

# **LEXINGTON LAKES HOMEOWNERS' ASSOCIATION**

## **Rules and Regulations**

These rules and regulations have been developed for the comfort, safety and security of the entire Lexington Lakes community. They clarify and strengthen the terms and conditions of the Declaration of Restrictions and Protective Covenants that governs this community and apply to all owners, guests, service employees, agents, tenants, and other persons on the property governed by the Association.

The Association, through the Board of Directors, has the authority to enforce these rules in accordance with the recorded documents of the Association.

### **COMMON PROPERTY**

1. Homeowners may not alter common property without written permission from the Board of Directors. This includes planting of trees or shrubbery, extension of backyard gardens or patios, or any other action that encroaches on common areas.

### **LAKES**

1. The retention ponds (lakes) are part of the association drainage system. Water activities (other than fishing, see #2) are not allowed.
2. Fishing is allowed only during daylight hours, as long as no bait or barbed hooks are used and all fish are released. Children under the age of 12 must be accompanied by a responsible adult.
3. Feeding of wildlife is not allowed on, in or around any of the community lakes, common areas, or private property (see also Your Home, #9).
4. No littering or dumping is allowed on, in or around the community lakes. This includes landscape debris and soil.

### **CLUBHOUSE**

1. The Building and Grounds committee is in charge of all clubhouse usage.
2. Residents and their guests may utilize the clubhouse but are required to leave the clubhouse in the same good condition in which it was found:
  - a. Tables and chairs returned to their original location;
  - b. Trash bagged and removed from the clubhouse. Trash removal is the responsibility of the person or group utilizing the clubhouse;
  - c. Leftover food removed from the refrigerator within 24 hours of the social event;
  - d. No alcoholic beverages to be left or stored in the refrigerator at any time;
  - e. Thermostat reset to 78 degrees, lights and fans turned off, and doors locked.
  - f. From time to time a homeowner may want to host a private social function in the clubhouse. Before approval is granted, the Board-approved request form and waiver must be completed and submitted to the management

company. Private functions never include use of the pool, the exercise equipment, or the tennis court, and homeowners may not be restricted from usual access to the clubhouse and pool area.

- g. Only requests from homeowners in good standing will be considered.
  - h. The clubhouse will be inspected following a private function and a cleaning fee may be levied by the board to the event organizer, if appropriate.
  - i. Borrowing of portable chairs and tables from the clubhouse requires advance approval from the Building & Grounds committee.
3. Children under 12 years of age may not use the exercise equipment in the clubhouse without adult supervision.
  4. Tennis shoes/sneakers must be worn when using the exercise equipment.
  5. Board of Directors', committee and community meetings take precedence over any other activities at the clubhouse.
  6. The clubhouse and tennis courts are closed between 11PM and dawn unless authorized in advance by the Board of Directors.
  7. The pool is closed between the hours of one half-hour before sunset to one half-hour after sunrise, per State of FL Dept. of Health regulations.
  8. Lexington Lakes observes a smoke-free policy in the clubhouse, pool area and tennis courts.
  9. Residents and guests must obey all rules, regulations and posted signs.

#### TENNIS COURTS

1. Games other than tennis are not to be played on the tennis courts.
2. Only tennis shoes/sneakers can be worn on the tennis courts.
3. The tennis gates must be kept closed and locked at all times.
4. Residents and guests must obey all posted signs.

#### POOL

1. Children under the age of 12 are not allowed in the pool area without adult supervision.
2. Residents and guests swim at their own risk.
3. Food, drink (except water) and glass containers of any type are not allowed in the pool area.
4. Diving, jumping, running, ball playing, scooters, rollerblades, and pets are not allowed in the pool area.
5. Radios and other sound devices may be used in the pool area unless the volume is objectionable to other residents.
6. Anyone using protective garments, including diapers, may only use the community pool if a watertight outer swim garment is worn.
7. The pool gates must be kept closed at all times.
8. Pool hours are one half-hour after sunrise to one half-hour before sunset, per FL Dept. of Health regulations.
9. Residents and guests must obey all posted signs.
10. The Association is not responsible for personal property left on the pool deck or in any of the common areas, including pool noodles left in the storage container on the pool deck.

