitted.

10. No A.C. powered electrical appliances will be allowed in the pool area.

11. Diapered children may be brought into the pool area only if they are kept under the strict supervision of their parents and they wear a "swim diaper."

12. No one under the age of 12 is permitted in the pool/Jacuzzi unless accompanied by a responsible person 18 years of age or older.

13. No pets are allowed in the pool/Jacuzzi area.

14. Operating hours of the pool are from dawn to dusk.

15. No private parties are permitted in the pool/Jacuzzi area.

16. Admission to the pool can be refused to all persons having any contagious disease, infectious conditions, colds, fever, open sores or any other condition, which has the appearance of being infectious.

17. Effective August 24, 2010 homeowners are limited to six (6) guests (adult and/or child) at one occasion in the pool area.

DD. Roofs

1. No change in color or change in existing roofing material shall be permitted without the approval of the ACC.

Roofing material must be S-shaped barrel tile. Wood shake, asphalt, fiberglass shingles, or cedar shakes shall not be permitted.

2. The tile roofs on the homes in Madison Lakes may NOT be painted or stained in any way.

3. All replacement roofs are to be barrel tile style and an approved color by the ACC.

4. Replacement barrel tiles are to match the existing roof.

(Approved: August 24, 2010)

EE. Screen Enclosures (Approved: August 24, 2010)

1. All screen enclosures shall be white aluminum only. Requests for additional screen enclosures, or alterations to existing screen enclosures shall be submitted to the ACC and shall receive written ACC and Board approval prior to installation or alteration.

2. ACC approval is required for screen enclosures at the homeowners' front entrance. (Approved August 24, 2010)

FF. Security

1. Homeowners are expected to notify the appropriate authority immediately of any suspicious and/or criminal activities.

2. Do not clear strangers or anyone through the entry gate without first identifying who is seeking entrance to the development.

GG. Service/Support Animals (Approved: June 20, 2016)

(See extensive Rule on ML website)

HH. Signs and Advertisements

1. Advertising signs for business or commercial activities are prohibited on the Property including Common Area and Lots.

2. Signs shall not be displayed or placed upon any building including "For Rent" or "For Sale" excluding identifying the owners' name and/or address, or official Association notices as approved by the Board.

II. Sky Lights

Effective August 24, 2010 sky lights may be installed on a roof. All specifics must be submitted to the ACC.

JJ. Solar Panels

1. Effective August 24, 2010 solar water heating panels shall be reviewed by the ACC on an individual basis and must be installed so as to present the least obtrusive condition as long as it does not interfere with the effectiveness of the solar panel.

2. All exposed piping is to be painted the same color of the area it is placed so that it matches.

KK. Solicitation

No soliciting is permitted.

LL. Swing/Swing Set (Approved: February 23, 2015)

Owners are required to obtain the approval of the Architectural Control Committee prior to erecting or placing a permanent or temporary swing or swing set on their Lot. With the exception of Lots adjacent to the Lake, the erection or placement of a permanent or temporary swing or swing set will be limited, upon approval by the ACC to an owner's backyard.

MM. Swimming Pool/Spa

Requests for the installation of a pool/spa shall be submitted and approved by the ACC and shall receive written Board approval prior to work beginning. **See Also IV.A.3.**

NN. Towing

The Board has authority to tow unauthorized vehicles parked in common areas within the community, in accordance with Florida statute and local towing ordinances. (Approved: January 15, 2008)

V. VEHICLE

A. General Rules Regarding Vehicles

1. A 20-mile per hour speed limit shall be observed when driving on the Property.

2. There shall be no parking or routes of passage across any other portions of the Property, including all lawn areas, sidewalks and fire lanes.

3. Vehicles shall not be parked, maintained or stored in a manner that interferes with ingress to or egress from a driveway or other portion of the Property.

4. Parking is only permitted in the driveway, garage or in the surfaced parking area adjacent to the pool. Effective November 19, 2013 vehicle(s) parked on community roads between the hours of midnight and 6:00 A.M. are not permitted. Repetitive offenders shall be notified and if violation continues, vehicle(s) may be towed.

