

# Laurel Lakes Homeowners Association

## Summary of Declaration of Covenants, Conditions, Easements and Restrictions and The Rules and Regulations for Laurel Lakes

Note: This document contains a summary of many of the more commonly referenced items in the Declaration of Covenants, Conditions, Easements and Restrictions, and is not intended to be a complete record of the documents. Members should refer to the full set of documents for additional information if needed. Declaration issues (which are adopted by the Association) are noted with section number. Rules (which are adopted by the Board of Directors) are noted as such.

### **General/Miscellaneous**

The Declaration of Covenants, Conditions, Easements and Restrictions, and the Rules and Regulations for Laurel Lakes (collectively the Governing Documents) are designed for the mutual benefit of all Owners. All Governing Documents shall apply to and be binding upon all Owners. All Owners shall be responsible for the actions of their family members, guests, tenants, and contractors as well as their guests. Violations of any Governing Documents shall subject the responsible Owner and/or violator to any and all remedies available to the Association pursuant to the Governing Documents.

With respect to the use of Association property, including the Recreational Areas, decorum, good conduct and safety shall be observed and shall be strictly enforced. Any damage to Association Property, including the Recreational Areas or equipment therein, shall be repaired or replaced at the expense of the Owner. The use of the Recreational Areas by persons other than an Owner or the family members, guest, invitees or tenants of the Owner is prohibited.

No improper, hazardous or unlawful use shall be made of the Association Property or any Home or Lot. All applicable laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction relating to the Association Property or any Lot or Home shall be corrected by, and at the sole expense of, the responsible Owner and as appropriate, the violator.

**Member Conduct:** Members and other Residents shall not engage in any abusive, pejorative or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors. (5.28)

**Single Family Use:** Each Parcel may be used for single-family residential purposes only. (5.11)

**Commercial Activity:** No business or commercial activity of any kind shall be conducted on or from any Lot nor in or from any residence except as provided within section 5.12 of the Declaration of Covenants. (5.12)

**Nuisance/Annoyance-Disturbance:** Neither Owners nor Occupants shall permit any nuisance to exist upon or within the Unit or Parcels or any conduct that creates an annoyance or disturbance to be detrimental or bothersome to any other Parcels, Occupants or Owners or interferes with the peaceful possession and proper use of the Community by its Residents. (5.14)

**Nuisance/Condition of Property:** No portion of the Property shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any portion of the Property that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety or comfort of the occupants of the surrounding property. (5.14)

Nuisance/Illegal or Offensive Activity: No noxious, illegal or offensive activity shall be carried on upon any portion of the Property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any portion of the Property. (5.14)

Nuisance/Outside Burning: No outside burning of leaves, trash, garbage or household refuse shall be permitted within the Property. (5.14)

Nuisance/Time Restriction: Power tools and lawn equipment may not be used before 8:00am nor after 8:00pm. Owners are required to inform third-party service providers of this restriction. (5.14)

Garage Doors: Garage doors shall be kept closed except when needed for ingress, egress or other purposes. (5.14)

Lakes Use: No wading, boating, pets or swimming is allowed in any of the lakes. (Rule)

Solicitation Prohibition: No solicitation is permitted by any person within Laurel Lakes. (Rule)

Firearm Discharge: The discharge of firearms within the Property is prohibited. (Rule)

Signs Adherence to Standard: All signage, including "For sale" signs, "open house" signs or other window displays, signs, or advertising must conform to Laurel Lakes' standards, as amended by the Board from time to time. (5.4)

Signs/Placement: No signs are permitted on medians or in areas between the sidewalk and the road. "For Rent" signs are not permitted at all. (5.4)

For Sale Signs: A single "For Sale" sign is permitted, but it must conform to the Laurel Lakes Real Estate Sign Guide. Approved Real Estate Sign Guidelines are available within the Rules and Regulations (see Real Estate Signs). (Rule)

Sign Restrictions: No other sign, billboard or advertising of any kind shall be erected on the property without first receiving written approval of the Board of Directors. (Rule)

Garage Sales: No garage sale, flea market, auction, or similar event shall be held on any Lot, except those which are held in conjunction with community-wide garage sales, which may only be organized at the direction of the Board of Directors. (5.15)

