

# **Crystal Lake Golf Villas**



## **Homeowners Association-Phase I**

# **Rules and Regulations**

Based on

Document, Articles of Incorporation,  
Declarations of Restrictions and By-Laws

Updated: April 2022

# TO PHASE I HOMEOWNERS

Our various boards of directors have, from time to time, promulgated rules and regulations deemed necessary to carry out the mandate to administer the affairs of Phase I; and to enforce the declaration of Restrictions and other documents. The authority for these Rules and Regulations and any amendments thereto is granted to the Board of Directors by the Documents. These Rules and Regulations together with the documents constitute the rights, privileges, and obligations of all owners and residents.

The quality of our community life is determined not alone by the industry and location of your boards of directors but to a greater extent, by the degree of cooperation among the residents. It is the duty of all that reside within our community to comply with these Rules and Regulations as well as with the documents.

## AMENDMENT TO THE DECLARATION OF RESTRICTIONS OF CRYSTAL LAKE 4TH SECTION

**Paragraph 25 of the Declaration of Restrictive Covenants is created and amended to read as follows:**

25. No IMPROVED LOT can be leased and leasing is prohibited during the first two (2) years of ownership, which commences upon the date title to the IMPROVED LOT is acquired. In the event the instrument of conveyance is recorded subsequent to the date title to the IMPROVED LOT is acquired, then the two (2) year period is extended so that it terminates two (2) years subsequent to the recording of the instrument of conveyance. Inasmuch as this Project Area has a strong residential character and it is the intent that the LOT OWNER of each IMPROVED LOT must occupy and use such unit as a private dwelling and for no other purpose and to inhibit transiency, impose continuity of residents, and to discourage investment ownership, no natural person and no entity can own, or hold an ownership interest in, more than two (2) IMPROVED LOTS at any time, whether such ownership or ownership interest is legal, equitable or beneficial, or whether such ownership or ownership interest is held directly, or indirectly through any corporation, trust, estate, partnership, other business or other entity, or any family member. Family member, as that term is used herein, means the owner and the owner's spouse, and such persons' parents, grandparents, children, grandchildren, brothers, sisters, aunts, uncles, nieces, nephews and the spouses of such persons.

*Recorded August 11, 2017 (ID: 114556790) Official Records Book 4489 at Pag 258 of the Public Records of Broward County, Florida, as preserved pursuant to that certain Notice Preserving Declaration of Restrictions and Affidavit of Service of Statement of Marketable Title Action recorded in Official Records Book 35980 at Page 249 of the Public Records of Broward County, Florida, encumbering that certain property described on Exhibit "A" were duly adopted in the manner provided in said Declaration at a meeting held on July 17, 2017.*

# TABLE OF CONTENTS

Modifications, Encroachments, Violations	1
Widening of Driveways	1
Rain Gutters and Downspouts	1
Painting and Personalizing of Exterior	1
Form: Request for Home, Driveway or Landscaping Improvements Modification, or Alterations	2
Resales and Rentals	3
Maintenance Fee Payments	4
Parking	4
Shrubbery, Lawns, and Watering	5
Use of Grounds	5
Garage Sales	6
Pets	6
Security	6
Noise Abatement	6
Conclusion	6
Violations and Fines	7
Clubhouse, Sauna, Spa, and Pool	8 - 10



