

Lakeview Estates Homeowners' Association

SCHEDULE "A"

TO

DECLARATIONS OF COVENANTS, EASEMENTS AND RESTRICTIONS

RULES AND REGULATIONS

These Rules and Regulations incorporate the changes made to this schedule at the April 16, 2013, Board of Directors' meeting. Please attach this updated schedule to your copy of the Lakeview Estates Homeowners Association, Inc.'s documents.

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1. Common Areas, Facilities, and Lakes:

The common areas, facilities and lakes, shall not be obstructed nor used for any purpose other than the purposes intended therefore. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored thereon. Camping on lakeshores, as well as swimming, is strictly prohibited in any of the community's lakes. The removal of any aquatic lake plants from any of the community's lakes is strictly prohibited.

NOTE: Lakefront lot owners may only place the following items on or in the community's lakes at any time, without prior Architectural Control Board approval:

- a) One (1) underground PVC irrigation intake line for the purpose of lawn irrigation.
- b) One (1) plastic, life size and life like floating aquatic fowl, such as, but not limited to, a Canadian goose or duck, for the purpose of retaining an irrigation intake line.

NOTE: Lakefront Lot owners may use one (1) aluminum or polymer constructed boat, not to exceed more than fourteen (14) feet in length and powered by either a battery operated trolling type motor or human powered. All boats must be removed from the lake and placed back inside the homeowner's unit when not in use.

2. Storing Personal Property:

The personal property of owners must be stored in their respective units or in outside storage areas, if any, provided by the developer or approved by the Architectural Control Board (ACB).

3. Outdoor Utility Sheds:

Subject to Architectural Control Board (ACB) approval and stipulations that may vary on a case by case basis, each unit (home) will be permitted one (1) outdoor utility shed with, but not limited to the following minimum requirements:

- a) A polymer resin or vinyl constructed type shed with factory earth tone and/or neutral type color(s), such as, but not limited to most Rubbermaid brand types, will be permitted.
- b) Any approved shed is required to be securely anchored at all four corners to a CBS constructed wall of the unit. Or, in lieu of anchoring the shed to a CBS constructed wall of the unit, the shed may be securely anchored on all four corners to a pored concrete pad that is a minimum of four (4) inches thick and extends a minimum of four (4) inches beyond the shed's dimension on both the left and right sides, as well as the front.

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- c) The maximum dimensions for a shed that would be considered by the Architectural Control Board are eight (8) feet wide, six (6) feet deep, and seven (7) feet high.

NOTE: The Architectural Control Board may consider, upon request, but is in no way compelled to approve of any other constructed types of sheds as well as methods of anchoring a shed to the ground.

4. Garbage Cans, Supplies, etc.:

No supplies, or other articles shall be placed on the exterior portions of any unit or lot, except in a shed that has been approved by the Architectural Control Board. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be hung from or on the unit, the lot or any of the windows, doors, fences, balconies, patios or other portions of the unit or lot, except as provided in the Declarations with respect to refuse containers.

No garbage cans or other trash storage containers shall be placed on the exterior portions of any unit or lot, except in a shed or in an area concealed by a hedgerow that has been approved by the Architectural Control Board. The use of a hedgerow must be approved by the ACB and is subject to a case-by-case review for height, width, depth, location, and any other standards determined by the ACB to be appropriate, including aesthetics.

5. Employees of the Association:

Employees of the Association are not to be sent out by owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

6. Motor Vehicles/Community Parking:

a) No motor vehicle which cannot operate on its own power shall remain outside of a unit, or on any properties for more than seventy-two (72) hours, and no repair of such vehicles shall be made thereon. No portion of the common areas may be used for parking purposes, except those portions specifically designed and intended therefore by the Association.

b) Any and all areas designated for overnight parking shall be used only for this purpose and neither unit owners, occupants of units or guests shall be permitted to use these areas without first utilizing all driveway and garage spaces. Unit owners and/or occupants of units, who are in violation of the community parking rules and regulations, shall be subject to further enforcement action, including, but not limited to, the towing of said vehicle(s) by the Association as provided in the Declaration, subject to applicable laws and ordinances.

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IMPORTANT: Unit owners and/or occupants of units and guests may park their vehicle(s) in the street or sideways on the unit's driveway apron anytime of the day or night, only when all driveway and garage parking spaces have been utilized.