Outdoor Clothes Drying and Garment Hanging: No outdoor clothes drying facility or apparatus other than one clothesline shall be installed, and then only with prior written consent of the ARB. Garments, rugs or any other materials may not be hung from windows, or from the exterior of any Unit. (5.26)

Trash and Recycle Receptacles: Garbage or recycling containers must be stored so they shall not be visible from the streets. Garbage or recycling containers and yard waste may be placed out for collection after 6:00 p.m. the evening before pickup and must be retrieved no later than 6:00 p.m. the day of pickup. (5.31)

Drones: The use of remote controlled flying devices, also known as drones, are subject to the rules and restrictions adopted by the Board. (5.32)

Drones/Use: Drones shall not be permitted to be flown within the community, unless such drone is; registered with the FAA to the extent required; operated by an individual licensed by the FAA to the extent required; is only flown and utilized in accordance with FAA and other applicable governmental requirements; is flown within the community in a manner not to interfere with an owner's reasonable expectation of privacy with respect to such owner's property; is not utilized in any fashion to spy or otherwise peer or take pictures into the residence of another owner's property; is not utilized to harass any person with respect to private property or to the association's common property; and is utilized in a manner not to cause injury to person or property. (Rule)

Drones/Responsibility: The operator of such drone shall be solely responsible for any injury to person or property which results from use of such drone. (Rule)

Drones/Privacy Rights: In no manner shall the association be deemed to be a guarantor or protector of an individual's right to privacy with respect to any drones that are flown within the community. (Rule)

Drones/Use at Clubhouse and Pool Area Prohibited: The use of drones at or near the Clubhouse and Pool area is prohibited. (Rule)

Storm Precautions/Shutter Protection: Windows and other Dwelling Unit apertures may be temporarily shuttered and other storm protection devices may be installed to protect the Dwelling Unit while the threat of a hurricane or similar violent storm is imminent; provided, however, all such shutters and other storm protection devices shall be installed no earlier than ten (10) days prior to the arrival of a hurricane, and must be removed no later than ten (10) days following the date the hurricane passes. (5.34)

Storm Precautions/Hurricane Shutters: Approved hurricane shutters may be installed (and left in place) on windows on the sides and rear of the Unit during hurricane season from June 1 to December 1, so long as the shutters are not visible from the street. (5.34)

## **Animals and Pets**

Animals/Pet Limit: Each Unit may keep not more than three (3) pets of a normal domesticated household type (such as a cat or dog) in the Unit. (5.2)

Animals/Control: All animals must be hand-carried or leashed at all times while outside of the Unit. (5.2)

Animals/Clubhouse Pool Area: Pets are not permitted in the Laurel Lakes Clubhouse or in the pool area. (5.2)

Animals/Pet Waste: Owners shall immediately clean up all pet waste. (5.2)

Animals/Prohibited Areas: Pet owners are reminded that not all homeowners are receptive to having animals relieving themselves in their private yard area. As such, when being walked in the community, pets are restricted to the common areas (sidewalk and the grassy area between the sidewalk and the roadway) and are not permitted into individual yards unless specifically authorized by the unit owner of the yard being entered. (Rule)

Animals/Unattended: Pets shall not be left unattended outside the home. (Rule)

Animals/Exemptions: If making a request for exemption of any of the animal restrictions, a disabled/handicapped Owner, Tenant or Guest must notify the Association of the request for a reasonable accommodation to allow a service and/or support animal in this community or in the Clubhouse, and other common areas in the community and provide reliable documentation supporting the request in compliance with the Florida and federal Fair Housing Acts. The request must take place prior to bringing an animal on the property, follow the specific procedures as adopted by the board for such requests, and provide the Association with sufficient time to conduct a meaningful review of the request. (Rule)

## **Vehicles and Parking**

**Vehicles/Commercial:** Vehicles that meet the definition of "commercial vehicles" (see section 5.3 of Declaration of Covenants), vehicles with commercial writing on their exteriors, tractors, boats or other watercraft, trailers, recreational vehicles, campers, are not permitted to be parked on the property except within the garages of the unit. The Board shall have the final authority in determining acceptability of any vehicle. (5.3)