5. No recreational vehicles, boats, trailers or business vehicles shall be parked on the Property.

6. The following vehicles will not be approved and may not be kept on the Property by homeowners: trucks with oversized wheels, vehicles with ladders or any construction supplies, vehicles with ladder racks, campers, motor homes, trailers, boats, boat trailers, commercial vehicles and vehicles with advertising. Vehicles not permitted on Property may be towed at the owner's expense. (August 24, 2010)

7. No commercial vehicle can be parked on the property except in a garage.

8. Vehicle maintenance other than emergency repairs is not permitted on Property. Homeowners performing maintenance on their vehicle(s) on Property may be fined. (August 24, 2010)

9. No inoperable and/or unsightly vehicles may be kept on the Property. The Association reserves the right to deem a vehicle inoperable and/or unsightly. Cars with flat tires, on blocks, with broken windows or otherwise in need of obvious repair are

considered in need of obvious repair are considered inoperable and/or unsightly. (August 24, 2010)

10. No more than two (2) oversized vans, pickup trucks or jeeps may be parked in a driveway at any given time. (August 24, 2010)

B. Vehicle Enforcement

1. The provisions set forth herein are intended to supplement, but not replace the Policies and Procedures Regarding Enforcement, that are fully applicable to all violations under these Vehicle Regulations.

2. In the event of a violation of these vehicle rules, the Board or its duly authorized agent shall send a Notice of Violation to the Violator (Owner). Any failure to protest a Notice of Violation under these Rules or failure to request a hearing shall be deemed an admission of the violation and may result in costs and expenses being assessed to the Violator (Owner) as set forth in the Policies and Procedures regarding Enforcement.

3. In addition to providing notice of any violation in accordance with the above provisions, the Board may also take any or all of the following actions:

a. Record, to the extent possible, the vehicle identification, including license number, date of violation, type of violation and vehicle owner, if known, on a permanent record of violations. All such records of violations shall be kept by the Association in the manner designated by the Board.

b. Identify or attempt to identify the Owner whose vehicle is causing the violation.

c. Identify or attempt to identify the vehicle owner, if not an Owner, and notify that owner of the violations.

4. After receiving notice of a violation, the Owner shall follow the procedures set forth in the Policies and Procedures Regarding Enforcement, or the violation will be deemed admitted.

VI. LEASES, TENANTS AND NON-RESIDENT OWNERS

A. All Owners who do not reside in a Lot owned by them shall provide the Board with their permanent residence address and phone numbers where they may be reached in an emergency, both at home and at work. Any expenses of the Board incurred in locating an Owner who fails to provide such information shall be assessed to that Owner as a Common Expense. Unless otherwise provided by law, any Owner who fails to provide such information shall be deemed to have waived the right to receive notices at any address other than the address of the Lot, and the Board shall not be liable for any loss, damage, injury or prejudice to the rights of any such Owner caused by any delays in receiving notice resulting therefrom.

B. Owners may not lease less than the entire Lot, nor may the Lot be leased for transient or hotel purposes.

C. Owners may not lease their unit for a period shorter than three (3) months and may lease the unit only once each calendar year.

D. Every lease shall be in writing and shall be subject in all respects to the provisions of the Declaration, By-laws and Rules and Regulations of the Association.

E. Every Owner intending to lease a property shall give prior notice of one (1) month to the Board of such intention, whereupon the Board shall provide the Owner a rider that shall be added to the lease and shall be signed by all the parties executing the lease.

F. Each Owner shall be responsible for providing his or her tenants with copies of the Declaration, By-laws and Rules and Regulations. In addition, the Association shall be given both a signed original lease and rider to every lease of any Lot on the property prior to the occupancy date on said lease. Any expenses

incurred by the Association in obtaining these documents shall be assessed to the Owner as a Common Expense.

G. If a tenant violates any provision of the Declaration, By-laws or Rules and Regulations, the Board, in its discretion, shall determine what action or actions should be taken against the Owner or tenant, as the case may be. When the Board, in its discretion, determines that a violation or series of violations warrant termination of the lease, the Board may take whatever action or actions are necessary to terminate the lease.

H. All expenses of the Board, in connection with any violations under these rules, shall be assessed to the account of the responsible Owner as a Common Expense.