NOTE: When parking a vehicle(s) in the street, vehicle(s) must be parked facing in the direction of traffic and as far to the side of the street as possible. No two vehicles may be parked on opposite sides of the street from one another at any time of the day or night. In addition, in order to provide for safe access to-and-from a unit's driveway, no vehicle may be parked directly across the street from a unit's driveway at any time.

7. Noise Control:

No owner shall make or permit any disturbing noises in the unit or on the lot by him or herself or his or her family, servants, employees, agents, visitors or licensees, nor shall an owner permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other owners. No owner shall play or permit to be played any musical instrument, nor operate or permit to be operated any electronic devices or any other sound equipment in his or her unit or on his or her lot in such a manner as to disturb or annoy other residents (applying reasonable standards). No owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time, which disturbs other residents.

8. Electronic Interference:

No electronic equipment may be permitted in or on any unit or lot, which interferes with the television or radio reception of another unit.

9. Architectural Control Board (ACB) Requirements:

a)... No owner may alter, place upon, cause anything to become affixed or attached to, hung, planted, displayed or placed on, in any way, to any portion of the exterior walls, doors, balconies, windows or roof of his and/or her unit and/or lot, without obtaining the prior written approval of the Architectural Control Board.

b)... No owner may alter in any way any portion of the common areas, such as, but not limited to the community swales, without obtaining the prior written approval of the Architectural Control Board.

c)... No vegetable garden(s) shall be permitted except in fully enclosed patio areas, or except as approved by the Architectural Control Board.

d)... No major landscape improvements of any type, or the removal of any trees shall be permitted without the prior written approval of the Architectural Control Board.

10. Combustible or Explosive Fluids:

No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit, on any lot or on the common areas, except as to gas cylinders permitted under the Declarations and a maximum of ten gallons of gasoline for the purpose of fueling lawn maintenance equipment.

During an emergency, such as, but not limited to a storm, where electric power has been lost, homeowners may store what ever amount of gasoline or diesel fuel is necessary to run a portable gasoline or diesel powered electric generator for a period of not more than five (5) calendar days or one-hundred-twenty (120) hours.

11. Hurricane Season Preparation:

Any owner who plans to be absent during the hurricane season must prepare his or her unit and lot prior to his or her departure by designating a responsible firm or individual to care for his or her unit and lot should the unit or lot suffer hurricane damage. The homeowner must furnish the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

12. Children:

Children are the direct responsibility of their parents or legal guardians, including full supervision of them while within the properties and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. A responsible adult when entering and/or utilizing recreation facilities must accompany all children under twelve (12) years of age.

13. Pets:

a)... Pet(s) shall be permitted to be unleashed while within their owner's property, as long as the owner is with the pet(s) and actively in control of the pet(s). Pet(s) shall be permitted outside their owner's property, as long as they are attended by an adult or child of more than ten (10) years of age, on a leash of reasonable length and provided the attending adult or child is able to control the pet(s).

b)... A household pet, such as but not limited to a dog, may be allowed to roam unattended on an owner's back yard property only if the following stipulations are met:

The Owner must install an above ground fence capable of restraining and keeping in the unattended pet(s) in question. Depending on whether the owner's property is "lake front" or not will determine whether a maximum of a five (5) foot high, white, black or bronze aluminum rail fence; or, maximum of a six (6) foot high, white vinyl or wood shadowbox fence will be required. The fence must completely close in the back yard perimeter and be able to restrain the

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pet(s) from escaping. In addition to the above ground fence and under certain circumstances, the Architectural Control Board and/or the Association may require the owner to install an underground electric pet fence within the entire inside perimeter of the above ground fence. The fence may not extend further up the side of the property than the front CBS constructed plane of the home respective to the side it is on. All other methods for restraining a pet(s), unless approved by the Architectural Control Board and/or the Association, are strictly prohibited.

The Architectural Control Board, with the subsequent review and approval of the Lakeview Estates Homeowners' Association, will have complete control over what type and size fence will be approved for safely restraining pet(s) from escaping from their owner's property.

14. The Use of Firearms, Bows, Slingshots, etc.:

No hunting or use of bows, slingshots, firearms of any type, or any device which propels a projectile by use of expanding gas, compressed gas and/or air, shall be permitted to be operated anywhere within the entire Lakeview Estates Community, including the wildlife preserve areas that are under the responsibility and control of the Smith Dairy Central Maintenance Association.

15. Garbage Rules and Pick-Up Days:

Trash cans (household & food refuse), recyclables and landscape refuse may be put out no earlier for collection than 5:00 PM the day before official garbage pickup days, which are (Wednesday and Saturday).

