



## **Thoroughbred Lakes Community Rules and Regulations**

Our community's property values and overall aesthetic are enhanced when every homeowner takes an active role in maintaining their property. In this spirit, please take a moment to review the following rules and regulations to ensure your home is being maintained in accordance with the standards we all agreed to when purchasing a home in Thoroughbred Lakes. *Soleil Property Management* is responsible for enforcing these community standards, and your prompt attention to any notices you may receive from them is appreciated.

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### **Landscaping**

The majority of landscaping is maintained by the Association. Any landscaping issues not addressed below should be directed to the on-site office at (561) 360-3997 or via email at [admin@soleilpropertymanagement.net](mailto:admin@soleilpropertymanagement.net).

#### **Homeowners are required to:**

- Maintain hardwood trees on their property, ensuring tree trunks are free of branches and sprouts to a height of 8 feet. No branches should overhang sidewalks or streets at a height less than 12 feet.
- Trim tree tops in a manner that preserves the tree's natural shape. Avoid cutting tops horizontally, as this creates a flat appearance.
- Keep driveways, aprons, and walking paths to the entry or sides of the home free from weeds.
- Maintain plant beds with sufficient mulch or decorative rock to prevent visible exposed soil.
- Remove dead plants from garden beds and replace them with similar plantings.
- Replace any sod or landscaping damaged by residents, guests, or invitees at the homeowner's expense.

## **Home Exteriors**

Certain exterior work may require Board approval. Before beginning any improvement or repair, please email [admin@soleilpropertymanagement.net](mailto:admin@soleilpropertymanagement.net) to confirm whether an Architectural Review Committee (ARC) application is required.

### **Homeowners are required to:**

- Maintain the painted surfaces of their home, ensuring there are no blotchy, faded, or worn areas, and that stucco is not cracked or damaged.
  - Keep all exterior surfaces (roofs, walls, fascia, fences) clean and free from dirt and debris. Regular cleaning is encouraged to remove any darkened or soiled appearance.
  - Maintain the driveway, apron, and walking path surfaces so they are free from wear, damage, or staining. Any cracked or broken pavers or surface finishes should be promptly repaired or replaced.
  - Keep doors, windows, and garage doors clean and properly maintained. Broken or damaged doors and windows must be repaired or replaced immediately. Garage doors should remain closed when unattended or when not in use.
  - Store personal property out of sight when not in use. Hoses should be coiled and stored neatly next to the home. All debris should be properly disposed of in a timely manner.
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## **General Property**

- Satellite dishes must be installed and maintained in a manner that prevents visibility from the street.
- Sheds or storage units are not allowed unless approved by the Board. Any such structures must not be visible from the street or adjacent properties.
- Window A/C units are not permitted unless specifically approved by the Board.
- Garages may not be converted into living space through the addition of walls or enclosures.

## **Pets**

- Pets must be attended to and kept on a leash at all times when outdoors.
  - Pet waste must be cleaned up immediately and properly disposed of by the owner.
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## **Parking/Vehicles**

- Vehicles should be parked in driveways or garages and must not block sidewalks.
- Overnight street parking is prohibited.
- All vehicles parked on the property must be in good condition and operational. Inoperable or damaged vehicles must be stored in garages.

## **Recreational Vehicles and Boats**

- Residents must seek permission from management before parking recreational vehicles or boats. If approved, vehicles or boats must be parked out of street view and not visible from adjacent properties. All parked recreational vehicles and boats must be under 5 feet in height.
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## **Holiday Lights**

- Holiday lights are only permitted during the usual and customary holiday season. Winter holiday lights must be removed no later than January 15th each year.
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## **Hurricane Shutters**

- Hurricane shutters may be deployed when a named storm is present in the Atlantic or Gulf and may remain in place for up to 7 days after the storm event or until power is restored.

## Trash and Bulk Trash

### 1. Trash Containers:

- Trash and storage containers may be placed outside no earlier than the evening before their scheduled pick-up day.
- All containers must be removed and stored out of public view by the evening of the pick-up day.

### 2. Bulk Trash:

- Bulk trash may be placed curbside no earlier than 24 hours before the scheduled pick-up.
- Bulk trash must be removed or stored within 24 hours after the scheduled pick-up if not collected.

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## Clotheslines and Vegetable Gardens

- Clotheslines and vegetable gardens are permitted; however: They must not be visible from the street or adjacent properties. Structures or items must be under 5 feet in height.

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## Common HOA Areas

- Residents are not permitted to store any items in common HOA areas.

*This list highlights the most common issues within our community and is not all-inclusive. For detailed information on what is and isn't allowed, please refer to our **Rules and Regulations**. You can access the full version on our website at [www.thoroughbredlakeshoa.com](http://www.thoroughbredlakeshoa.com) or contact the onsite office for assistance.*