

Lakes of Deer Creek Condominium Association, Inc.  
Managed by Benchmark Property Management  
7932 Wiiles Road  
Coral Springs, FL 33067  
954-344-5353

**RULES AND REGULATIONS – QUICK REFERENCE**

**Clubhouse and Pool**

- Residents must accompany guests to the pool and clubhouse.

**Parking**

- Head in parking only. Do not back your vehicles in.
- No parking of any vehicles on the grass, swale areas or street.
- Residents may only use their assigned parking spaces. No residents are allowed to park in guest parking.

**Landscaping**

- A request to do any landscaping or planting outside of your unit must be submitted in writing to the Board for approval prior to commencing any work. Please obtain an ARB Form from the website or property manager.
- According to the City of Deerfield Beach, it is against city ordinance to cut down any tree. If you feel the tree is diseased or dead, submit your concern in writing to the management company and it will be addressed.
- Please do not cut down any natural vegetation close to the lakes. We do not own the lakes.

**Trash**

- All trash receptacles must be kept out of view of the front of your unit. No debris may be left on porches or anywhere else that can be viewed from the street.
- Trash pickup is provided by the City of Deerfield Beach. Per our By-Laws and city ordinances, trash and items for bulk pickup may only be put out after 6 pm the night before pick up. All trash receptacles must be put away by 6 pm on the pickup evening. Please keep sidewalks clear of all items

Pick-up schedule is as follows: Monday - bulk and trash pickup.

Thursday - trash and recycling pickup.

**Wildlife**

- No feeding of the wildlife including the ducks.

**Pets**

- No more than one pet is allowed per unit.
- All pets must have a leash no longer than 6 feet in length while outside your units.
- All animal waste must be picked up per city ordinance.

**Noise**

- Construction and deliveries are only allowed Monday-Saturday 8 a.m. to 8 p.m.

**Holiday Decorations**

- All Holiday decorations must be removed by January 8<sup>th</sup>.