All trash cans, recyclables, landscape and other refuse to be collected, must be placed at the curb and not on the street or in the culverts. In addition, all trash cans must have a secured lid attached.

NOTE: All emptied trash cans are required to be returned back to their respective storage places by the end of the trash pick-up day.

Wednesday: Trash cans (household & food refuse)

Saturday: Trash cans (household & food refuse), recyclables & landscape refuse

16. Parking On or Blocking a Community Sidewalk:

The parking of any type of motor vehicle on, and/or the blocking of any part of a sidewalk, is strictly prohibited at any time of the day or night.

17. Parking On Community Swales:

The parking of any type of motor vehicle on a community swale is strictly prohibited at any time of the day or night.

18. Focal Point Trees (Front of House):

To maintain an aesthetic curb-side appeal for the Community, each unit will be required to have and maintain a minimum number of focal point trees in their front yard. The three (3) palm trees that the developer originally planted in every front yard of every unit represent an example of focal point trees.

In an effort to make available as many options to the unit owner as possible, subject to Architectural Control Board approval, the minimum requirement for focal point trees would be met with any one of the following configurations:

- (a)... Three (3) single trees of choice; or,
- (b)... One (1) double palm tree of choice and two (2) single trees of choice; or,
- (c)... Two (2) double palm trees of choice.
- (d)... One (1) triple palm tree of choice and one (1) single tree of choice.

NOTE: The Architectural Control Board may require a minimum trunk diameter for any replacement focal point tree. In addition, the Architectural Control Board will work with the homeowner to achieve the best-desired location for replacement focal point trees.

The minimum planted-out height for any single replacement focal point tree is twelve (12) feet from ground level to highest point of the tree.

The minimum planted-out height for any double replacement focal point palm tree is eight (8) feet from ground level to the highest point of the highest frond.

19. Trees and Plants on Community Swales:

- (a)... Non-thorn type annual and/or perennial plants are permitted to be planted without Architectural Control Board approval, around mailboxes and have a maximum radius of two (2) feet from a mailbox post, and be kept to a maximum maintained height of sixteen (16) inches. The unit address numbers must never be blocked by any such plantings.

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- (b)... Only the following two (2) types of palm tree species may receive approval from the ACB for planting in a swale:
 - 1)... Foxtail Palm Tree: Field grown single stalk only with a minimum planted out height of ten (10) feet and a minimum base diameter of four (4) inches.
 - 2)... Adonidia (Christmas Palm) Palm Tree: Field grown double or triple stalk with a minimum planted out height of seven (7) feet.
- (c)... Swale trees may be planted no closer than six (6) feet from a neighboring property line and no further than seven-and-a-half (7 1/2) feet from a neighboring property line.
- (d)... Swale trees may be planted no closer than twelve (12) feet and no further than fifteen (15) feet apart on center from each other.
- (e)... Either all double Adonidia Palm Trees or, all triple Adonidia Palm Trees may be used in any configuration. No configuration may contain a combination of both double and triple Adonidia Palm Trees.
- (f)... Foxtail Palm Trees (single stalk only) may be used in any configuration, either by themselves or, in combination with only double Adonidia Palm Trees or, in combination with only triple Adonidia Palm Trees.
- (g)... Triple Adonidia Palm Trees in any configuration, will not be approved by the ACB for planting in any of the Community's Cul- de-sac lots with narrow swales.
- (h)... Homeowners are required to properly maintain their swale tree configuration. If an approved swale tree should either die, become badly diseased or lose one or more of it's original stalks, that tree must be removed and replaced with a new tree that meets the original ACB approved configuration.

Homeowners may only choose from the following ACB approved Swale Tree configurations:

- 1)... One ACB approved type of palm tree species to be planted between 6' and 7 1/2' off swale property line with no additional trees planted between.
- 2)... One ACB approved type of palm tree species to be planted between 6' and 7 1/2' off swale property line with additionally approved palm tree species spanning the entire remaining span, planted between 12' and 15' on center from each other.

NOTE: The Architectural Control Board may allow for slight adjustments to the required 12' to 15' planted-out distance between trees, on a case-by-case basis, in order to both, aesthetically and properly fit a requested swale tree configuration to the total length of a homeowner's swale property.