## TRASH

1. Littering and/or dumping anywhere in the community is prohibited.
2. Trash, landscape debris and recyclables may not be placed curbside any earlier than the day before the scheduled pick-up. Currently scheduled pick-up days are as follows:  
Garbage: Wednesday and Saturday  
Recyclables: Wednesday  
Vegetation/Bulk Items: Saturday.
3. Trash containers must be removed from the roadway on the scheduled pick-up day and stored out of sight of the roadway and neighbors.
4. Trash must be in SWA-approved trash bins.

## VEHICLES AND ROADWAYS

1. The maximum speed limit in the community is 20 MPH.
2. Overnight street parking is not permitted anywhere within Lexington Lakes between 2:00AM and 6:00AM.
3. The Building and Grounds committee oversees clubhouse parking,
  - a. Daytime parking is permitted in the clubhouse lot for residents and their guests.
  - b. Overnight guest parking at the clubhouse lot is allowed for a maximum of three (3) nights. All guest vehicles parked overnight at the clubhouse must display the guest parking form on the dashboard.
  - c. Routine parking of homeowner vehicles, or the alternating of homeowner vehicles, is not an approved use of the clubhouse parking lot.
4. Vehicles illegally parked may be towed at the owner's expense.
5. Vehicles may not be parked or driven on any grass area or sidewalk.
6. Residents and their guests should not block driveways or park opposite each other on the street. **It is important that emergency vehicles have complete access at all times.**
7. For a first occurrence, the owner may get a warning ticket on the windshield. Further occurrences will result in violation letters leading to possible fines.
8. Unlicensed or inoperable vehicles, recreational vehicles, covered vehicles, or boats may not be parked on the roadways or in driveways. RVs may be parked in a driveway for loading and unloading only. Residents' commercial vehicles and covered vehicles must be garaged or stored offsite.
9. No mechanical repairs or vehicle maintenance may be performed on the street or in a driveway except in the case of emergency.
10. Automobiles, toys, bikes, sports/game equipment, trash containers, and the like are not to obstruct any portion of the roads or sidewalks.

## **PETS**

1. Pet owners are required to immediately pick up solid animal waste, whether in the common areas or on their own property, and dispose of it in a sanitary manner. Waste material may not be disposed of in retention ponds, lakes, street catch basins or drains, or any common area.
2. Pets are not allowed on the private property of other homeowners without the homeowner's permission.
3. Pets are not allowed in the clubhouse, tennis courts or pool area.
4. Pets must be attended at all times.
5. Pets in common areas or on private property must be on a leash no more than 6ft. in length, with one exception. Pets may be off-leash (but not unattended), in an owner's fenced back yard.
6. Any dogs prone to biting or aggressive behavior must also be muzzled when walked.

## **HOLIDAY DECORATIONS**

1. Year-end holiday decorations and lighting displays are permitted between November 10 and January 10.
2. Other holiday decorations are allowed no more than 14 days before the holiday, and no later than 7 days after the holiday.
3. Holiday decorations may only be placed in flower beds. No decorations may be placed on the grass or in common areas.

## **SIGNAGE ON LOTS**

1. Use of signs is limited to Open House signs, which can only be displayed on Saturdays and Sundays between 10AM and 4PM. This sign may be placed in front of the property for sale and/or at the entrance to the community.
2. This rule shall be deemed consent of the Board of Directors in accordance with Article VII, Section 8 of the General Restrictive Covenants.

## **YARD/GARAGE SALES**

1. No yard, garage or similar sales are permitted at any time.

## **HOUSES FOR RENT**

1. Article VII, Section 20 of the Declaration was amended in 2015 to include a restriction on leasing a home for 24 months after the date title is acquired. Consult the Declaration for the full text of the amendment.
2. Homeowners renting their home are required to inform the management company immediately and provide a copy of the lease. A form is available from the management company for this purpose. All renter contact information, and owner contact information during the rental, must be provided on this form.
3. Homeowners are required to provide all Association Documents (including these Rules and Regulations) and the clubhouse/pool key to renters or new homeowners prior to their occupancy.