I. Provisions herein that relate to the execution of new leases shall become effective upon the expiration of any lease that is currently in effect. However, the requirements herein are effective immediately. Owners shall supply the Association with a photocopy of any existing lease no later than thirty (30) days after the effective date of these Rules and Regulations.

J. **See By Laws, Article XII, recorded May 6, 2010**

K. **See By Laws, XIX, recorded March 16, 2015; May 6, 2010**

NOTE: All Madison Lakes HOA Association Documents and Amendments may be found on Madison Lakes' website.

HOMEOWNER DIRECTORY

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>LOT</u>
ABRAHAMSEN, THOMAS	10778 GRANT WAY	954-729-3387	80
AGUAYO, VITO	6433 JACKSON LANE	561-810-5845	27
ANANTHARAM, V. C.	10834 MADISON DRIVE	561-405-8611	53
ANDREWS, JEAN	6421 JACKSON LANE	561-742-5823	29
ARROYO, JULIO C. VASQUEZ	10881 MADISON DRIVE	670-2481	62
BENAMOU, JACQUES	6377 COOLIDGE COURT	737-1996	125
BENJAMIN, PHILIP & BONNIE	6371 COOLIDGE COURT	452-6830	126
BERBEN, LAURIE & ANDREW	10810 MADISON DRIVE	561-329-1347	49
BERNADSKI, ALEX & VIOLA	10811 FILLMORE DRIVE	752-4370	19
BIRRO, DANIEL & REBECA	6343 JACKSON LANE	561-674-7232	42
BITSI, HEIDI	10859 FILLMORE DRIVE	561-577-6358	11
BRAINARD, DEBRA	6398 JACKSON LANE	375-6701	95
BRUNNER, JODY	10848 FILLMORE DRIVE	271-4839	110
BRYER, LINDA	6409 JACKSON LANE	752-0216	31
BULLY, EMMANUEL	10901 FILLMORE DRIVE	200-0749	7
BUTKIER, KEVIN & BONG	10876 MADISON DRIVE	716-7655	60
CAVAGNARO, WALTER	10902 FILLMORE DRIVE	732-0948	117
CLARKE, ALBERT & SHARON	10919 FILLMORE DRIVE	731-1633	4
COHEN, ADAM & NICOLE	10803 MADISON DRIVE	703-4206	75
CONSTANTINIDES, ANDREW	6391 JACKSON LANE	628-9008	34
CORDARO, CAROL	6373 JACKSON LANE	716-2237	37
COSTA, BETTY	10896 FILLMORE DRIVE	375-9815	116
DANESHMAYEH, ROGHYEH	10868 JEFFERSON WAY	704-1352	127
DIBARTOLO, C. & MARIA	10863 MADISON DRIVE	734-8734	65
DUSAK, RHONDA	6379 JACKSON LANE	797-3413	36
EYTAN, AMIT	10867 JEFFERSON WAY	561-969-6711	121
FELSBERG, PAUL & ARLENE	6439 JACKSON LANE	740-0250	26
FLORES, RAFAEL	10854 FILLMORE DRIVE	207-0287	111
GANGUZZA, A. & LINDSEY	6391 JACKSON LANE	502-6243	34
GAO, JIAFRU	10818 FILLMORE DRIVE	561-628-1212	105
GEORR, SAMI & JAMIE	10795 GRANT WAY	732-895-1796	91
GOLDENBERG, M. & A.	6383 COOLIDGE COURT	561-284-4312	124
GONZALEZ, L. & PEREZ, A	10860 FILLMORE DRIVE	786-406-2660	112
GRABASCH, MICHELE	10804 MADISON DRIVE	634-0368	48
GRANDIS, ADAM, F.	10852 MADISON DRIVE	305-6508	56
GREENBERG, H. & M.	10879 JEFFERSON WAY	742-2740	119
HAMMAD, JAMAL & LAYLA	10880 JEFFERSON WAY	735-3435	129
HASSMAN, LUCIA	10824 FILLMORE DRIVE	244-5140	106
HATEM, KEVIN & JEANINE	10827 MADISON DRIVE	369-3626	71
HATSIS, ANASTASIA & DIANA	10907 FILLMORE DRIVE	742-8114	6
HEATH, RYAN & LAURA	10873 JEFFERSON WAY	954-673-8593	120
HODGES, K. & M.	10799 FILLMORE DRIVE	350-6145	21
HUTCHINSON, D. & J.	10794 FILLMORE DRIVE	678-571-7060	101
IOVANNA, ALMA	10846 MADISON DRIVE	733-5720	55
JAMES, SANDRA D	6337 JACKSON LANE	734-3994	43
JAPALUCCI, EDWARD	6385 JACKSON LANE	374-9703	35
JASTER, BRAD & MICHELLE	10828 MADISON DRIVE	752-1719	52