**Vehicles/Commercial – Temporary Parking:** The temporary parking of a commercial vehicle in Laurel Lakes is permitted, provided that: Said commercial vehicle is standing on a temporary basis for the purpose of loading or unloading; or Said commercial vehicle is being used to provide commercial services to one or more of the residences within the community. The temporary parking is allowed only for the duration of the services being performed, and must conform to all other parking rules in the community. Commercial vehicles that are owned by an individual member, and which is/are being parked at the member's residence, are not included in this temporary allowance. (Rule)

**Vehicles/Operational:** Automobiles and any other vehicles must be operational and must have current operating licenses. (5.3)

**Vehicles/Repairs:** No vehicle repairs (except minor emergencies) shall be made in any portion of the Community except within a building or garage where such repairs are not visible. (5.3)

**Vehicles/Parking:** No vehicles shall park on the grass, sidewalks or landscaped areas at any time, and in no event shall a vehicle be parked so as to obstruct fire hydrants, mailboxes or the safe passage of other vehicles on the roadways, including school buses. (5.3)

**Vehicles/Parking:** When parked in driveway, no vehicle may block or obstruct the sidewalk. (Rule)

**Vehicles/Parking:** Clubhouse and tennis/basketball courts parking is limited to those using the clubhouse, pool, tennis courts or basketball courts only. Residents may apply to the Property Manager for temporary (24 hours or less) parking in these areas for guests if needed, but must display the approval letter or email on the dashboard of the vehicle while it is parked in any of those areas. (Rule)

**Vehicles/Overnight Parking:** No vehicle shall park on the street anytime between the hours of 12:00am (Midnight) and 7:00am. (Rule)

**Vehicles/Parking:** Unauthorized vehicle(s) and/or improperly parked vehicle(s) may be towed or booted and the costs of such action(s) shall be the obligation of the owner of the vehicle. (5.3)

**Vehicles/Operation:** The operation of golf carts, motorized scooters, go-carts and other non-licensed or non-registered vehicles shall be prohibited in the community except when used for the transportation of disabled persons. Any motorized vehicle must be registered and operated by a person holding a valid driver license to operate the vehicle. (Rule)

**Vehicles/Operation:** All vehicle operators are required to follow posted speed limits and come to a full stop at all stop signs. (Rule)

**Vehicles/Gate Entry:** All vehicle entry must utilize the roadway and gates at the entrance of the community. Gate transmitters are available for purchase from the Property Manager. Vehicle operators must wait for the gates to fully open before proceeding. Striking the gate arms or gates will result in fines and the cost of repairs being assessed. Individuals who deliberately damage the gate through unauthorized access will be reported for criminal prosecution. (Rule)

**Vehicles/Gate Code:** The gate code for Laurel Lakes is not to be published, displayed or otherwise provided except as needed on an individual basis for guest access. Posting of the gate code or otherwise compromising the confidentiality of the code will result in the offender being assessed all costs to change the code and provide notice of the change to members and residents. (Rule)

## **Maintenance or Improvement of Units**

**Maintenance of Parcels:** Every Owner must keep and maintain his Unit and the Parcel, including all structures, parking areas, landscaping, irrigation systems and other improvements thereon except as otherwise maintained by the Association at his expense, in good order, condition and repair. This obligation includes the obligation to clean the exterior of the Dwelling Unit, and to paint the exterior of the Dwelling Unit, so as to keep the same in a neat and orderly fashion. However, before painting the exterior of a Dwelling Unit, the Owner must obtain written approval of the ARB or Board. (6.3)

**Architectural Review Board (ARB) Review Criteria:** The ARB shall employ the following minimum criteria for approval or rejection of requests: Uniformity of type and design in relation to similar improvements; Comparability of quality of materials as used in existing improvements; Uniformity with respect to color, size and location. If approved by the ARB, all construction shall be subject to the Rules and Regulations and any applicable governmental laws, statutes, ordinances, rules and regulations, including obtaining all proper permits. (Rule)

