

# **RULES & REGULATIONS FOR LAKES AT BOCA RATON**

## **COMMON AREA**

### **Community Center**

The Community Center is that part of the Common Area which encompasses the pool and pavilion area, the children's playground, the parking lot, the tennis, basketball courts, soccer field and three buildings - the Lakes Fitness Center building in what used to be the clubhouse, the HOA Office/Conference Room in the middle building, and the Bathroom/Storage building adjacent to the playground.

The Community Center is open from dawn to dusk, except for Association functions and the Lakes Fitness Center, which is open from 5:30 am to 11:00 pm.

The use of the Community Center facilities is limited to Residents and their guests, except for the Lakes Fitness Center, which is restricted to Residents only.

Debris and garbage must be placed in refuse receptacles or otherwise removed.

Children under 12 years of age must be accompanied by an adult, except for the Lakes Fitness Center, which is restricted to Residents 18 years old or more.

Barbecue equipment is not allowed to be brought in by residents or their guests into the Community Center or anywhere else on the Common Area of the Association.

Climbing over or hanging on fences or gates is prohibited.

Pets are **not** permitted anywhere in the Community Center.

Inappropriate, loud, or otherwise offensive behavior and excessive noise is prohibited.

Property damage may result in a fine and revocation of Common Area privileges. The cost to repair or replace any and all damaged property is the responsibility of the relevant Owner, who is also responsible for damage caused by that Owner's family members, guests, or tenants.

### **Pool Area**

Pool hours are from dawn to dusk.

No lifeguard is on duty at the pool. Swim at your own risk.

Children under 12 years old who are in the pools or on the pool deck must be under the direct supervision and control of an adult responsible for their conduct and safety.

No food or drinks are permitted in the pool or within four feet of its perimeter.

No glass is permitted anywhere within the fenced pool area.

Entering the pool without first removing all body lotions and/or oils is prohibited.

All poolside furniture must be adequately covered with a towel during use so as to prevent the transfer of lotions, oil and/or sweat onto the furniture.

Children using the pools must be toilet-trained and wear a bathing suit at all times.

**Bathing in diapers or swimmies is prohibited.**

Bathing suits are required to use the pool. No cutoff pants or similar attire is permitted.

Diving, throwing, running or similar activity is prohibited in or around the pools and pooldeck.

No skates, skateboards, rollerblades, bicycles, scooters, or similar equipment are permitted within the fenced pool area.

The maximum number of people permitted in the large pool is 33. The maximum number of people permitted in the small pool is 8.

### **Pavilion**

Barbecue facilities are available to residents on a first come, first serve basis only during the hours that the Community Center facilities are open. Grills and tables are limited to one each per group.

### **Tennis Basketball Courts & Soccer Field**

Gates must be locked after entering or leaving the courts.

No skates, skateboards, rollerblades, bicycles, scooters, or similar equipment are permitted.

Hanging on basketball hoops or tennis nets is prohibited.

### **Parking Lot**

The parking of any vehicles between midnight and 6 a.m. is prohibited unless approved by the Association's Board of Directors.

The use of the fenced-in trash container in the parking lot is for Association use only. Resident use of this facility is prohibited.

### **Lakes**

No swimming or motorized vehicles are permitted.

Boats or other watercraft may not be stored in the lakes or on the Common Area.

## **OWNER PARCELS**

### **Additions to Dwellings**

The design of a major addition should be compatible with the existing dwelling in scale, materials, and color.

The roof pitch should match the type used in the existing dwelling.

The location of the addition should not impair the views or amount of sunlight and ventilation on adjacent properties.

New windows and doors should match the type used in the existing dwelling and should be located in a manner which will relate well with the location of exterior openings in the existing dwelling.

If changes in grade or other conditions affecting drainage are anticipated, they must be indicated. Approval could be denied if adjoining properties are likely to be adversely affected by changes in drainage.

### **Air Conditioning**

Window air conditioning units, wall air conditioning units and fixed window fans are not permitted. Exterior AC equipment and/or permanent generators must be hidden from street view by landscaping.

### **Artificial Grass**

Artificial grass/turf and artificial landscaping are prohibited.

### **Driveways and Walkways**

Any new driveways or walkways, and any change of material or color, requires ACC approval.

### **Exterior Colors**

When painting the exterior of a dwelling, purple, red, orange, black, blue, hot pink, bright green, and chocolate brown are prohibited colors. Any other bright or extreme colors may be rejected by the ACC if deemed incompatible with community norms. Also, pure white is prohibited as a base color.