HOMEOWNER DIRECTORY

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>LOT</u>
JEAN BAPTISTE & F., CLAUDE	10821 MADISON DRIVE	364-8473	72
JOHNSON, STEWART	10790 GRANT WAY	704-281-0032	82
KASTNER, ALAN & SANDRA	10796 GRANT WAY	718-757-2799	83
KEENER, JAMES	10886 JEFFERSON WAY	797-9907	130
KHAN, ZAHEER A	10937 FILLMORE DRIVE	407-620-8526	1
KOMAN, GEORGE	10895 FILLMORE DRIVE	369-4275	8
LA ROUCHE, D. & S.	10866 FILLMORE DRIVE	267-251-2946	113
LAMBERT, GINETTE	10829 FILLMORE DRIVE	287-1185	16
LAMISERE, PAPENS	10793 FILLMORE DRIVE	561-713-7680	22
LANGNER, LISA	6367 JACKSON LANE	906-1572	38
LE, QUAN	10913 FILLMORE DRIVE	252-6926	5
LENNY, RICHARD	10789 GRANT WAY	516-250-3863	92
LEVRANT, MARTIN & ELAINE	6388 HAMILTON COURT	742-9582	88
LINDSAY, DEBRA	10775 FILLMORE DRIVE	870-6670	25
LIZARDI, MARK & JOANNE	10776 FILLMORE DRIVE	752-0535	98
LOPEZ, JOSE & ANGELA	10858 MADISON DRIVE	271-5441	57
LU, KELVIN	10787 FILLMORE DRIVE	561-909-5093	23
MAGARARI, JOEL & ANDREA	10806 FILLMORE DRIVE	732-859-3905	103
MALLIA, HARRIET	10830 FILLMORE DRIVE	516-524-0260	107
MANGIONE, C. & LIPPEL, H.	6397 JACKSON LANE	742-7647	33
MARTINEZ, ESWIN	10780 MADISON DRIVE	654-3512	44
MARTINEZ, WALTER & MARIA	10864 MADISON DRIVE	860-416-4472	58
MASHBURN, SHARON	6355 JACKSON LANE	561-877-8055	40
MAZZA, CHARLES & LISA	10785 MADISON DRIVE	301-8777	78
MICCICHE, JOANNE	6395 COOLIDGE COURT	735-4483	122
OLIVER, RHONDA & SCOTT	10801 GRANT WAY	602-1575	90
OLSON, CHRIS & LINDA	10781 FILLMORE DRIVE	734-2781	24
OUELLETTE, PAUL	6361 JACKSON LANE	603-387-2644	39
PANNUCCI, PHILIP & JOAN	10782 FILLMORE DRIVE	735-9778	99
PASTOR, LISA	10857 MADISON DRIVE	735-1455	66
PATEL, JHENDICA & D PATEL	10885 JEFFERSON WAY	561-536-3999	118
PATEL, JITENDRAKUMAR M	10875 MADISON DRIVE	375-9298	63
PERRY, CHRIS & DEBBIE	6427 JACKSON LANE	731-2368	28
PITARRESI, JOANN	10869 MADISON DRIVE	561-336-4665	64
POIDEVIN, THOMAS	6370 HAMILTON COURT	561-336-5820	85
POLYS, T. & R	10890 FILLMORE DRIVE	561-509-9011	115
POPA, CONSTANTIN	6382 HAMILTON COURT	413-4568	87
POPA, D. & C.	10779 MADISON DRIVE	506-4915	79
POWELL, CAROL	10822 MADISON DRIVE	742-5825	51
PRESSER, DOROTHY	10853 FILLMORE DRIVE	734-4972	12
QUINONES, ROBERTO	6403 JACKSON LANE	523-8138	32
RASHID, SAIDUR & TAZEEN	10839 MADISON DRIVE	629-3847	69
RICCI, CHRISTOPHER	10882 MADISON DRIVE	262-0716	61
RIOS, JOSE	10851 MADISON DRIVE	827-7549	67
RODI, STEPHEN & ALICE	10865 FILLMORE DRIVE	740-0791	10
ROGERS, MIKE & ARIELLE	6415 JACKSON LANE	618-792-9119	30
ROHAN, KENNETH & LOIS	10788 FILLMORE DRIVE	731-3249	100