## **MODIFICATIONS, ENCROACHMENTS, VIOLATIONS**

1. **No accessory building may be erected; no portable buildings or trailers may be placed on a lot.** A homeowner shall not make any additions, structural change or modification of any kind to the exterior of their home or to the ground, walk or driveway adjacent to their home or any other improvements or conversion; without prior written approval of the Association. These include, but are not limited to the following: Planting trees, planting shrubs, platforms, railings, slabs, walks, fences, hedges.
2. Any request for such alteration(s) must be submitted in advance in writing, together with a sketch or plan to the Committee on Violations and Encroachments acting for the Board. Safe, sound and fireproof materials are to be used. The alteration must comply with the South Florida Building Code. When necessary a permit must also be obtained from the Deerfield Beach City Building Department by the homeowner. The request must be submitted on the **“Request for Home, Driveway or Landscaping Improvements, Modifications, or Alterations” form**; page 2 Exhibit I.
3. The Board will issue such approval in writing, if not in violation of the Documents, and after considering the effect of such alteration on other homeowners.
4. Any approval for alterations shall indicate a start and completion date. If the alteration is not completed by the specified time, the approval is **null and void**, unless an extension is obtained from the Board.
5. The maintenance of alterations is the responsibility of the homeowner.
6. Where the homeowner does not submit such a written request and does not receive such written approval from the Board but makes such alteration, the Board in its discretion may fine the homeowner and remove such alteration and restore the property to an acceptable condition at the homeowner's expense.
7. **The Documents provide for the Association summarily to remove any violations or institute legal proceedings, and charge any expense involved to the homeowner; as well as place a lien upon the home.**
8. **WIDENING OF DRIVEWAYS FROM ONE CAR WIDTH TO A TOTAL OF 17 FEET:** Extension must be made toward the front entrance of the home and must consist of a surface of uniform color over properly compacted base course. Details regarding material and drainage shall conform to the City of Deerfield Beach Regulations.
9. **RAIN GUTTERS AND DOWNSPOUTS:** Must be of standard material and the downspout located so as to discharge away from your neighbor's property.
10. **PAINTING AND PERSONALIZING OF EXTERIOR DOORS, SHUTTERS AND GARAGE DOORS:** This is permissible. It shall be the responsibility of the individual homeowners to maintain same. General maintenance painting will only cover standard colors as originally painted. (Prior written approval of the Board of Directors must be obtained for any other painting changes.) Painting of walls inside the enclosed front entrances, screened atriums and porches facing the street must conform to the color of the house.

Crystal Lake Golf Villa Association – Phase I

**Request for Home, Driveway or Landscaping  
Improvements, Modifications, or Alterations**

Requests may be placed in the CLGV – Phase 1 mail drop-box at the Clubhouse, emailed to: [president@clgvph1.com](mailto:president@clgvph1.com) , or mailed to 4791 NW 18<sup>th</sup> Ave., Deerfield Beach, FL 33064. The Board meets the third Monday of each month at 7:00 p.m. in the Clubhouse. Please allow adequate time for your request to be processed.

DATE: \_\_\_\_\_

HOMEOWNER NAME: \_\_\_\_\_

Print

ADDRESS: \_\_\_\_\_

\*Homeowners request: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*\*You must include a sketch or plan with your request.*

Estimated Start Date: \_\_\_\_\_ Estimate end date: \_\_\_\_\_

Does work require a Permit?      YES      NO

Company performing the work: \_\_\_\_\_

License #: \_\_\_\_\_ Phone #: \_\_\_\_\_

**Attach copy of Business License & Certificate of Liability Insurance**

Received by the Board of CLGV - Phase I Association on: \_\_\_\_\_

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

REASON FOR DENIAL:

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_



## **RESALES AND RENTALS (A)**

1. A homeowner in the process of selling, leasing, or otherwise transferring their home must notify the Board of Directors in writing in advance.
2. It is incumbent upon the homeowner to arrange a meeting with the buyer or lessee and assigned member of the Board of Directors before a lease is signed or title to the home passes; allowing any question(s) pertaining to the development and its restrictions to be clarified.
3. There shall be no assignment or transfer of rights without the written approval of the Association. The Association issues a Certificate of Approval to the new owner or lessee upon acceptance by the Association.
4. Copies of the Documents were given to the homeowner at the time of purchase and are to be turned over to the potential buyer for study and acceptance. New homeowners or lessees must sign agreements to comply with existing Documents and Rules and Regulations of the Association.
5. For RENT or FOR SALE signs may be placed on the lawn **no more than ten feet from the front of the home**. Any other placement must have Board approval.
6. New purchasers must sign acknowledgment of an existing encroachment on Common Ground if not previously approved by the Board. Such acknowledgment is recorded with the deed in the Court Clerks Office at the buyer's expense.

## **RENTALS (B)**

1. Homeowners may not lease/rent their residence for less than a 1-year period, and in any event to more than one family at a time. There must be a written lease, a copy of which must be presented to the Association. The lessee may not sublet this residence to a third party.
2. Violators of these restrictions shall be subject to court action where the offender will be held liable for legal court costs.
3. The homeowner is responsible for the action of the lessee in violation of the Documents and of the Rules and Regulation, and the homeowner will be held accountable for such action by fines and other penalties imposed by the Association. This step is deemed necessary to protect the interest of all homeowners



## **MAINTENANCE ASSESSMENT PAYMENTS**

Quarterly maintenance assessment payments are due on the last day of the month of: January, April, July and October.