20. Hedge -Type Plants:

The height of hedges anywhere within the community is limited to seven (7) feet. Any plants of the same or mixed variety that are used to create a barrier of any type, are considered a hedge and thus, are limited to seven (7) feet in height. Nothing in this rule shall be construed as to permit a hedge to be planted past the front and/or rear plane of the home, respective to the side it's on, of lake front lots or to obscure a neighbor's view of the lake.

21. Certain Species of Trees and Plants:

Because of their size and nature of growth, certain species of trees and plants may be required to be limited to a maximum height and circumference. Or, in the case of, but not limited to, Areca Palms, a limit on the number of stalks may be required by the Architectural Control Board, depending on the application and on a case-by-case basis.

22. Satellite Dishes and Antennas:

Satellite dishes and antennas intended to receive television signals, direct broadcast satellite services or multi-channel multi-point distribution services may be installed without Architectural Control Board approval on the exterior of a homeowner's unit. Homeowners are requested to, when applicable, combine incoming signals into as few satellite dishes as possible. Homeowners are further requested to not install any satellite dish(s) and/or antenna on the front of the unit or within eight (8) feet of the front plane of the unit, respective to the side that it will be attached to. Installation of any devices under this section, must comply with the Federal Communications Commission, Title 47-Telecommunication/Rule 247.

23. Use of Propane and Other Gas Operated Devices:

Propane and any other type of gas for, but not limited to, heating systems, residential pools, spas, hot tubs, as well as indoor fireplaces of any type that require a gas cylinder(s) with a total capacity of more than twenty (20) pounds to operate, is prohibited. Any device or its use thereof, that utilizes propane or any other type of fuel, with the exception of lawn tractors, walk behind mowers and landscape type power equipment, must have the prior approval of the Architectural Control Board.

One (1) in ground propane tank with a total capacity of no more than two-hundred-fifty (250) gallons will be considered by the Architectural Control Board only in conjunction with the installation of a standby electric generating system and only if the homeowner can show a reasonable medical need for such equipment.

24. Residential Fence Standards:

a)... Non-Privacy Fence Types

Lakeside Lots: White, black or bronze aluminum or white vinyl rail fence with a minimum height of four (4) feet and maximum height of five (5) feet.

Lakeside Corner Lots: White, black or bronze aluminum or white vinyl rail fence with a minimum height of four (4) feet and maximum height of five (5) feet.

Off-Lake Lots: White wood or vinyl shadow box fence, white vinyl privacy fence, with a maximum height of six (6) feet. Or, white, black or bronze aluminum or white vinyl rail fence with a minimum height of four (4) feet and maximum height of five (5) feet.

Off-Lake Corner Lots: White wood or vinyl shadow box fence, white vinyl privacy fence, with a required height of six (6) feet, with a minimum four (4) foot high hedge row planted along fence line to screen fence from street. Or, white, black or bronze aluminum or white vinyl rail fence with a required height of four (4) feet, with no required hedge. In addition, fence, including hedge line if required, must be installed a minimum of ten (10) feet from the inside edge of a sidewalk.

NOTE: No fence type for any of the above applications listed under section (a)... Non-Privacy Fence Types, may extend beyond the front and rear CBS constructed plane of any unit, respective to the side it is on.

(b)... Privacy Fence Types

All Community Lots: White, wood or vinyl flat panel or, board on board with a maximum height of six (6) feet, running single dimensional along property line.

Lakeside Lots and Lakeside Corner Lots: No privacy fence type listed under the above section " b) Privacy Fence Types " may extend beyond the front and/or rear CBS constructed plane of any unit, respective to the side it is on.

Off-Lake Lots and Off-Lake Corner Lots: A white vinyl type privacy fence may be approved to extend beyond the rear CBS constructed plane of all off-lake lots provided both, the fence and installation meet Miami Dade County Hurricane Code wind requirement and installation standards.

(c)... All Fence Type Installation Requirements:

Any fence type that incorporates posts and/or structural bracing on one (1) defined side must be installed with that side facing the inside of the unit's property.

All back yard fence installations on off-lake lots must incorporate an access gate on the rear section of fence.

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Any fence type that incorporates structural bracing on both sides, that does not meet the aesthetic standards of the Architectural Control Board (ACB) will be strictly prohibited.

When installing a fence for the purpose of restraining pet(s), refer to Rule 13 (Pets) – above for instructions and requirements.

25. Flags and Flagpoles:

The installation and placement of any type of flagpole must have the prior approval of the Architectural Control Board.

