

# LAKEFIELD WEST

***LAKEFIELD WEST HOMEOWNERS' ASSOCIATION, INC.***

## ***RULES AND REGULATIONS***

Updated December 31, 2021

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## **Important Numbers**

Emergency 911

PBSO 561-688-3000

Village of Wellington 561-791-4000

The streets and common areas within Lakefield West are private property. They are maintained, regulated and controlled by the Board of Directors of the Association through assessments paid by the property owners.

## **I. Roads and Safety**

- 1. Speed limits** are posted and must be obeyed. The speed limit is 15 mph, unless otherwise posted.
- 2. Only vehicles** licensed and registered to governmental authority are permitted to be used on any roadway. No motorcycle, motorbike, motor scooter, moped, all-terrain vehicle or other such vehicle is permitted to be operated within Lakefield West unless such vehicle is licensed for street use and equipped with appropriate noise-muffling equipment so that its operation does not create an annoyance to the residents of Lakefield West. Golf carts are permitted only during daytime hours. At no time may any minor operate a golf cart on the streets or cul-de-sacs unless accompanied by an adult.
- 3. Streets and cul-de-sacs** shall not be used in any manner other than to facilitate the free flow of vehicular traffic. Any other use shall be a violation unless prior written Board approval is obtained.
- 4. Auxiliary Parking.** There shall be no overnight parking of vehicles along streets or cul-de-sacs except when moving into or out of a dwelling unit. In the event a Property Owner holds a large party, parking arrangements should be prearranged with neighbors and may under no circumstances block essential or emergency services. No parking is permitted on common areas.
- 5. Breakdowns.** Parking of any vehicle outside of a fully enclosed garage, that cannot operate under its own power, or which does not contain a current Florida license plate, for more than 24 hours is prohibited. Repairs to vehicles outside of fully enclosed garage spaces, except for temporary or emergency repairs, are prohibited.
- 6. Clutter.** No motorcycle, scooter, bicycle, wagon, shopping cart, golf cart, chair, bench, table, toy, or other personal property shall be permitted to clutter areas visible from the front and sides of a dwelling unit within Lakefield West, unless such objects or articles are garaged and, in the case of the motorized vehicle or article, have been previously approved by the Board.
- 7. Vehicular Parking & Restrictions.**
  - a) Only automobiles, vans, pick-up trucks, multi-use and other vehicles manufactured and used as private passenger vehicles may be parked on driveways overnight. No truck with more than 2 axles and 4 wheels, recreational vehicle, camper, trailer, boat, golf cart, motorcycle, or vehicle other than a private passenger vehicle may be parked or stored outside overnight.
  - b) Each household will be allowed a maximum of 2 SUV/SUT type vehicles to be parked on their driveway at any given time and of these 2 vehicles, only 1 can be a pick-up truck. Pick-ups parked on driveways must be equipped with a topper or bed cover and exposed open beds and/or bed toolboxes are prohibited. Pick-ups must be equal to or less than the height, width and length of a factory manufactured Ford F-150, 4 doors. These vehicles are required to retain factory manufactured specifications in regard to height, width, length and color and cannot be altered in these regards.

- c) Allowed vans are described as non-commercial passenger vans with fixed seating for 6 to 9 persons, used exclusively for transporting passengers.
- d) Vehicles owned by governmental law enforcement agencies are excluded from these regulations.
- e) Vehicles making deliveries or those being used to provide services to Lakefield West residents or in ongoing construction shall not be bound by these regulations.
- f) No exterior signage or lettering shall be permitted on any vehicle which is parked outside of a garage in Lakefield West unless said vehicle is described in (e) above.

## **II. General Provisions**

- 1. Vandalism.** No common area or property shall be obstructed, abused, defaced or littered by an owner, his/her lessees or guests, agents, employees or other invites. Common areas are to be used only for passage (if so designed) and for maintenance of the Association's high community standards.

Vandalism observed is to be reported directly and immediately to the Palm Beach County Sheriff and to the designated official of the property management company. The Sheriff has the authority to enter Lakefield West for the purpose of preventing criminal acts. It is the responsibility of each resident to be vigilant with respect to protecting the common areas from vandalism.

- 2. Visitors.** No visitors shall be granted access to the community unless specific permission is received from the Property Owner or Occupant(s) allowing the visitor to enter. The gate codes and/or other access devices to the community are the property of the Association. Each resident is responsible for maintaining secure access to the community by preventing the unauthorized dissemination or use of access codes or devices. Visitors must proceed directly to the resident's dwelling unit and shall not be permitted entrance to the community for the purpose of touring. The Sheriff has the authority to enter the community for the purpose of preventing criminal acts, and it is the responsibility of each resident to be vigilant with respect to protecting the community from unauthorized access.

- 3. Pets and animals.** No pets other than fish, domestic birds, up to two domestic dogs (excluding Pit bulls, Rottweilers and Wolf Hybrids, which are prohibited) or four domestic cats are permitted to be kept in any dwelling unit, unless approved by the Board. No commercial breeding is permitted. All pets must be leashed when outdoors and any waste produced must be picked up and removed. Pets which cause or create a nuisance are subject to removal by order of the Board.