### **Fences**

*(For additional fence information, see Article VI Section IO in the Declaration of Covenants.)*

The erection of any fence on an Owner Parcel must first be approved by the ACC.

The only materials that will be allowed for new fence construction are polyvinyl chloride (PVC) or metallic, such as aluminum, steel, or polymer. New fences made of wood, chain link, wire or other material is not permitted.

View-blocking new fences must be made of PVC. See-through rail fences can be made of either metal or PVC.

Decorative fence tops are permissible so long as they meet county code and stay within the maximum allowable fence height of six feet.

Permissible colors for fences are white, bronze, black and a color that closely resembles the color of wood. Any other fence color must be approved by the ACC.

On zero lot-line properties, a side fence can extend to the neighbor's wall but cannot be attached to that wall. That neighbor has an easement right to enter the fenced property for the purpose of painting or other maintenance of their dwelling. There must be at least one gate on any such side fence.

When replacing 50% or more of a damaged fence, the repaired fence is deemed a new fence and must comply with our current fence rules. That means if the old fence was wooden, it must be replaced by a metal rail or PVC fence. If less than 50% of the old fence is being replaced, the same fence material can be used as long as it matches. An application must first be submitted to the ACC for all fence repairs.

## **Noise**

Construction, landscaping, and similar activities that produce loud noise are only permitted between the hours of 7:00 am to 9:00 pm on weekdays and 8:00 am to 9:00 pm on weekends. Operation of gasoline-powered landscaping equipment, pumps, air compressors, sprayers and electric generators are prohibited between the hours of 9:00 pm and 7:00 am on weekdays and 9:00 pm and 8:00 am on weekends, except that electric generator may be used when electric power is not being supplied by the electric utility company.

## **Parking**

*(For additional parking information, see Section 14, Article VI in the Declaration of Covenants.)*

Pickup trucks or other vehicles containing construction materials, equipment, debris, trash, vegetation, or similar materials are permitted for loading or unloading, or when the previously stated items do not exceed the height of the vehicle's cargo box and are covered with a non-transparent cover or tarp so as not to be viewed from any street or other Parcels.

Parking on the swale, i.e., the area between the street and the sidewalk, is limited to 12 hours per every 24 hours. Swale parking by the Owner or the Owner's family members, tenants, guests, or invitees is permitted only on the swale in front of that Owner's Parcel.

Parking on a Parcel other than in the garage and on the driveway or swale is prohibited.

Parking on the sidewalk portion of a driveway is prohibited.

The parking rules are suspended for three days (3) for vehicles and seven (7) days for storage units placed on driveways when residents are moving in or out of any Parcel.

### **Play Equipment**

Play equipment such as trampolines, gym sets, swings and slides must be placed behind the rear setback line of the dwelling.

Basketball hoops owned by residents cannot be placed on sidewalks or in the street nor used after 9:00 pm. No other play equipment that makes noise can be used after 9:00 pm.

Battery powered ride-on toys with a maximum speed of less than 5 miles per hour are permitted on sidewalks, provided that those who ride them are supervised by an adult who is at least 21 years of age. Such toys are forbidden on any streets within the Community, including cul-de-sacs. This clause shall be subject to compliance with state law.

### **Roofs**

Roof color needs to be an integral part of the exterior color scheme of the dwelling. Any change in roof color requires approval of the ACC, as does any new roofing.

### **Solar Panels**

Solar panels must be approved by the ACC prior to installation. Solar panels that are no longer used or operational must be removed.

### **Storm Shutters**

Hurricane shutters must be removed from all doors and windows within 14 days of a hurricane, unless South Florida is or may be in the path of another active hurricane. Accordion shutters or similar permanently attached shutters are exempt from this rule as long as they are not covering up doors and windows beyond the above 14-day period.

Bermuda shutters are prohibited.

### **Swimming Pools**

*(For additional swimming pool information, see Article VI, Section 23 in the Declaration of Covenants.)*

Above-ground swimming pools are prohibited.

Swimming pools shall not be permitted on the street side of the dwelling without ACC approval.

All pool equipment must be blocked from the view of adjacent properties and streets and must be located to the rear of the front of the dwelling.

## **Windows, Doors and Screens**

Security bars on windows and doors are prohibited.

Bright and extreme-colored exterior doors, windows and screens are also prohibited.

All screening on doors, windows and screen enclosures shall be made of anodized aluminum. Approved screen colors are bronze, white, or black.

New front doors and new garage doors also require ACC approval.

