***LAZY OAKS CONDOMINIUM ASSOCIATION***

***RULES & REGULATIONS***

*The Declaration of Condominium and Association Rules, Regulations and Use Restrictions concerning Lazy Oaks Condominium Inc, shall apply to and are binding upon all unit owners, their lessees and guest(s). Failure to follow the Associations Rules, Regulations and Use Restrictions will be subject to fining fees and / or legal action.*

**1. SALES OR LESSEES:**

All ***NEW*** buyers and lessees (18 years of age or older) must submit an Application to the Association prior to occupancy.

The Board or Management Company will set up a meeting to review the Declaration, By-Laws, and Rules & Regulations of the Association.

Buyers and lessees are required to complete an application to include a fee of $75 per person.

Only two (2) heart beats per bedroom.

Applications are available through Management Company and must be submitted to the Management Company at least 7 (seven) days prior to occupancy or closing.

The purpose of this is to ensure compliance with applicable occupancy, parking restrictions, Rules & Regulations in general.

All leases must be a minimum of three (3) months but cannot be greater than one (1) year.

**2. VEHICLES:**

Each unit is permitted two (2) vehicles only. Extra vehicles may not be parked in guest parking.

Vehicles are required to have a Lazy Oaks parking permit.

No commercial vehicle, (any vehicle regardless of size with visible decals/wraps/affixed equipment or supplies in the bed shall be considered a commercial vehicle), no recreational vehicle, no trailer, no boat, no personal watercraft, no camper, no motor home, no mobile home, no small campers may be parked or stored on the property, any parking areas or any common areas.

No unsightly vehicle or a vehicle in a state of disrepair may be parked or stored on the property.

All vehicles must have an up-to-date license plate.

No repairs on vehicles are permitted.

**3. PARKING:**

The time limit for parking on the roadway is four (4) hours.

Parking on grass at any time is prohibited and is subject to your vehicle being towed.

Unit Owners or Occupants having a garage / carport shall use their respective garage / carport and driveway for parking.

Guest(s) parking is in the center of the community and labeled as such, “GUEST PARKING”.

This parking is reserved for short term guests only. All others will be towed.

There shall be no parking in the “No Parking Area” at either side of the entrance. Parking in these areas will subject your vehicle to being towed.

**4. NUISANCES:**

No nuisances are allowed, nor any use or practice that is the source of annoyance to residents or which interferes with the

peaceful possession by its residents.

Radios and TVs must be turned down to a minimum volume between the hours of 9:00pm – 8:00am.

Car radios must be turned down when entering the property.

Vehicles must have a proper muffler system in place.

Any renovation work, maintenance, appliance, or furniture deliveries must be done between the hours of 8:00 am – 6:00 pm, Monday through Saturday.

No loitering allowed in any common areas of the property.

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**5. ARCHITECTURAL:**

No alterations of any kind, including but not limited to the addition of screen doors or patio screens, shall be made to the common / limited common portions of the exterior or interior of any structure without prior written approval from the Architectural Review Committee (ARC).

**6. Chimney Cleaning and Dryer vent lint removal.**

Each unit owner is responsible for cleaning the chimneys for the wood burning fireplace to avoid any fire hazard. The dryer vent must be professionally and regularly cleaned to avoid fire hazard. Said cleaning should occur at least once every twelve (12) months.

**7. COLOR CODES:**

Please contact the Management Company for color codes acceptable for the following:

Screens, patio/windows/door

Doors, front/garage

Outside light fixture, door/coach

**8. DRAPERIES:**

Draperies, blinds, and shutters visible from the common areas must be neutral colors and in good condition. Bright color or patterns are not permitted. Side windows also fall under this restriction.

**9. FLAGS:**

The association has provided a “flag bracket” on the front of each unit, along with a 12 x 18 American Flag. State of Florida Flag or US Military Flag are acceptable. The size of these flags may be increased to no larger than 3 x 5 feet. Decorative flags and all others are not permitted.

**10. FLAMMABLES:**

No explosive material, chemical, or substance except for normal household use, is to be kept in any unit, garage, or carport.

**11. HOLIDAY DÉCOR:**

Christmas/Hanukah holiday decorations will be allowed between November 15 – January 15 only.

NO blowup décor.

