



February 2025

The Lakes HOA

Office Hours: Mon-Thur 9am-3pm
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www.thelakeshoa.net

Celebrate Love this Valentine's Day!

Valentine's Day is just around the corner, a special occasion to celebrate love and affection with those who mean the most to us. Whether you're planning a romantic dinner, sending heartfelt cards, or simply spending quality time together, this day is a wonderful opportunity to express your feelings. Remember, it's not just about couples—celebrate friendships and family bonds too! Spread the love and make this Valentine's Day memorable for everyone in your life. Happy Valentine's Day!

President's Corner

I know the newsletter is all about Valentine's Day, but I also hope you had a great time celebrating the Super Bowl this weekend.

We hope to see everyone at the next board meeting- we will have Commissioner Drosky here to update us on all the Deerfield Beach happenings. Please come and welcome him.

We will have updates on the pressure cleaning and painting projects at the next board meeting as well. We would love to answer any questions then.

Holidays Are Over

We trust everyone enjoyed them and their extra time off. **REMINDER:** all Christmas decorations were to be taken down by January 31s especially lights. Please take down from facia, fences, patios, bushes, trees. Etc. If they are not removed by February 14th, sadly we will be forced to send you a violation as lights can be a fire hazard,



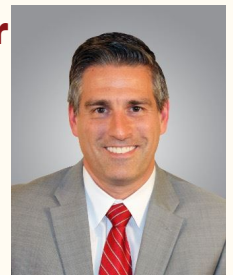
Change to Parking Rule

We have extended the street parking to:

"No Parking After 1am to 6am Nightly"

District 4 Commissioner Todd Drosky

Com. Drosky will be at the board meeting to discuss the Monarch Hill expansion and the 10th Street expansion. There will be a Question & Answer time following his talk.



Rules & Regulations

9. Hurricane Shutters

Upon issuance of hurricane warnings, standard hurricane shutters or panels, as approved by the Board of Directors, may be used providing that such shutters shall be removed as soon as possible when the hurricane conditions have abated.

10. Refuse: Garbage and Bulk Trash

All garbage, newspapers, magazines, food remains, etc. is to be deposited in the bins provided by the city and is to be put to the curb the nights before pickup (Mondays and Thursdays) and are to be put away the same evening. Disposal of trash bags and/or household trash, e.g. furniture, appliances, yard/tree waste, etc., is to be put at the curb of your unit the night before pickup (Tuesdays).

All construction or demolition debris (carpet, drywall, tile, concrete, wood items such as cabinets) are to be in a separate pile as the city charges per cubic yard and a notice of fee charged will be attached to that debris. The owner must call the city and pay for whatever charge is specified on the notice. See Garbage Pickup notice on website under "Documents" for more details.

Attached are the updated new garbage rules by the City. Please note these new dates will begin March 3rd. Until then, keep doing as usual.

Also attached are the Rules & Regulations. Please read and refresh your memory as to what they say. We have updated several rules this year and clarified some.

Bulk Trash

Pickup is Wednesdays. Do not put out trash until the night before (Tuesday) so that our community will look neat and not cluttered with trash at the curb.

Registration of People, Pets and Vehicles

We are seeing an unusual number of vehicles with no parking stickers or guest passes parked during the day and overnight. This is a reminder that if you have guests visiting overnight they must have a guest pass displayed anytime their vehicle is in the community. If they will be staying for an extended period of time, they must be registered. If you have lost your guest pass(s) there is a replacement fee of \$12.50 per pass. We are actively seeking a tow company and once we sign with them, they will be towing illegally parked vehicles or unregistered vehicles at owners' expense. No street parking after **1am to 6am nightly**.

If you have gotten a new dog or cat, your new pet must be registered. Also, this is true if you've gotten a new vehicle. **In order to avoid another mandatory registration of all owners and tenants, please make sure your vehicles and pets are registered.**



Poop Stations

It has been observed by a homeowner that a lady walking her dog on 50 Drive dropped her dog's poop bag into someone's garbage bin at the curb. **THIS IS NOT OKAY !!!** We have stations all around the community for this purpose if you don't want to carry it to your house. Had she looked across the street from where she was standing, she would have seen a poop dispensing station right there. Please be considerate of your neighbors. Put another way, do unto others as you would have them do unto you. We don't appreciate stepping in your dog's waste.