HOMEOWNER DIRECTORY

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>LOT</u>
ROSS, SHERRI	10840 MADISON DRIVE	245-0778	54
SANCHEZ, JORGE & REYNA	10835 FILLMORE DRIVE	846-9433	15
SCHWARTZ, MARK & JUDY	10797 MADISON DRIVE	736-2780	76
SELBY, PAUL	6410 JACKSON LANE	231-1417	97
SERIANNI, LESLIE	10931 FILLMORE DRIVE	734-5559	2
SERNA, L. & F.	10823 FILLMORE DRIVE	254-2516	17
SHAPIRO, R & J	10833 MADISON DRIVE	739-8272	70
SHELTON, SHAWN	10845 MADISON DRIVE	436-9377	68
SIMEON, ALIZTE	10809 MADISON DRIVE	954-691-8029	74
SIMON, WILTES & NERLINDE	10816 MADISON DRIVE	777-8616	50
SIMS, KAREN	6404 JACKSON LANE	954-610-2153	96
SMITH, CELIA	10791 MADISON DRIVE	735-8862	77
SMITH, SHARI	10817 FILLMORE DRIVE	254-5494	18
STUART, DIEGO/ROCCA	10836 FILLMORE DRIVE	715-2548	108
TEMPLE, CHRISTOPHER	6376 HAMILTON COURT	573-1858	86
TOLEDO, PEDRO & NATALIA	10786 MADISON DRIVE	374-3557	45
TORRES, K & RAMIREZ, H	10889 FILLMORE DRIVE	561-379-6325	9
TSE, KENNETH & LAN LE	10792 MADISON DRIVE	429-8938	46
TSE, KENNETH & LAN LE	10798 MADISON DRIVE	429-8938	47
URBINA, DIANA	10805 FILLMORE DRIVE	289-7713	20
VARGA, TERRY	6394 HAMILTON COURT	374-0348	89
VERGARA, A & MISAE	10800 FILLMORE DRIVE	917-538-6618	102
VERNUCCIO, RICHARD	10812 FILLMORE DRIVE	200-4316	104
WAI, PING CHENG	6389 COOLIDGE COURT	758-7297	123
WALSH, JOAN	10847 FILLMORE DRIVE	624-2948	13
WARK, M. & F.	10925 FILLMORE DRIVE	740-9458	3
WATANABE, JORGE	10842 FILLMORE DRIVE	704-5787	109
WEATHERFORD, LINDA	10783 GRANT WAY	561-901-8405	93
WEINGARTEN, M. & L.	10802 GRANT WAY	845-290-9482	84
WILLIAMS, VINCENT & LISA	10784 GRANT WAY	737-2844	81
WOLFSON, PAUL	10777 GRANT WAY	371-6827	94
WRIGHT, DEBRA	10841 FILLMORE DRIVE	954-803-5094	14
WROBLEWSKI, K & M	6349 JACKSON LANE	716-4611	41
YOUNG, LARRY & CARYN	10874 JEFFERSON WAY	740-3286	128
ZEIDMAN, MICHAEL	10884 FILLMORE DRIVE	880-0215	114
ZIMMERMAN, DONALD	10870 MADISON DRIVE	735-4279	59
ZOU, WEI KANG	10815 MADISON DRIVE	752-3648	73

COMMUNITY SITE MAP