## **YOUR HOME**

- 1. Any changes to a home's exterior, including painting, roofing materials, additions or improvements, or to the landscaping, require prior approval of the Lexington Lakes Architectural Review Committee (ARC).**
- 2. See attached ARC guidelines that are part of these Rules and Regulations.**
- 3. The ARC makes routine semi-annual assessments of the condition of all properties within the association, and is empowered to request homeowners to make corrections and perform work necessary to maintain the structural and visual integrity of the community. Prior notice will be given homeowners when a walk-around is scheduled.**
- 4. The standard ARC request form must also be submitted for contractor work required as the result of an ARC inspection, including roof cleaning, with the same requirement to supply copies of business and professional licenses and insurance certificates.**
- 5. Homeowners have the opportunity to appeal an ARC decision by making a written request to the Board of Directors within 30 days of such decision.**
- 6. Pet food may not be left outdoors, on private property or in common areas.**
- 7. Feeding of wildlife including migratory birds and waterfowl, or feral cats, is prohibited. This includes feeder stations, broadcasting feed, or otherwise making food available either on private property or in common areas.**
- 8. Hurricane or Storm Shutters can be erected or placed in a closed position only upon the issuance of a Tropical Storm or Hurricane Watch or Warning issued by the National Weather Service and must be opened or removed within seven (7) days after any such Watch or Warning has been lifted. Such Storm Shutters must be used for storm protection only and not closed while on vacation, out of the area, or for security. No residence may be closed or "boarded up" (by shutters, awnings, or the like) so as to create a "vacant" appearance. Non removal of such shutters, awnings or other storm protection upon notification shall be deemed a violation of the Rules and Regulations and subject to legal action, including, but not limited to, fines and suspensions.**
- 9. If an owner or resident intends to be on vacation, out of the area, or otherwise away from the residence any period of time, and a storm watch or warning as identified above is issued, such owner or resident shall be obligated to designate a responsible individual who will have access to the home and will be responsible to erect or close such storm shutters or other hurricane protection during the pendency of a storm watch or warning in accordance with these rules and regulations. The Association shall not be responsible for ensuring that such storm protection has been installed or closed during a storm watch or warning, nor shall the Association be responsible for any damage or injury caused as a result of the failure to designate such a responsible individual or failure to have hurricane protection installed, erected or closed during the pendency of any storm watch or warning.**
- 10. Moving containers such as PODS are permitted in driveways for a maximum of 7 days while an owner is moving in or out of the residence. Dumpsters for construction debris are permitted during active demolition by a contractor. This rule shall be deemed consent of the Board of Directors in accordance with Article VII, Section 7 of the General Restrictive Covenants of the Association.**

## **11. VIOLATIONS**

- 1. The association may impose reasonable fines against any owner or any owner's tenant or guest, or suspend the right of an owner, tenant or guest to use the common areas and facilities, for failure of the owner, tenant or guest to comply with any provision of the declaration, the association bylaws, or the rules of the association with proper notification.**
- 2. A fine of up to \$100 per day per violation may be levied for a continuing violation, with a single notice and opportunity for hearing, except that the fine may not exceed \$1,000 in the aggregate.**
- 3. A fine or suspension may not be imposed without at least 14 days' notice to the person sought to be fined or suspended, and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, standing committee members, employees of the association, or the spouse, parent, child, brother, or sister of an officer or employee.**
- 4. Standing committees of the Association: Architectural Review Committee (ARC); Building and Grounds Committee (B&G); Finance Committee; Landscaping Committee; Nominating Committee**
- 5. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed.**
- 6. If the association imposes a fine or suspension, the association must provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel owner.**

## **ARCHITECTURAL REVIEW COMMITTEE (ARC)**

The following are intended to enhance and augment Article VII, General Restrictive Covenants, of the Amended and Restated Declaration of Restrictions and Protective Covenants for Lexington Lakes, and to provide guidance for architectural control as described in Article IV.