Turnabout Parking

In fairness to all residents who live on the turnabout streets and until further notice, those spaces are to be taken on a first come-first served basis and only one car per household shall park in a turnabout at the same time. Guests can use your driveway or overflow parking. All vehicles must have a Parking Sticker on the window facing the street or their vehicle will be violated or possibly towed.

Four Foot Fences Across Your Backyard

To clarify any misconceptions, the fence across your backyard is your responsibility to remove, to repair, or to replace. When homes were originally built, there were no fences across the back of the homes. With so many children and dogs living here, owners were requesting that they be allowed to put a fence up and so it happened but not all homes have fences across the back.

Also, the divider fence between you and your neighbor on either side of you is a/k/a a privacy fence or a party wall. Should that party wall need to be replaced due to age deterioration or an act of God that, too, is your responsibility, and the cost shall be shared by you and your neighbor. However, the association will continue to make minor repairs on it when necessary.



TRIVIA QUESTION: Which of these actors is a classically trained opera singer?

- Jackie Chan
- William Shatner
- Keanu Reeves
- Morgan Freeman

Private Page Homeowner Page on our Website

We have added a link on our website to a private page for only homeowners to see. In order to access it, you must sign in and set up an account. Once you have set up your account, log in and instructions will be there to assist you. All our governing documents, contracts, insurance policies, financials, board or committee meeting notices, any document(s) to be voted on, board certifications and much more are there for you to see. Protected information is not posted but a list of exclusions is. Please set up your account as we will not send you any requests for documents that are posted there.

Accessing Your Screened Patio to Complete Work Orders or Inspections

This is the process when accessing your property is necessary:

1. Mike will call or text you the day before he plans to come to ask you to leave your screen door unlocked. If you don't take his call,
2. he will call you the next day or stop by to see if you are home. If no answer,
3. the office will email you for a time he can come. If that is not successful
4. it's up to you to schedule a timeframe that he can come. Keep in mind he works Monday - Friday from 8am - 5pm. No weekends or holidays.

Answer: Jackie Chan, widely celebrated for his martial arts skills and action-comedy films, is also a classically trained opera singer. Before achieving global fame as an actor, Chan spent a significant part of his youth at the prestigious China Drama Academy, where he trained in the traditional Peking Opera style. This rigorous education involved martial arts, acrobatics, and operatic vocal performance. Jackie Chan has released over 20 albums and has performed vocals in a range of languages, including Cantonese, Mandarin, Japanese, and English.

Garbage Pickup-Big Change - See Flyer

New days: Mondays and Thursdays beginning March 3rd

Do not put your bins to the curb until the night before (Sunday and Wednesday evenings) and please remove from curb same evening.

IMPORTANT NOTICE! GARBAGE COLLECTION DAY CHANGES



STARTING MONDAY, **MARCH 3RD**, YOUR GARBAGE
COLLECTION DAYS WILL CHANGE TO:

MONDAYS & THURSDAYS

STAY UP TO DATE!

Download the DFB Waste Watch App today to receive updates,
reminders, and important notifications.

For more information, visit www.dfb.city/solidwaste.

Emails to Homeowners

If you opted out of emails, this will be the last newsletter to be mailed to residents. A copy can be picked up at the office or downloaded from website. If you have opted out of email but would like to receive your statements, newsletters, or notices, please call office to let us know.



February Lawn Maintenance Schedule

February 11th & 25th

RULES AND REGULATIONS



THE LAKES HOA
5045 NW 11 AVENUE
DEERFIELD BEACH, FL 33064

WE TAKE PRIDE IN OUR COMMUNITY

All the owners pay for the amenities provided for your pleasure and we ask all residents to respect the grounds and amenities, and everyone's right to quiet enjoyment.



THESE RULES AND REGULATIONS ARE TAKEN
FROM AND IN ADDITION TO YOUR BYLAWS.