**Late payment of the regular maintenance assessment will be subject to a late charge of \$75**

If the assessment plus any accumulated penalties/finance charges are not paid within the three (3) month period legal action will be taken; with the homeowner responsible for all legal costs incurred by the Association. The Board is empowered, in cases of delinquent maintenance assessment accounts, to accelerate the quarterly payments and file a lien for the unpaid annual balance.

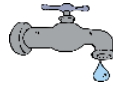
## **PARKING**



1. Parking of vehicles on lawns or storm drains, and overnight parking on streets is a violation of the Association Rules for the use of our Common Ground; subject to a \$100 violation fine.
2. The overnight parking or storage of trucks in excess of one-half ton rated capacity is prohibited.
3. No parking of recreational vehicles, boats, campers, trailers, or motor homes is prohibited subject to violation fine.
4. All violations are subject to have their vehicles towed away at owner's expense.
5. The Clubhouse Parking Lot may be used for the occasional parking of visitors' motor vehicles with permit obtained from the recreation board.
6. Parking on your neighbor's driveway is prohibited; unless you have their express permission.



## **SHRUBBERY, LAWNS, AND WATERING**



It has been found that certain trees and shrubs are dangerous or detrimental to individuals and the environment. They can also detract from the appearance of our community. Therefore, the following rules have been deemed as necessary.

Requests for any new plantings of trees, shrubs or bushes must be submitted in writing to the Landscaping Committee for approval.

1. Branches and leaves of existing trees should be cut to a height of four (4) feet above the ground; allowing clearance for lawn workers.
2. Shrubs and plantings should be a minimum of one (1) foot from buildings to provide space for painting and also to keep bugs and insects away from walls; no clinging vines are allowed on walls. Shrubs and plantings must be kept below windowsill level; as a matter of appearance and security and should not obscure outside lights.
3. Plantings that obscure traffic view are to be trimmed back so as to eliminate the hazard.

It is the responsibility of the homeowner to **water their lawn on a regular basis**. Consult the Landscaping Committee or lawn contractor for detailed instructions. The homeowner is responsible for arranging the watering of their lawn during any absence. Automatic sprinkler systems are strongly recommended; sprinkler heads should be level with the surface of the lawn. Area of the lawn not reached by sprinklers should be watered using an auxiliary method; a water hose is recommended. The homeowner will be billed if the Association has to effect lawn care and/or restore the lawn.

## **USE OF GROUNDS**

**It must be emphasized again and again, any ground outside of your lot line is Common Ground subject to the restrictions in the Documents and Rules and Regulations of your Board of Directors.**

- 1) Outdoor barbecues grills are to be stored out of site when not being used; on the side of the home, or in the garage. Recreational equipment and lawn furniture, etc. must be removed when not in use. These items are not to be left outside of the home.
- 2) Except for the time when garbage receptacles are place out for refuse collection, such receptacles are to be removed and located where they are shielded from view. The garbage and recycle receptacles are not to be stored in the front of the home.
- 3) Flagpoles may not be higher than the roof line of the home. Documents prohibit outside antennas.



## **GARAGE SALES**

Garage sales are prohibited, they are a commercial activity in violation of the Association Documents. They constitute a nuisance, detracting from the community atmosphere. Furthermore, they attract outsiders, and this can create security problems as well as aggravate our parking problems.

## **PETS**

1. Pets must be kept on a leash when outside of the home. Pets may not roam free in our community; City of Deerfield Beach Ordinance.
2. It is the owner's responsibility to collect their pet's droppings from lawns, walks streets. Violators are subject to a fine of \$100.
3. The homeowner is responsible for damage caused by their pet, or the pet of a guest, to anyone's property.

## **SECURITY**



The most economical deterrent against burglaries is the exterior lighting of homes and grounds. All homeowners are urged to keep their front lawn lampposts and sidewall lights on all night; for the benefit of all.