## **III. Architecture and Landscape Control**

Modifications and/or additions to the external appearance of any dwelling unit must receive written approval. The Board has authorized an Architectural Review Committee (ARC) to review all applications for modification of the exterior of a dwelling including addition of pools and screens, play sets, landscape changes, exterior paint color or any change affecting appearance for approval.

- 1. Garbage and trash** containers and garden cuttings must be placed out of sight of any adjacent street or lot until it may be placed for collection on the days designated. The ARC may require

screening landscaping to be installed if containers otherwise cannot be stored out of sight.

2. **Temporary structures**, trailers, tents or shacks may not be erected or placed on a dwelling unit or lot without prior written permission.
3. **Fences** must be of commercial quality, be well maintained and conform to the Village of Wellington Code. Fences must receive prior written approval by the Board and there may be no encroachment on the golf course or a body of water without prior written Board approval. The Board has stipulated fences must be metal and may be black, bronze, or white in color.
4. **Landscaping**. All grass, trees and landscaping are to be adequately maintained by the Property Owner in accordance with the high community standards of Lakefield West as set by the ARC. A minimum number of trees are required by the Village for each property.
5. **Aesthetic appearance**. Property Owners are required to maintain the outward appearance of property in regard to maintenance of roofs, sidewalks and driveways, mailbox structure, painting and other property maintenance.

**6. Hurricane Shutters, Storm Panels and Storm Rollups.**

The Village of Wellington allows hurricane shutters be put in place not more than 72 hours prior to a hurricane must be removed 72 hours after a storm event.

#### **IV. Violations and Remedies**

In addition to the right to seek relief in law and/or in equity, the Board of Directors is empowered to levy fines for violations of its Covenants, By-laws or Rules and Regulations through its Community Covenants & Regulations Committee. The procedure is as follows:

- A. Notification of violation by Property Manager.
- B. Second notice with a warning of fine.
- C. Third notice imposing fine and advising Property Owner of the time and date of a hearing with CCR committee to determine if the fine is to be levied.
- D. Hearing and disposition.

Flagrant violations may result in an immediate warning or fine with imposition and subsequent hearing with second notice.

#### **V. Home Resales**

No sale of any residence in Lakefield West shall be valid unless:

- A. All assessments due the Association are current;
- B. All violations of the Declaration of Covenants, By-Laws, Articles and these Rules have been cured (or a plan to cure with sufficiently escrowed funds is approved by the Board of Directors); and
- C. The Purchaser has paid a capital contribution to the Association in an amount equal to two (2) quarterly HOA dues assessments at the current assessment amount.

#### **VI. Signage**

No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, posted or affixed in, on or upon any part of the common area, lots, or dwelling units without prior written permission of the Board.

**Real Estate** "For Sale" signage is allowed but must adhere to the following specifications:

1. The sign must have white lettering on a black background, measure no larger than 12"x12" and not stand any taller than 36".
2. Only one sign per home is allowed and must be displayed on the resident's front lawn behind the sidewalk, not on the swale.
3. Signs may not be displayed in the window, on the front door, garage door or any other prominent place.

**These Rules & Regulations** shall be in effect until amended by the Board of Directors (Board) of the Lakefield West Homeowners Association, Inc. (HOA) and shall apply to and be binding upon all Property Owners. The Owners shall, at all times, conform to and limit their activities to support the Rules & Regulations and shall be responsible for seeing that they are faithfully observed by their families, guests, lessees, persons for whom they are responsible and other persons over whom they exercise control and/or supervision. Violations of the Rules & Regulations may subject both a Violator and Property Owner to any/all remedies available to the HOA and/or Property Owners pursuant to the Restrictions and Covenants and under them as described herein.

The Restrictions & Covenants of the HOA are the governing legal foundation upon which these Rules and Regulations are based. It is the intent of the Board to create a simplified document that distills specific Property Owner requirements and prohibitions from those documents in a brief, direct and easy to manage document which can be amended from time to time as conditions change provided that such change does not necessitate amendments to the Restrictions & Covenants of the HOA. Specific authorization for the creation of Rules and Regulations is provided for in Article IV 4.1, 4.2, 4.3 & 4.4 of the Articles of Incorporation and in Article III 3.2 and Article IV 4.26 of the General Covenants. It is the intent of the Board in adopting these Rules and Regulations to reinforce and strengthen the Covenants & Restrictions and any amendments thereto. In the event of any conflict between these provisions and the formal Covenants & Restrictions, the latter shall control.

The Board may, from time to time, adopt, repeal, modify or amend previously adopted Rules & Regulations governing the details of the operations, use, maintenance, management, and control of the property at Lakefield West and of any facilities and/or services made available to the Property Owners. Any waivers, consents or approvals given under these Rules and Regulations by the Board shall be revocable and shall not be considered a waiver, consent, or approval of identical or similar situations unless in writing by the Board. The Board shall interpret these Rules and Regulations and the restrictions set forth in the Covenants & Restrictions.

Violations may be remedied by the HOA by injunction or other legal means and the HOA shall be entitled to recover in such actions any court fees and costs incurred by it, together with reasonable attorney's fees against a responsible Property Owner and any person violating the Rules and Regulations or the Covenants & Restrictions and any legal documents and exhibits attached thereto.