ARTICLE VII

Section 21. Additional Rules and Regulations. Attached hereto as Schedule A are certain additional rules and regulations of the Association, which are incorporated herein by this reference, and which may be modified, in whole or part, at any time by the Board of Directors of the Association.

1. INSPECTION AND COPYING OF RECORDS

Any member wishing to inspect records may do so during regular business hours with a written request ten business days prior to viewing. Copying records requires a written request ten business days prior and will be limited to no more than one request within a 60-day period. There will be a \$0.25 charge for each copy or sheet requested. Any extensive copying to be done may require a service charge due to the time and labor involved. This cost will not exceed \$0.50 per copy and the current hourly salary of office personnel with a minimum of one-hour labor.

2. COMMERCIAL VEHICLES

Will be limited to Cars, Vans, ATV's, SUV's, Small Trucks or Pickups with lettering that shall either be covered and/or removed when on premises. This will also include Vans, Pick-ups or Trucks that shall not be permitted to expose work machinery, construction materials, or construction debris. Custom commercialized painted vehicles are NOT permitted to park in the community overnight UNLESS COVERED, nor are trucks weighing 26,000 pounds or more or have 3 or more axles.

3. SWIMMING POOL / PLAYGROUND / TENNIS COURTS

Swimming Pool / Playground / Tennis Courts are permitted only from the hours of DAWN to DUSK daily and the gates are to be closed at all times. Children under the age of 13 years of age MUST be accompanied by a responsible adult swimmer. All persons using the Swimming Pool / Playground / Tennis Courts do so at their own risk. All persons must shower thoroughly BEFORE entering the pool. No pets shall be permitted in the swimming pool or in the pool area, Playground & Tennis Courts at any time. No running shall be permitted in the pool area/ Playground / Tennis Courts. No food or beverages in glass containers or glass objects shall be permitted in the pool area/ Playground / Tennis Courts. Persons using suntan oil, lotions or any other substance shall not use poolside furniture unless such furniture is completely covered by a towel or other protective material. During the winter season, as determined by the Board of Directors, the pool shall be heated to a comfortable temperature within the discretion of the Board of Directors. A registered resident must accompany all guests at all times. All persons using the swimming pool must have proper swimming attire. NO swimming allowed in the lakes at any time.

4. VEHICLE MAINTENANCE AND/OR PARKING

No vehicle maintenance or repairs shall be performed on the Association property. All vehicles are to be properly registered by the state with copies of the vehicle registration on file with the Association. Proof of residency is required. Registration with the Association can be done during regular business hours. All vehicles must be movable under their own power. Residents must park on paved driveways in front of their unit or at designated parking areas. Grass parking is not allowed at any time unless in designated parking areas as indicated by signs. Guest parking is by guest pass only. Guest passes are issued to each homeowner and must be hung from rear view mirror at all times while on premises. Overnight street parking is NOT allowed Sunday through Thursday from 10PM to 6AM; Friday and Saturday from 1AM to 6AM. Parking is forbidden at all times under any circumstances to residents, their guests, workmen or any other visitor in the turn-around areas which are for emergency vehicles only. Residents of The Lakes are responsible for their guests/invitees' parking. **Unauthorized** parking by homeowners and/or their visitors will result in a courtesy letter advising the resident of such **unauthorized** parking. Any subsequent violation of a parking rule will result in the vehicle being booted without notice. If the vehicle is still not removed after 24-hours, then it will be towed from the community.

5. BOARD MEMBERS

Any homeowner that is a full-time resident may become a board member. This is a volunteer job, which does require Board and / or Homeowner's meetings. No Board member shall miss three consecutive Board meetings. It will be the Board's discretion to replace any Board member who violates this rule.

6. FOR SALE SIGNS

"For Sale" signs to be displayed shall only be issued by the Association and will be installed by the association's authorized agent. Homeowners will be required to pay a deposit for each sign as determined by the Board of Directors. Deposits will be refunded upon return of the sign in proper condition. Only one sign will be authorized per unit.

