

LL Lucerne Lakes South Homeowners Association

Whom to Call: You are provided with a separate list on "Whom-to-Call." This is periodically updated with notices in the newsletter.

Covenants & By-Laws: When you take title, you have accepted these *Covenants, Conditions, and Restrictions of Lucerne Lakes*. Please familiarize yourself with Article VIII, Special Provisions.

Assessments/Dues: These are payable quarterly on the 1st of January, April, July, & October. There is a \$5.00 fine for late payment. Coupon books are issued annually and to new owners. Your dues include operating and reserve funding for the HOA and Swim Club.

Basic Cable TV – XFINITY/COMCAST is included in your HOA Assessment: Our contract entitles you one (1) lease-free cable box and (2) small boxes. Premium services are not included.

Master Association is included in your HOA Assessment: The Lucerne Lakes area has nine associations that belong to the Master Association. The Master Association is charged with the maintenance of Lucerne Lakes Boulevard.

Association Meetings: The board meets at 6:30 p.m. at the clubhouse on the 3rd Wednesday of each month except July, August, and September. The board seeks input from owners on current board agenda items and there is an open forum for owners to present other questions or concerns. The annual unit owner meeting is held the 3rd Wednesday in January.

Architectural Approval: Any change to the exterior of a house/property needs approval. This includes all exterior changes including painting (there are approved colors), additions such as patios, patio enclosures, architectural enhancements, windows, driveways, and roofs. Two copies of the approval request need to be submitted to the ARC committee chair person.

Pets: A domestic pet must be under 40 pounds and a maximum of two (2) per household. Always pick-up pet waste! No pet shall roam free; they must be on a lease.

Garbage/Trash – Recycle - Yard Debris: Place refuse curbside no earlier than 3:00 p.m. on the day before collection and removed on the same day as collection. No pickup on Thanksgiving or Christmas Day.

Mondays: Regular household garbage/trash, recycled material, and shrubs & tree cuttings (limited to size and quantity).

Thursdays: Regular household garbage/trash only

Blue and yellow recycling containers are available at 561-697-2700 at no charge.

All refuse containers are to be stored within the garage – no outside storage.

LL Lucerne Lakes South Homeowners Association

Parking: No parking on the grass. No parking on the street between the hours of 10:00pm to 6:00am. **Violators are subject to towing at the owner's expense.**

Additional parking for Swim Club members is available at the "east over flow" Swim Club parking lot. Please place your name and phone number on the dash.

If you have an overnight guest with a truck, RV, boat, etc., you may use the "east over flow" Swim Club parking lot with prior approval from the board president. **As a courtesy, do not block the bicycle paths at anytime.**

Property Inspections: To maintain and enhance the value of your property and your community, periodic inspections of lawns and house exteriors are made. Issues are noted and the homeowner will receive a written request to correct.

House Numbers: A 4" minimum with contrasting background is required by code.

Lollipop Lights: These are standard throughout the community and are maintained by the homeowner - black post with a white, opaque-globe cover and white light bulb preferably a 100 watt bulb, lit from dusk to dawn.

Rental of Units: Upon a change in title, a home may not be rented for a period of eighteen (18) months. Applications are required for rental and purchase, they are available at grsmgt.com. **Reminder, one permanent resident must be at least 55 years of age.**

Newsletter: To keep you updated, a monthly newsletter is delivered to each home.

Clubhouse, Pool & Tennis Courts: Recreational facilities and activities are available to all "Swim Club" members. A BBQ grill is there for your enjoyment.

Clubhouse & Pool Hours are 7:00 am to 10 pm.

Tennis Courts: First come, first serve basis. No food or drink inside court.

Keys: Each home is issued two keys. For a fee, replacement can be obtained from the GRS Management Office. The same key operates all three areas

Social Activities: A committee plans various functions at the clubhouse. Food, fun, and entertainment are included and a nominal fee may be charged. Off premises activities may also be held.

Golf Course: This is a public course and is not included in your membership.