**Painting of Residence:** The painting, staining or varnishing of the exterior of the Home, including doors and garage doors, may only be approved through the ARB process. Only ARB approved colors may be utilized. Pre-approved color schemes are available at the office of the Property Manager (NOTE: For the pre-approved colors, you must use only the colors in each specific scheme and cannot be co-mingled with other schemes). (Rule)

**Irrigation System/Tampering Prohibited:** Owners or residents are not permitted to alter or tamper with the irrigation without the prior written consent of the Board. (6.4)

**Irrigation System/Routine Maintenance:** The Association will routinely inspect and schedule the irrigation system for the home sites in the community. Damaged irrigation lines or broken heads must be reported to the Property Manager, not the irrigation vendor. Routine repairs to the individual irrigation system on individual Lots will be paid by the Association. Repairs due to homeowner changes, neglect or tampering with the sprinkler system will be charged to the individual homeowner. (Rule)

**Irrigation System/Limitations:** Laurel Lakes will endeavor to maintain the irrigation system to the highest level of performance. However, during periods of extended maintenance or extremely dry weather conditions, the scheduled watering times may be insufficient to provide sufficient sprinkling to individual lots, and the association makes no guarantee of the availability of the system. Owners are responsible for ensuring that their lots are sufficiently irrigated, and may, at their own expense, use supplemental watering if needed to ensure proper watering needs.

**Irrigation System:** Relocation of sprinklers on individual lots due to changes to landscaping, addition of pools, or other improvements are the responsibility of the homeowner, who must make specific arrangements with the irrigation vendor for the community. (Rule)

**Painting/Staining of Driveway:** Painting of driveways is prohibited. Owners may stain the driveway on their Lot with a slip-resistant stain with prior written approval of the ARB. (6.3)

**Widening of Driveway:** Approval for the widening of driveways may be considered if the width shall be no wider than the outside width of the garage and only if finished with materials of a selection, color and style consistent with the original installation. (Rule)

**Landscaping Changes/Approval Required:** No trees or landscaping shall be added, augmented, replaced, cut down, destroyed or removed without the prior written approval of the Association, within the guidelines of the Architectural Review Board (through submission of a request for modification). No changes shall be commenced until such time as the Owner is in receipt of written approval from the ARB. Request forms are available through the Property Manager. (5.8)

Landscaping/Fruit Trees/Gardens: No vegetable, fruit, or other food garden may be grown or cultivated in the front yard of any lot. (5.8)

Landscaping/Lake View: No landscaping or other improvements on the Lake Lots which materially interfere with the view of the Lake by immediate neighbors who are also Lake Lot Owners shall be permitted. (5.8)

Landscaping/Artificial Plants: No artificial shrubbery, trees, or other artificial vegetation or landscaping shall be permitted. (5.8)

Landscaping/Statutes/Fountains/Yard Ornamentals: Statutes, fountains and other yard ornamentals, may not be installed on the lot without prior approval of the ARB. (5.8)

Landscaping/Decorative Pots: The Board of Directors may establish reasonable rules and restrictions on the number and types of decorative pots that are permitted for each Unit. (5.8)

Landscape Maintenance: Maintenance, repair and replacement of landscaping must adhere to standards promulgated by the Association and/or the ARB. Lawns and planting beds must be in good health so as to present a neat and well-cared for appearance. Grass and other landscaping should not encroach or extend over surfaces such as driveways, curbs and sidewalks. Trees and shrubs must be maintained in a manner that does not allow limbs, branches and/or roots to obstruct or block sidewalks or roadways. (6.3)

Landscape Maintenance/Road Frontage: Owners of Units fronting on any roadway within the Property shall maintain driveways serving their respective Units and shall maintain landscaping on that portion of the Common Property, if any, or right-of-way between the Unit boundary and the nearest street curb. (6.3)

Landscape Maintenance/Lake Frontage: Owners of Units fronting on the water's edge or upon greenbelt buffer fronting the water's edge of any lake or other body of water within the Property shall maintain and irrigate all landscaping between the Unit boundary and such water's edge; provided, the Owners shall have no right to add or remove trees, shrubs or similar vegetation from this area without prior approval of the ARB. (6.3)