7. LEASES

Homeowners may not lease their unit until 24 months from the date of purchase. A lease shall not be for a period of less than 6 months and unit can only be leased once a year. No unit shall be subleased and rental of one room in unit is prohibited. The Board of Directors must approve all leases. The Association can terminate the lease of a tenant who is not abiding by the Declaration, Articles of Incorporation, Rules & Regulations or any agreement administered by the Association. A \$300 deposit is required, which will be refunded at termination of lease minus any repairs for damage by tenant to common areas. The owner will be jointly and severally liable with the tenant to the Association for any amount in excess of such sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. Any balance remaining in the escrow account, less an administrative charge not to exceed \$25.00, shall be returned to the Owner within ninety (90) days after the tenant and all subsequent tenants permanently vacate the subject unit. A copy of a lease renewal must be given to the office. Guest passes are to be returned to owner. If tenant fails to return passes, \$50 will be deducted from the deposit.

8. CONTRACTORS

No owner will instruct or order any work to be done to any common areas. Employees and contractors are and will be instructed through the Board of Directors or its agents only.

9. HURRICANE SHUTTERS

Upon issuance of hurricane warnings, standard hurricane shutters or panels, as approved by the Board of Directors may be used; providing that such shutters shall be removed forthwith when the hurricane conditions have abated.

10. REFUSE: GARBAGE AND BULK TRASH

All garbage, newspapers, magazines, food remains, etc. is to be deposited in the bins provided by the city and is to be put to the curb the nights before pickup (Mondays and Thursdays) and are to be put away the same evening. Disposal of trash bags and/or household trash, e.g. furniture, appliances, yard/tree waste, etc., is to be put at the curb of your unit the night before pickup (Tuesdays). All construction or demolition debris (carpet, drywall, tile, concrete, wood items such as cabinets) are to be in a separate pile as the city charges per cubic yard and a notice of fee charged will be attached to that debris. The owner must call the
The Lakes Homeowners' Association Rules & Regulations – REV. 11/13/2024

city and pay for whatever charge is specified on the notice. See Garbage Pickup notice on website under "Documents" for more details.

11. SPEED LIMIT

Speed limit in The Lakes Villas is 15 MPH on all our roads. Stop signs must be obeyed.

12. POSTING & PROPAGANDA

At no time will there be allowed any posting of any Signs, Letters, Notes, Pictures, Brochures, Advertisements or any written visual propaganda not approved by the Board of Directors. There is no soliciting allowed in this community. Only the Board of Directors has the authority to post any information to this community.

13. INSTALLATIONS OF SATELLITE DISHES

No satellite dishes shall be installed without approval of the Architectural Review Committee.

14. CARE OF PROPERTY

Any and all planting of beds shall be maintained and mulched. Lawns must be watered. Plants and decorative landscape shall be properly groomed, fertilized and irrigated. Homeowner's irrigation systems shall be maintained by the homeowner in good working condition. The Board of Directors must approve installation and replacement of all trees or large plants. The planting of fruit trees is not permitted on common ground. Board approved screened enclosures shall be maintained by homeowners, e.g. torn screens, excessive lime deposits, etc. Homeowner gutters shall be cleaned of debris and maintained to permit proper water run-off. The exterior of each residence shall be maintained and cleaned in a fashion that allows for a better-looking community. No homeowner shall connect private pumping systems from our lakes for private irrigation.

15. OBSTRUCTIONS AND DESTRUCTION OF PROPERTY

There shall be no obstruction or cluttering of the Association property, including and/or without limitation, sidewalks, automobile parking spaces, lawns, entrance ways, patios, or courts, other common elements, or areas. This includes any cutting of trees or shrubs belonging to the Association and not of your own personal property. There shall be no marking, marring, damaging, destroying, or defacing of any part of the Association property. Members shall be responsible for and shall bear any expense of such damage caused by said member, his family, guests, lessees, and/or investors.

16. TEMPORARY STRUCTURES & RECREATIONAL VEHICLES OR WATERCRAFT

No structure of a temporary character, e.g., a 6' shed, tent, gazebo, or anything higher than the top of the fence is not permitted to be installed if it can be seen by your neighbor or from common ground. No trailer, mobile home, recreational vehicle, boat or watercraft of any kind shall be permitted on the property at any time, or used at any time on the lake or as a residence.