1. Homeowners may install security lights at the rear of their area. The Board approves the installation of additional standard lighting.
2. All homeowners are urged to "flip" the switch to brighten up the area for your personal security as well as that of your neighbors; especially when someone is away.

## **NOISE ABATEMENT**



Homeowners are reminded to keep stereos, radios, and TV's at a reasonable sound level; so as to not cause annoyance or detraction to their neighbors. Environmental laws are specific about decibel levels. While the Board cannot monitor such levels, where specific complaints are received, the Board will refer the aggrieved homeowner to the environmental authorities. This should not be necessary if we all act in a spirit of cooperation and in consideration of others.

## **CONCLUSION**

The Board of Directors has the power to levy fines for non-compliance with the community regulations, to enforce performance by court action and placing a lien on the property; including payment of court and lawyers' fees. With everyone's cooperation, we can insure the uniform quality and appearance of our homes and harmony as a residential community.



## Crystal Lake Golf Villas Association, Inc.-Phase I

### VIOLATIONS AND FINES

#### Description of Violation

---

Parking or driving on lawn	\$100
Parking in or blocking neighbor's driveway	\$100
Parking on street between 12:00am - 6:00 a.m.	\$100
Parking recreational vehicles, Boats, campers, and trailers in the community	\$100
Home Modification not approved and/or permitted	\$100
General Disrepair-not maintaining property	\$100
Lawn neglect-failure to water regularly	\$100
Landscape modification not approved	\$100
Items stored on common ground	\$100
Trash put out before 4:00pm the day before scheduled pick-up	\$100
Trash receptacles not stored in garage or side of home	\$100
Dog(s) outside without being on leash	\$100
Failure to collect dog defecation (doggie poo)	\$100
Interference of vendors performing common ground maintenance	\$100
Maintenance Payment late charge	\$75

# Crystal Lake Recreation Corporation, Inc.

4791 NW 18<sup>th</sup> Avenue  
Deerfield Beach, Florida 33064

## **RULES AND REGULATIONS FOR THE RECREATIONAL AREA**

### **GENERAL**

The facilities of the clubhouse are for the use of members and their guests only. **An adult member must accompany children at all times.**

### **DRESS**

All persons entering the clubhouse must have top covering and footwear. Persons with wet bathing suits are not permitted in the clubhouse lobby but, may use the far west entrance to reach the bathroom facilities located next to the saunas. Bathers are not permitted past the saunas unless they are clothed, with footwear, and dry.

### **HOURS**

The clubhouse is available from 6:00 a.m. to 11:00 p.m. Swimming is permitted until dusk.

### **CLUBHOUSE USE**

No meeting, event, activity, of any kind is to be held in the clubhouse or on the recreation grounds unless approved by the Recreation Board of Directors. Homeowners are given preference over guests for all activities in and around the clubhouse. **Soliciting in the clubhouse for any outside charities or businesses is NOT PERMITTED.**

### **FOOD AND DRINK**

No food or beverage of any kind is to be taken into the lobby, library, meeting room, billiard room, or saunas. Any exceptions must approval of the Recreation Board of Directors.

### **CHAIRS AND TABLES**

Chairs and tables must be returned to their original room and placed in their original position.

### **KITCHEN**

The kitchen must be left in a clean, safe condition after each use. Those receiving permission for its use will be responsible for leaving it in proper condition.

### **EXIT DOORS**

All exit doors leading from the clubhouse to the outside must be kept free from any obstruction; either from inside or outside.

### **BILLIARD ROOM**

- 1. Guests under 16 years of age are not allowed to use the pool tables.**
2. You must provide your own pool cue.
3. Sitting on pool table is not permitted.
4. Do not place chalk or any other items on the pool table.
5. Do not strike or hit the pool table with the cue to indicate the pocket or shot.
6. When other members are waiting to play, please limit your time of play to ½ hour.
7. When play is complete, place balls in pockets, brush the table, place rack on table and place the plastic cover on the table.
8. Last person to leave the room must turn the lights and fans off, lock the doors, and close the windows if they have been opened.

## **SWIMMING POOL RULES AND REGULATIONS**

### **SWIMMING POOL**

This covers the fenced-in area surrounding the pool and the pool itself. It is strongly recommended that **NO ONE SWIM ALONE; DOING SO IS AT HIS/HER OWN RISK.**

### **SPECIAL NOTE**

To protect the chairs and chaise lounges from the harmful effects of body oils, suntan lotion, etc.; members are requested to cover chairs and lounges with towels before use.