Landscape Maintenance/Lake Common Area: No planting, fencing or other improvements or additions to the grassed area surrounding the Lake on the property that is deeded to the Laurel Lakes Homeowners Association and outside the Lot is permitted. Owners should consult their property survey to ensure the area they are requesting modification for is within their deeded property line prior to submission of ARB request for modification. (Rule)

Landscape Maintenance Standards (as adopted by the Board of Directors)

1. Provisions of these standards apply to all landscaped areas – including backyards. These standards are the responsibility of each homeowner.
2. Maintain lawns and planting beds in good health so as to present a neat and well-cared-for appearance year-round.
3. Mow lawn areas as needed. Year-round, any lawn vegetation should be no more than 6" in height as measured from the top of the soil and is green and dense and free of weeds. This includes the areas of the lawn that adjoin surface structures, are next to trees, shrubs or other plantings or utility boxes and underneath and around fences; therefore homeowners should take care to trim lawn vegetation that might not easily be cut by a conventional lawn mower.
4. Lawn grass should not encroach or extend over permanent surfacing such as driveways, curbs and sidewalks. Maintain a neat and clean lawn or bedding edge along sidewalks, driveways, and other paved areas, as well as around planting beds within yards.

5. Lawn clippings and other debris are to be removed after mowing from all surrounding paved surfaces.
6. Keep planting beds free of weeds, unwanted growth, dead plant material and debris.

Mailboxes: Owners shall not alter mailboxes, and may not install any landscaping or plantings around the mailboxes. Report damaged mailbox or other repair issues to the Property Manager. (5.5)

Personal Property/Outside Storage: No barbecue grills or other outdoor cooking equipment, patio or other furniture, bicycles, toys or other personal property may be kept or stored outside of a screened or fenced enclosure. (5.7)

Personal Property/Play Equipment: No play equipment (which by definition shall include playground equipment and swing sets) may be erected, constructed and/or installed on any Parcel without receiving prior written consent of the ARB. (5.7)

Personal Property/Hoses: Hoses must be stored in a neat and orderly fashion, either within a garage, or by using a hose reel or hose box. (5.7)

Personal Property/Basketball Hoops: Portable basketball hoops are allowed, subject to any rules and restrictions that may be imposed by the Board of Directors. Basketball hoops that are permanently mounted are not permitted. (5.7)

Basketball Hoops: One (1) portable basketball hoop is permitted per Lot. Poles must be black or white in color, and backboards must be clear, black or white in color. Portable systems must be self-supporting and the use of weighted bags or other devices (dirt, mulch, etc.) to hold the system in place are not permitted. Any hoops, poles or backboards that are not maintained in good condition must be repaired, replaced or removed. (Rule)

Window Coverings: All windows in any building, including any Unit, shall have window coverings which blend with the exterior color of the dwelling, as determined in the sole discretion of the Board. No Owner shall install or maintain aluminum foil on any window or glass door except as approved by the Board for energy conservation purposes. (5.10)

Sheds, Buildings and Structures: No outbuilding, tent, shack, shed, gazebo, garage, storage bins, structure, mobile home, trailer, RV or building of any kind may be used as a residence or placed upon the Property. (5.17)

Fences/Approval Required: No fences are permitted without prior written approval of the ARB. (5.18)

Fences/Restrictions: In no event may a fence be placed in the area between the front of a Unit and the roadway at the front of the Parcel on which the Unit is situated. Fences are also prohibited along the street of a corner Lot. Fences will not be permitted on Lake Lots. Installation of any fence placed upon a Lot is subject to easements which run with the land. (5.18)

Pools/Hot Tubs: Any swimming pool or spa (hot tub) to be constructed on any lot shall be subject to the prior written approval of the ARB. All pools must be enclosed. No above ground pools or spas (hot tub) shall be permitted. (5.27)

Pool Fencing: Pool fencing must be at least four (4') feet in height and may be used in lieu of a pool screen enclosure. All such fences must be brown, bronze or black in color. No fences shall be allowed on lake Lots except for pool fences used in lieu of pool screen enclosures however the fence shall not extend beyond the pool deck. All pool fences must be approved by the ARB in advance of installation. (Rule)