17. USE OF COMMON ELEMENTS

The common elements of the association are for the exclusive use of the association members and their immediate families, lessees, resident house guests and a guest accompanied by an association member or member of their immediate family.

18. NOISE AND NUISANCES

No noxious, offensive or unlawful activity shall be carried out on The Properties, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other Owners.

No person shall create any plainly audible noise that disturbs the peace, quiet, and comfort of the adjoining units or neighboring inhabitants or persons. Furthermore, noise of such character, intensity or duration detrimental to the life or health of any individual is prohibited. All noise, including and without limitation, is described as talking, singing, barking, television, radio, record player, tape recorder, iPod or musical instruments, and shall be kept at such volume level that said noise is not audible as aforementioned after 10 PM Monday through Thursday and 12 AM Friday and Saturday. Children shall not play on or about common areas of the Association in an unruly or exceptionally noisy manner.

19. ANIMALS

No Animals that may be determined to be livestock or poultry are allowed in any unit. Household pets are defined as dogs, cats and domestic birds, and are allowed as long as they do not become nuisance nor annoyance to any other owner. No more than two pets per household. All pets must be registered with the association and county. Each dog must be on a leash when on common elements. No pets may be tied to any trees or staked to the ground on their property or left unattended on common elements. Owners are responsible for removing all of their pet's feces from their property and common ground as it is a toxic contaminate and eventually leeches into the ground water.

20. VIOLATIONS

The board may impose a fine for any owner, their family, guests, employees, or invitees for failure to comply with any rule or regulation presented in the Articles, Declarations, Bylaws or Rules & Regulations. Failure of any owner to comply with any restriction, covenants, or rules shall be grounds for immediate action, such as warnings and fines. Fines for non-compliance or violations will not exceed the following:

1. First occurrence – Violation Issued Warning
2. Hearing and Optional Fine if not remedied within 14 days
3. \$100.00 per violation/daily up to \$1,000.00
4. Notice given of fine and amount, must be paid within 30 days if not remedied. If violation is remedied before 30 days, no fine.

21. LEGAL ACTIONS

Any maintenance payment and/or special assessment payment past due 90 days will be turned over to the attorney at the Board's discretion or when the past due balance has reached \$1,000. This may include placing a lien on the property. Delinquent homeowners will be subject to legal and administrative costs.

22. REGISTRATION

The Board of Directors is empowered to and will periodically require registration of all approved residents in The Lakes, including owners and renters. Such registration shall include registering the names of all residents, their vehicles, and their pets for the purpose of ensuring that all persons, vehicles and pets have been screened and approved by the association and are legally living in The Lakes, as authorized and required pursuant to the Declaration and other governing documents. Persons who have not been screened and approved for residency will not be permitted to remain unless and until they have properly applied for and been screened and approved according to governing documents and the Rules & Regulation. This policy shall not include temporary visiting guests. Pursuant to the foregoing policy, subsequent to the effective date of this rule, any vehicles that have not registered and have not been issued a parking decal or sticker will be towed at any time wherever vehicle is parked, including driveways, after the appropriate notice is given, as required by the Declaration.

23. ARCHITECTURAL REQUESTS

Any outside changes to your home whether it be something attached to the unit, or something large added to your front or back area e.g. (a shed), or something removed, must be requested on an Architectural Request form which must be dated and approved by the Architectural Committee before commencing the addition or removal. Homeowners are not permitted to change the overall aesthetic look of the community per The Declaration of Covenants.

24. PLANTING TREES ON COMMON GROUND

Planting any trees on common ground needs authorization from the Association. Fruit trees are not allowed due to the attraction of animals (e.g., rats, raccoons, iguanas) and otherwise become a nuisance making the tree the responsibility of the Association to maintain. You may plant fruit trees on your own property, but not on common ground. Non-fruit bearing trees are allowed only if you have removed a tree on your property, and the City requires you to replace it. You must inform the Association, who will guide you on where to plant the replacement tree(s).

25. USE OF PROPERTY

No unit shall be used except for residential purposes. No businesses of any kind or type is permitted to be operating out of a unit.