## **RENTAL POLICY AND PROCEDURES**

### **Approval Process**

Each individual 18 years of age or older seeking to lease a Dwelling in Lakes at Boca Raton must submit their own Rental Application, including each spouse. Each such Rental Application must be complete before processing can begin.

The non-refundable Rental Application Fee is \$200, regardless of the number of Applications that are required by the preceding paragraph.

The Association will commission a background report of each Rental Applicant 18 years of age or older.

The name, birth date and relationship to Rental Applicant of every occupant under the age of 18 who will reside in the Dwelling must be listed on the Rental Application.

Upon receipt and review of the background report, the Association shall have the option of scheduling an interview with the Rental Applicant(s).

If a Rental Application is denied by the Association, the Association shall so inform the Dwelling's Owner.

A Uniform Lease Addendum as provided by the Association shall become part of any lease agreement and shall be binding on Owner and Tenant with respect to compliance with the Association's Governing Documents.

### **Tenancy**

Owner may not rent the Dwelling more than twice during a 12-month period. The minimum lease term shall be six months.

A copy of all lease renewals must be submitted to the Association.

Upon expiration of any lease, if Owner and Tenant proceed on a month-to-month agreement, a copy of any such agreement must be submitted to the Association.

Any changes with regard to who resides in the Dwelling during the leasing period must be reported in writing to the Association by Owner.

Once the initial lease period begins, Tenant can apply for a key Fob for access to the Community Center upon making a non-refundable payment of \$35 per Key fob for anyone listed on Tenant's Rental Application.

### **Family Exemption from Rental Policy**

If no one who holds title to a Dwelling is residing there, but other family members do so reside, said Dwelling shall be exempt from the Association's rental policy, except that the title-holding Owner must notify the Association in writing of the name, birth date and relationship to Owner of those family members who do so reside.

### **House Sitters**

If Owner is absent from Dwelling and makes house sitting arrangements with anyone other than family members, such arrangements are subject to a 30-day limit, following which they shall be subject to the Association's rental policy procedures with respect to the application and approval process. Owner shall provide the Association with written notice of the names and move-in date of any such house sitters prior to move-in.

### **Owner Non-Compliance**

Any Owner who fails to provide the Association with a new or renewal lease shall be subject to a fine of \$100 per day until said document is delivered to the Association's office.

An Owner who enters into a lease without prior Association approval shall be subject to a fine of \$100 per day until Owner is in compliance with the Association's rental policy. Should an unauthorized Tenant be rejected by the Association, Owner will be required to evict said Tenant.

*(For additional rental policy information, see Article VI, Section 30 of the Declaration of Covenants, which was approved by homeowner vote at the Annual Members Meeting on January 25, 2010.)*

## **LAKES FITNESS CENTER**

The Lakes Fitness Center (LFC) is open from 5:30 am to 11:00 pm seven days a week.

Before using the LFC for the first time, a Waiver form must be completed and mailed to the HOA Office at 10551 Lakes at Boca Raton Drive or deposited in the HOA Mailbox.

Access to the LFC requires a Key Fob to open the door near the wading pool. The Key Fob form can also be downloaded from the website Forms Page. Once filled out, it should be mailed to the HOA Office or deposited in the HOA Mailbox with a non-refundable check for \$35 payable to the

Lakes at Boca Raton HOA. Key Fobs will be ready for pickup at the HOA Office within 48 hours of the Key Fob form's receipt.

A Key Fob can be shared with anyone at least 18 years of age who lives in the same dwelling as the Key Fob recipient. But a Key Fob **cannot be shared with anyone who lives anywhere else**. Sharing a Key Fob with anyone who does **not** live in the same dwelling is prohibited.

**No one** under the age of 18 is allowed in the LFC. Parents will be held accountable for this rule.

Use of any fitness machine is limited to 20 minutes when anyone else is waiting to use it.

When finished using the free weights, they must be returned to their rack.

Never exit a treadmill with the belt still moving or step onto one with a moving belt.

Each piece of equipment must be toweled off after use.

Appropriate fitness attire including shirts and footwear is required at all times. The wearing of bathing suits or wet clothing is prohibited.

No food or beverages other than water are allowed. Glass containers are not permitted.

Non-resident guests, including personal trainers, are not allowed in the LFC. Personal trainers who live in the Lakes cannot use the LFC for business purposes.

The HOA is not responsible for the loss or damage to personal property brought into the LFC.

Workouts should be timed so that one exits the LFC no later than 11:00 pm. All lights are on a timer and will automatically turn off at **11:00 pm**.

Any resident who fails to abide by the Lakes Fitness Center Rules & Regulations is subject to a \$100 fine and suspension of LFC privileges.