Structural Changes/Approval Required: No structural additions or alterations may be made to any improvements on the Lot without the approval of the Board or ARB, other than erection or removal of

non-support carrying interior partitions wholly within the home and other than the interior work done in a Unit, which is not visible from the exterior. (5.13)

Structural Changes/General: No changes shall be commenced until such time as the Owner is in receipt of written approval from the ARB. Owners should refer to section 18 of Declaration of Covenants for additional details related to Architectural Control. (5.13)

Construction Rules and Regulations: All Owners and their contractors shall comply with any construction rules and regulations that may be adopted, from time to time, by the Board. Such regulations may affect, without limitation, the following: trash and debris removal; sanitary facilities; parking areas; permissible times of access and construction; outside storage; restoration of damaged property; conduct and behavior of builders, subcontractors, Owners and their representatives in Laurel Lakes at any time; the conservation of landscape materials; and fire protection. (5.13)

Roof Material Restrictions: Only tile roofs are permitted in Laurel Lakes. Metal, aluminum, shingles, or rubber roofs shall not be permitted. (Rule)

Lighting Restrictions: Except for low impact or solar powered landscape or walkway lighting, or seasonal holiday lights and decorations, all exterior lights and decorations must be approved by the ARB. (5.35)

Seasonal Decorations: Seasonal holiday lights and decorations may only be displayed for not sooner than thirty (30) days before a holiday and must be removed no later than thirty (30) days after the holiday. (5.35)

Lighting Restrictions: No spotlights, floodlights, or other outdoor high intensity lighting shall be placed or utilized upon any Lot which in any way will allow light to be reflected on any other Lot. Low intensity lighting which does not unreasonably disturb the Owners or other occupants of the Properties shall be allowed. (Rule)

## **Leasing or Sale of Parcels**

Board Approval Required Prior to Sale or Gift: An Owner intending to make a sale or gift of his Lot or any interest therein shall give to the Board or its designee written notice of such intention at least thirty (30) days before the intended closing date, together with the name and address of the proposed purchaser or donee, a copy of the executed sales contract, if any, and all other information the Board may reasonably require. Within twenty (20) days after receipt of the required notice and all information or interviews requested, the Board shall approve or disapprove the transfer. (14.3.1.1/14.3.2)

Board Approval Required Prior to Lease: The Board of Directors shall have the authority to approve all leases and renewals or extensions thereof. No person may occupy a Lot as a Tenant without prior approval of the Board of Directors. The Board shall have the authority to use a lease application and require such other information from the proposed Tenant and all proposed Residents as the Board deems appropriate. The term "leasing" and "renting" shall be used interchangeably for the purpose of these Rules and Regulations. The term "Tenant" and "Lessee" shall likewise be used interchangeably. All leases must be in writing and there shall be no more than one (1) lease per Lot at any given time. Any Lot Owner intending to lease his Lot shall submit a copy of the proposed lease, an application, and any other requested information and required fees at least thirty (30) days in advance of the commencement of the lease or renewal or extension term. (14.1)

Board Review of Lease: Upon receipt of all information and fees required, the Association shall have the duty to approve or disapprove all proposed leases within Twenty (20) days of receipt of such information for approval, by sending written notification to the Lot Owner. If the Association disapproves a proposed lease or renewal or extension, the Lot Owner shall receive a short statement indicating the reason for the disapproval, and the lease shall not be made, renewed, or extended. (14.1)



Lease Restrictions: No Owner may lease less than the entire Parcel or lease or rent their Parcel for a term or period of less than three (3) consecutive months. The three (3) month minimum lease period applies only to those Owners who acquire title to a Unit on or after March 13, 2018 (i.e., the effective date of the Amended and Restated Declaration). In no event may an Owner rent their Parcel for a term or period of less than thirty (30) days. A Unit may not be leased more than two (2) times in any calendar year. No lease may be for a period of more than one (1) year, however, the Board may at its discretion approve the same lease from year to year. (14.1)