**12. INFRACTIONS:**

Notice will be sent to the owner and/or lessee of any infraction. After two notices of the same infraction, and if not remedied, the BOD will consider fining and/or legal action.

**13. LANDSCAPE:**

The areas behind the brick partition wall, in front of the flat units, and the small areas planted next to the sidewalk, of the two (2) story units, may be maintained by the unit occupants provided they obtain written approval from the ARC.

Planted pots may not be placed on the common elements of the Association.

Decorations (i.e.) lawn ornaments, bird baths etc. may not be placed on the common elements of the Association.

The landscaping company will NOT maintain areas where personal property has been placed.

The trees, shrubs, flowers, and lawns are a vital and valuable part of the premises, and the owners shall be liable for any damage to them for which they are responsible.

The planting, pruning, trimming or removal of any shrubs, trees or flowers is not permitted without the approval of the ARC.

Anyone responsible for damaging the underground pipe will be liable to correct the damage immediately.

Tampering with Lazy Oaks Condominium equipment such as utilities, sprinkler, well, rust remover system and signs of any kind is prohibited.

**14. LATE FEES:**

Fees and assessments postmarked after midnight of the 5th day of each month will be considered late.

There will be a $10.00 late fee levied against such payment.

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**15. PETS:**

No more than two (2) pets per unit.

Pet(s) must be on a leash when not in the unit.

Pet owners are responsible for the waste cleanup of their pet immediately.

Pet owners are responsible for any damage caused by their pet.

In the instance of excessive barking, physically aggressive, causing damage to property, the Board of Directors may request that the

pet be removed from the property.

Any special cleaning or spraying of the unit is at the pet owner’s expense, including fleas or odors emitting outside of the unit.

NO: Exotic animals, snakes, rats, mice, livestock, poultry and/or farm animals of any kind.

NO: Dogs listed on the insurance company “Dangerous Dog List”.

**16. PROPERTY DESTRUCTION:**

Neither owners nor lessees, their dependents, or guests, shall damage, deface, or engrave any part of any building. This includes deliveries of furniture, etc. to or from any building. Owners shall be financially responsible for any such damage.

**17. SIGNS:**

Signs advertising the sale or lease of the unit are not permitted in the common areas of Lazy Oaks.

Such signs shall be put behind the windows from inside the unit.

No signs, personal names, logos, or plaques shall be displayed on the exterior of any building.

**18. STORAGE:**

Common areas shall not be obstructed, littered, defaced, or misused.

Carports or patios shall not be used for storage and must be kept neat.

There shall be no storage of any personal property in the common area.

**19. TRASH AND RECYCLING:**

All parts of the condominium shall be kept in a clean and sanitary condition with no rubbish, refuse or garbage allowed to accumulate.

All garbage and refuse from the units shall be deposited in plastic garbage bags only (no trash cans) and placed in the driveway for pick-up by the refuse company.

Recycling should be placed in your green plastic bins for pick-up.

Trash and recycling are on Tuesdays and trash collection only on Friday.

Trash should be placed out for pick-up no earlier than 5:00 pm the night before and bins removed no later than 8:00pm on pick-up day.

**20. MISCELLANEOUS:**

●Entering or attempting to enter upon roofs, patio roofs, or walking on the roof is prohibited except by authorized personnel.

●In case of any emergency originating in or threatening any unit, regardless of whether the owner is present at the time of such emergency, the Association or any person authorized by it shall have the right to enter such unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate.

●Speed limit in Lazy Oaks is 15 mile per hour.

●No antenna or dish, external wiring or cable is allowed to be placed on the common elements of the unit. All antenna or dish, external wiring or cable must be approved by the ARC prior to installation. The Board has the right to remove antenna or dish, external wiring or cable that has not been approved or on the common elements of the Association.

●No business that generates commercial traffic whether vehicular or pedestrian is permitted in any unit.

●No resident or guest shall direct, supervise or in any manner attempt to assert control over any vendor of the Association or the Management Company with the exception to the BOD.

●Laundry shall not be hung on patios or common property. No clothes lines shall be visible from outside.

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***RESIDENTS SHALL ABIDE BY ALL STATE AND LOCAL GOVERNMENT LAWS.***

***By signing below, I declare that I have read the above completely and that I agree to abide by the Lazy Oaks Condominium, Inc. Rules, Regulations and Use Restrictions.***