(a)... Flagpoles for Two-Story Units

For any two-story unit, a minimum above ground height of fifteen (15) feet and a maximum above ground height of twenty-five (25) feet will be permitted for any approved type of stand-alone flagpole.

(b)... Flagpoles for Single-Story Units

For any single-story unit, a minimum above ground height of ten (10) feet and a maximum above ground height of twenty (20) feet will be permitted for any approved type of stand-alone flagpole.

NOTE: The Association reserves the right to prohibit the flying of any flag(s) that it determines, using reasonable standards, is in poor taste or offending to any other unit owner or the Community.

Homeowners should be aware of the following general rules:

- (a)... A limit of two (2) portable flange mounted flagpoles that attach directly to each unit will be permitted. These types of portable flagpoles may not exceed a maximum length of six (6) feet. A limit of one (1) flag with a maximum size of three (3) feet in height and five (5) feet in length may be displayed on these types of portable flagpoles.
- (b)... A limit of one (1) stand-alone type flagpole may be permitted for each unit.
- (c)... All approved stand-alone type flagpoles, when in use, must display an official United States American Flag and in a manner that reflects proper etiquette. This flag may not exceed a maximum size of four (4) feet in height and six (6) feet in length.
- (d)... A maximum of two (2) flags may be displayed on any stand-alone flagpole at any given time and only in a manner that reflects proper etiquette, and provided the manufacturer's recommended maximum tolerance for the flagpole is not exceeded.

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- (e)... The only types of flags that are permitted to be displayed on a stand-alone type flagpole are the official United States American Flag, the official Florida State Flag, an official United States Armed Forces Flag of choice, and an official United States POW-MIA Flag.
- (f)... All stand-alone flagpoles must be constructed of either galvanized steel, aluminum or fiberglass and be able to withstand sustained flagged wind speeds of a minimum of eighty (80) miles per hour and sustained non-flagged wind speeds of a minimum of one-hundred (100) miles per hour.
- (g)... During a hurricane or declared storm where sustained wind speeds of over one-hundred (100) miles per hour are expected, all stand-alone flagpoles will be required to be temporarily removed and stored inside the Unit.
- (h)... All stand-alone flagpoles must have an exterior color and/or finish of either gloss white, spun-polished aluminum or galvanized.
- (i)... If the official United States American Flag is to be displayed overnight on a stand-alone flagpole, the entire flagpole and flag must be adequately illuminated from dusk till dawn.

26. Mailboxes and Address Numbers:

Only an Association approved white mailbox with black address numbers will be permitted to be utilized within the community. Homeowners may not permanently alter or attach anything to a mailbox. If a mailbox needs to be repaired, the replacement parts to repair, must be purchased either through the Association's mailbox supplier or, if purchased through another source, must meet or exceed the exact specifications of the original Association approved parts. If a mailbox needs to be replaced, the purchase of the mailbox must be conducted through the Association's mailbox supplier. The homeowner may opt to either install the mailbox him and/or her self or hire an outside source to install the mailbox. Be advised that the installation of any mailbox must meet the Association approved specifications.

NOTE: Mailbox Supplier: The Beautiful Mailbox Co. (305) 403-4820 / Contact: Laura Santiago

27. Garage and/or Yard Sales:

Until such time that the Board of Directors may receive and analyze community input on homeowners having a garage and/or yard sale, garage and/or yard sales are expressly prohibited in this community.

28. Enforcement/Fines:

Refer to Florida State Statutes: Title XL/Chapter 720/Section 305/paragraphs 1, 2, and 3.

Web address for the above information: www.flsenate.gov/Statutes/

29. Compliance With Community Rules:

Every homeowner and occupant shall comply with the rules and regulations as set forth herein, and all rules and regulations that from time to time may be adopted, and the provisions of the Declarations of Covenants, Easements and Restrictions, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an homeowner or occupant to comply with the rules and regulations of the community shall be grounds for action, which may include, without limitation, fines, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend rights to use of recreation facilities, if any, in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon a homeowner for failure of an owner, his tenants, family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declarations of Covenants, Easements and Restrictions, or Articles of Incorporation or By-Laws, as provided in the Declarations of Covenants, Easements and Restrictions.

30. Further Compliance With Community Rules:

These rules and regulations shall not apply to the Developer, the Declarant, not their affiliates, agents or employees and contractors (except in such contractors' capacity as Owners), not property while owned by such parties.