Tenant Adherence to Governing Documents: Leases will provide, or be deemed to provide, that the Tenants have read and agreed to be bound by the Declaration of Covenants, Restrictions and Easements, Articles of Incorporation, Bylaws, and Rules and Regulations as the same may be amended from time to time (the "Governing Documents"). Leases shall further provide, or be deemed to provide, that any violation of the Governing Documents shall constitute a material breach of the lease and subject the Tenant to eviction as well as any other remedy afforded by the Governing Documents or Florida law. (14.1)

Owner Responsibility for Tenant Conduct: If a Tenant, Resident, other Lot Occupant, Guest or Invitee fails to abide by the Governing Documents, the Lot Owner(s) shall be responsible for the conduct of the Tenants, Residents, Occupants, Guests or Invitees and shall be subject to all remedies set forth in the Governing Documents and Florida law, without waiver of any remedy available to the Association as to the Tenant. The Lot Owner shall have the duty to bring his Tenant's conduct (and that of the other Lot Residents, Occupants, Guests or Invitees) into compliance with the Governing Documents by whatever action is necessary, including without limitation the institution of eviction proceedings without notice to cure, where legally permissible. (14.1)

#### Rules for Real Estate Signs and Open Houses (as adopted by the Board of Directors)

1. All signage must conform to Laurel Lakes design standards.
2. Only one (1) 18" X 32" permanent wooden for sale sign is permitted on property for sale. Copy on permanent wooden sign may include: a. Realty Company Name b. Agents Name c. Two (2) Phone Numbers. The sign panel color is Sherwin Williams Nantucket Dunne (2066), the letters are Lafayette Green, and the posts are Brown. Signs that do not adhere to this color combination are prohibited. No Attention getting devices ribbons, banners or balloons are permitted. No for sale signs are permitted on medians or between the sidewalk and the road.
3. "For Rent" signs are not allowed either on the property or in any window of the home.
4. Open Houses may be held by Realtors or residents from 1:00PM – 5:00PM on Saturdays and Sundays for the purpose of showing homes currently for sale. Use of the tele-entry system for open house access is required. Posting of the gate code at the entry or on any signage is strictly prohibited, and the cost of changing the code and notification to members of the change will be assessed if violated. Homeowners are responsible for realtor adherence to these rules.
5. Only one (1) temporary "Open House" sign is permitted on the property for sale and must be placed on the homeowner's property. Only one (1) temporary "Open House" sign is permitted at the entrance to the community. Only one (1) temporary "arrow" or directional sign is permitted at any intersection within the community. All temporary "Open House" and "Arrow" signs must be removed from the property and intersections by 5:00PM.

**Laurel Lakes Homeowners Association**  
**Clubhouse and Fitness Center – Rules and Regulations**

1. Clubhouse and pool gate must be kept locked at all times, and residents must access all clubhouse activities via an electronic key fob (available for purchase from Property Manager). The propping open of any door at any time is prohibited. Jumping the fence to access the pool area is prohibited.
2. Individuals under the age of 18 will not be permitted in the Clubhouse unless accompanied by an adult resident over 21 years old.
3. No wet swimsuits allowed in the Clubhouse. When using the restroom, use the appropriate door on the side of the clubhouse.
4. Homeowners may reserve the Clubhouse for private functions. A \$100.00 non-refundable usage fee is required by the association at the time of reservation. To reserve a date, an application must be completed and submitted to the Property Manager along with a check for the \$100 use fee and a security deposit check for \$400.00. The deposit is for potential cleaning, damages, and/or violations of the Clubhouse rules. Make the check payable to: Laurel Lakes HOA.
5. The reservation is approved only after confirmed in writing by the property manager that the room is available for use. The homeowner must be present at all times during the reserved hours. To receive the security deposit back, the clubhouse must be restored to an orderly condition before closing the event. All furniture must be put back into the original location, the Clubhouse must be left clean and all trash must be removed from the Clubhouse and taken with you when you leave. All Clubhouse rules and the provisions of the rental agreement must be followed.
6. The exercise room, pool, and pool areas on the exterior of the clubhouse cannot be reserved by any resident and these areas are to remain unencumbered and open for community use during the rental period.
7. The clubhouse may not be rented/reserved for commercial activities or for any recurring (weekly/monthly) meetings.
8. Following a private function, if the Clubhouse is discovered not to have been properly cleaned (including floors), a minimum of \$100 of the deposit money will be retained to hire private cleaning service.
9. Private functions that take place within the clubhouse that have not received prior approval are subject to immediate removal, and will still be required to pay the clubhouse use fee of \$100, along with an additional administrative fee of \$100 (\$200 total) and will also be responsible for any additional costs for cleaning or repairs.
10. No reservation of the clubhouse will be approved for Holidays or whenever a community activity is scheduled.
11. The exercise room is available 6:00 am to 9:00 pm. Exercise at your own risk. No children under the age of 18 will be permitted in the exercise room unless accompanied by an adult resident over 21 years old. No food or drink permitted in the exercise room. Please wipe down any exercise areas upon completion and prior to departing.
12. Smoking (including vaping or electronic cigarettes) and spitting are forbidden anywhere within the clubhouse and pool and spa area.
13. No bicycles, scooters, skateboards, skates, or animals are allowed in the Clubhouse.
14. Please turn off television, lights, and fan when departing.
15. No signs, notices or photos shall be posted on any of the walls or windows of the Clubhouse