- 1. Any changes to a home's exterior, including painting, roofing materials, additions or improvements, or to the landscaping, require prior approval of the Architectural Review Committee (ARC). Association may order the removal of any changes or additions made without ARC approval.**
- 2. The Architectural Review Committee (ARC) will review all homeowner applications at its next regularly scheduled monthly meeting, not on a case-by-case basis, and will respond within 30 days of that meeting. An emergency meeting may be called if the ARC chair or any member of the committee deems it necessary.**
- 3. Homeowners may appeal an ARC decision by making a written request to the Board of Directors via the management company, within 30 days of such decision. The ARC will bring non-standard requests (defined as different and unusual requests) to the Board of Directors for review.**
- 4. Approved requests must be initiated within 90 days of written ARC approval. Any approved changes that extend beyond 90 days will require re-submittal.**

## **PAINTING**

1. There is an approved color palette for exterior house and trim colors and for painted driveways. All color selections must be from the approved palette, and prior ARC approval is required each time before any painting is done. Existing colors are not automatically grandfathered when repainting.
2. Homes may only be painted with the written prior approval of the Association (ARC or, if no ARC exists, the Board of Directors shall approve), in accordance with the procedures identified in the Declaration or pursuant to procedures and guidelines adopted by the Board of Directors from time to time. The Board shall have the authority to adopt painting guidelines and specifications for approved paint colors for the exteriors of homes throughout the community. Owners shall be obligated to paint their homes in accordance with the then-existing guidelines and specifications (i.e. color palette) adopted by the Board from time to time, even if the proposed color is the same as the then-existing color of the home. It being the intention of the Board that the approved colors may change over time and that no color will be locked in or grandfathered in perpetuity.
3. All house/driveway painting requires prior ARC approval even though colors are selected from the approved palette.
4. There should be contrast between the house color and the trim color, and both colors should be in harmony with the roof color.
5. Front doors must match either the main body of the house color or the trim color, or can be one of the optional approved front door colors, with one exception: ARC approval is not required for doors behind screened enclosures.
6. Garage doors must match either the house color or the trim color with the following exception: If the manufacturer's warranty is voided by painting the door. In that case documentation must be provided, and the selected door color should match either the main body of the house or the trim color as closely as possible.
7. If painted, driveways should co-ordinate with the house color. Do not paint over the sidewalk. ARC will consult with homeowner prior to painting on color and paint specifications.
8. Adjoining houses should not be painted the same colors.

## **LIGHTING**

1. Changes to exterior lighting fixtures require prior ARC approval.
2. ARC approval is required for homeowner-installed landscaping lighting. Homeowner is responsible for placing the lighting and wiring to be out of reach of landscapers' equipment. Lighting must be installed within beds, not directly in grass areas where it can be damaged by lawn mowers or edging equipment.
3. The homeowner is responsible for maintaining the lighting.
4. No exterior lighting shall be installed or maintained in such a way as to cause discomfort to adjacent neighbors.
5. Any spotlight security lighting is to be directed inside the property boundaries.
6. Applications for exterior lighting changes (whether individual or part of a landscaping application) must include location and lighting specifications.

## HOUSE NUMBERS

1. ARC approval is also required before changing out house numbers.

## SCREENS AND FENCES

1. ARC approval is required prior to installing a new screen or fence.
2. Fencing approval will be considered for rear and side yards only.
3. Fencing and the structure of screen enclosures must conform to the dark bronze finish currently existing in the community.

## ROOFS

1. Roof materials must be either concrete or clay flat or S tile. Asphalt or metal roofs are not allowed.
2. Homeowners are not required to pressure wash their roofs more than every 3 years. Homeowners are advised to notify the management company when a roof cleaning has taken place for record-keeping purposes. More frequent cleaning is at the homeowner's discretion.

## LANDSCAPING

1. Any additions or changes to landscaping in the front, rear or side of the house require ARC approval. ARC may require consultation with the Landscaping committee.
2. Fruit trees are not allowed to be planted anywhere in the community.
3. Homeowner plantings are the homeowner's responsibility to maintain.
4. Homeowners may not turn off the water so any part of their irrigation system is disabled for any length of time.
5. Lawn ornaments require ARC approval and should not be placed where they interfere with the landscaper's work.

## RESPONSIBILITIES

1. The homeowner is responsible for damage to or infringement on a neighbor's property, an easement, or community property, including underground utilities, wiring, irrigation, plantings, sod.
2. The homeowner is responsible for making sure all applicable permits and approvals have been obtained prior to the start of work.
3. Only licensed and insured contractors may be used if a vendor is hired to do the work.

***Thank you for your cooperation. If you have any questions, please contact:***

**GRS Community Management**

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