All of these rules and regulations shall apply, however, to all other homeowners and occupants even if not specifically so stated in portions hereof. Further, these rules and regulations shall not apply to a lot on which construction is taking place to the extent that they would interfere with such construction, the Board of Directors shall be permitted (but not required) to grant relief to one (1) or more owners from specific rules and regulations upon written request therefore and good cause shown in the sole opinion of, and conditions on time limitations imposed by the Board of Directors.

31. Blocking-off/Obstructing Community Streets

Streets in the community cannot be marked-off, blocked-off, barricaded, or in any way obstructed such that vehicular traffic cannot properly flow, except in case of emergency, service workers in the area, or unless specifically authorized by the Association's Board of Directors.

32. Interim Rules on the Placement, Installation and Use of Basketball Hoops/Goals

The following rules shall apply to the placement, installation, and use of basketball hoops/goals in the community. Section 11 of Article VII of the Association's Declarations provides that the Architectural Control Board (ACB) must approve the installation of basketball hoops/goals in the community. These rules shall apply until such rules are adopted by the ACB. Any homeowner who currently has a basketball goal/hoop on their property is reminded that their existence is temporary, until final rules are adopted.

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- (a)... Place the hoop/goal as close to the house/garage as reasonably possible, away from the street.
- (b)... If the hoop/goal is used on an infrequent basis, we ask that you remove it from the front of your property and store it in an inconspicuous place.
- (c)... Provide adequate supervision of children using this equipment, at all times.
- (d)... In the event of high wind conditions or if a hurricane is approaching the area, the basketball hoop/goal should be removed from the exterior of the property and stored in the garage.
- (e)... Hoops/Goals cannot be placed on the driveway apron. The driveway apron is the portion of the driveway between the street and the sidewalk.
- (f)... The hoop/goal cannot be placed in a position that, when used, would inhibit pedestrians from easily using the sidewalk.
- (g)... The street cannot be blocked-off or in any way obstructed to allow anyone to play in the street. This prohibition addresses all sport's activities.

33. Parking of Commercial Vehicles in the Community:

The parking of commercial vehicles in the community is expressly prohibited. For purposes of this rule, "commercial vehicles" are defined as vehicles that are not designed and used for customary, personal/family purposes. This rule includes vehicles that have commercial-type lettering and/or graphics on any portion of the vehicle's body or displayed in, through, or on the vehicles windows.

This rule does not apply to the temporary parking of trucks and commercial vehicles such as for construction use, providing pick-up and delivery, and other commercial services.

Parking of commercial vehicles overnight is also prohibited, unless specifically authorized, in writing, by the Board of Directors.

34. Signs:

Except for real estate related "For Sale" and "Open House" signs, and small home security related signs, which are regulated by the Architectural Control Board, no other signs may be displayed on a homeowner's property unless specifically authorized, in writing, by the Board of Directors. This restriction includes advertising-type signs used by general construction, pool construction, roofing, painting, and similar companies.

No sign, including real estate and small home security type signs, shall be placed on the community's swales.

35. Lease/Rental of a Unit in the Subdivision:

The Community's legal documents permit a Unit owner to lease/rent their Unit. Section 2 (Leases), Article VIII (Resale, Lease, and Occupancy Restrictions) of the Declarations of Covenants, Easements and Restrictions for Lakeview Estates gives the Lakeview Estates Homeowners' Association, Inc. ("Lakeview Estates" or the "Association") the authority to set certain rules, regulations, processes, and procedures covering individual owners who wish to lease their property. The procedures and associated documentation, which govern the leasing of a Unit, were approved by the Association's Board of Directors at a duly called meeting called for that purpose on April 16, 2013.

Any Unit owner who wishes to lease/rent their Unit after April 16, 2013, must follow the process delineated in the "Unit Lease/Rental Application Package" and provide the required documentation and fees specified in the application package to the Association's property management company. The application package, which includes the "Unit Lease/Rental Procedure and Required Documentation," the "Agreement and Information Release," and the "Lakeview Estates Lease/Rental Application," can be obtained from the Association's property management company or the Association's web site.

Any Unit owner who had their Unit under lease/rental prior to April 16, 2013, must provide the Association's property management company with a copy of the current lessee's lease and a completed "Lakeview Estates Lease/Rental Application" for the Association's files. This documentation should be provided to the Association's property management company within ten (10) business days of formal notification of the procedure by the Association. Additionally, any subsequent lease/rental of the Unit to new tenants will be governed by the lease/rental procedure adopted by the Board of Directors on April 16, 2013.