**Laurel Lakes Homeowners Association**  
**Pool and Spa – Rules and Regulations**

1. Clubhouse and pool gate must be kept locked at all times, and residents must access all clubhouse activities via an electronic key fob (available for purchase from Property Manager). The propping open of any door at any time is prohibited. Jumping the fence to access the pool area is prohibited.
2. The pool deck area is open from 6:00 am until 9:00 pm, however due to Health Department Restrictions and Florida State Law, the pool and spa are only available for use from dawn until dusk. Use outside of those times is prohibited.
3. THERE IS NO LIFEGUARD ON DUTY AT ANY TIME. ALL PERSONS USING THE POOL AND SPA DO SO AT THEIR OWN RISK.
4. Children wearing diapers and those not toilet trained are not allowed in the Pool.
5. Users of the pool must wear standard swimsuit attire. No cut-offs or other forms of non-standard swimming clothing permitted in the pool.
6. Jumping or diving into the Pool or Spa is prohibited.
7. Large floats are not allowed due to the size of the Pool. Noodles are permitted.
8. No running, ball playing, shoving, yelling or noxious activity in the Pool or on the pool deck. Operation of radios, tape decks, etc., except for approved community functions is prohibited unless using earphones.
9. Pool chairs and lounge chairs must be protected with large towels from suntan lotions and perspiration.
10. People with open sores, cuts or communicable diseases may not enter the Pool.
11. No glass containers or food is permitted in the Pool area.
12. Due to Health Department Regulations require that all people must shower before entering the Pool or Spa.
13. No bikes, scooters, skateboards, skates, or animals are allowed in the Pool area.
14. All accidents, however minor, must be reported immediately to the Association's management company when they occur.
15. All activities in and around the Pool are at individual risk.
16. A maximum of 5 guests per residence are allowed at the Pool area unless in conjunction with a function for which the Clubhouse has been reserved.
17. Spa bathing load: 5 persons - Maximum use of spa: 15 minutes
18. Pregnant women, small children, people with health problems and people using alcohol or other drugs that may cause drowsiness should not use the spa without first consulting a doctor.
19. Individuals using the Pool or Spa area are responsible to ensure they replace chairs, loungers or tables to their original location, and clean up and dispose of any trash.
20. The Clubhouse, fitness center, pool, tennis and basketball courts are for residential-type use only. Team or other types of organized training, regardless of affiliation, is not permitted.

**Laurel Lakes Homeowners Association**  
**Tennis and Basketball Courts – Rules and Regulations**

1. The tennis and basketball courts are open for play during daylight hours only.
2. Courts are for Laurel Lakes Residents and their guests only. Use of the courts is at your own risk.
3. The tennis and basketball courts are restricted to the playing of tennis and basketball only. Roller skates, skateboards, roller blades, bicycles, scooters, balls (other than tennis and basketballs) and other play/exercise equipment shall be prohibited on the courts.
4. No intoxicants or food shall be permitted on the courts and all belongings (including trash) shall be removed from the courts when play is complete.
5. Boisterous or profane language is not permitted by players or spectators.