### **BASIC POOL RULES**

1. Bicycles are not permitted within fenced-in area; or the clubhouse.
2. Baby carriages and strollers are to be supervised at all times by an adult.
3. Children not yet toilet-trained must wear swimming diapers. Adults with incontinence or other personal concerns should wear appropriate swimwear for protection.
4. **Children may use the pool only when accompanied by a responsible adult.**
5. Chairs, tables, or chaise lounges may not be reserved unless the user is in the immediate pool area.
6. Diving or jumping into the pool is not permitted. Use steps or ladder.
7. Smoking while in the pool or pas, tossing matches, cigars or cigarettes or other such matter around the pool is prohibited. All waste matter should be placed in the receptacles provided.
8. **Alcoholic beverages and glassware of any kind is PROHIBITED.**
9. No pets are allowed within the recreation area.
10. Balls, ball games, floating devises, diving masks, flippers, and other scuba gear are not permitted in the pool area. Arm floats and approved safety-aid devices area allowed.
11. Running, playing tag, rough, or rowdy games are not allowed.
12. Removal of pool furniture from the pool area is not permitted.
13. Showers must be taken before entering the pool or spa.
14. Any member has the authority to politely request all of the above rules.

### **WHIRLPOOL**

Not everyone can take the heat of the whirlpool and **ANYONE USING THE WHIRLPOOL DOES SO AT HIS/HER OWN RISK.**

1. **No one under 16 years of age is allowed to use the whirlpool.**
2. It is recommended that no one use the whirlpool longer than ten (10) minutes.
3. The whirlpool will operate at a maximum of 105 degrees.
4. Only enter and exit at the steps; using the handrail when entering and exiting.
5. **Use caution when going from the whirlpool to the pool and vice-versa; quick body temperature change can be harmful to your health.**

## **SAUNA**

Not everyone can take the heat of the sauna and **ANYONE USING THE SAUNA DOES SO AT HIS/HER OWN RISK**. It is strongly recommended that anyone using the sauna do so in the company of a capable adult, and the instructions are read carefully and completely before use.

1. **People with cardiac, vascular, or respiratory problems, high blood pressure, or diabetes, SHOULD NOT USE THE SAUNA.**
2. **Children under 16 years of age are NOT ALLOWED in the sauna** – over 16 years of age only if accompanied by a reasonable adult.
3. Do not use for more than 10 minutes. Set control at “8”, set timer at 20 minutes, allow sauna to warm up for 10 minutes before using. **Check your pulse during use of the sauna – if over 100 – GET OUT!**
4. After exiting the sauna, cool off before taking a shower; or going into the pool.
5. Do not use sauna every day, do not use steam.
6. Do not wear metal objects, watches, bracelets, and medals, etc., in the sauna.
7. Do not touch coals or wire gate; they are **VERY HOT!**
8. A sauna is best taken either without clothing, or with a towel wrapping.
9. When leaving the sauna, make sure controls are off and doors kept open.

## **CLUBHOUSE PARKING**

1. Overnight parking at the clubhouse parking lot will be allowed on a temporary basis, with permission and approval of the Recreation Board.
2. All visitors will be allowed limited parking with permission.
3. Parking of boats, boat trailers, and motorhomes – Clubhouse parking lot cannot be used for permanent parking. Temporary parking will be allowed by obtaining permission from a member of the Recreation Board.
4. Any vehicles, boats, trailers, or motorhomes parked in the clubhouse parking lot must have current registration/tags or they will be towed at the owner’s expense.
5. Any vehicle parked in the clubhouse parking lot must have permission from the Recreation Board or it will be towed at the owner’s expense.

## **GENERAL**

1. **The Board of Directors may suspend the privileges of any homeowner who violates the rules of the Recreation Area.**
2. All children must be under the supervision of a responsible adult at all times when visiting the Recreation Area.
3. The clubhouse must not be used for the types of personal grooming which includes but is not limited to: shaving, putting hair in curlers, dying hair, laundering of personal clothes in bathrooms, etc.
4. Showers to be used only before entering the pool and after saunas.
5. **All furnishings must be handled with care and are not to be abused.**