

VILLAS OF LAKE ARBOR COMMUNITY ASSOCIATION, INC. VILLA RULES AND REGULATIONS

The following rules and regulations have been adopted by the Association and are required to be observed by all residents and guests. Provisions for their strict enforcement are established in the Declaration to which these rules are attached.

EXTERIOR WORK: Residents must contact the BOD for approval prior to starting any exterior work.

- Professional roof replacement of tiles to existing standards and cleaning of tiles when requested by Board.
- Exterior walls must be painted in Lake Arbor gray color. Gutters must be painted cream color and downspouts are to match exterior wall color. Windows, screen doors and enclosed patio frames must be in bronze color only. Paint codes are available.
- Exterior lighting fixtures on porches or entrances must be black in color.
- Awnings, shutters and rollaway types must have Board approval prior to installation.
- Carports: Owners are responsible for cleaning and repair.
- Sidewalks: All repairs, replacement and extensions require board approval.
- The Association does not allow landscaping on common areas by residents.

HOA STANDARDS FOR EXTERIOR DECORATIONS:

- A maximum of seven (7) pieces of potted plants or in combination with art objects must be aesthetically placed and are not to exceed 24 inches in height, length and depth.
- No religious or political messages/symbols except the American flag are allowed.
- Beginning at Thanksgiving - door wreaths and decorative items denoting winter holidays can remain on display for only 45 days.

LIFT STATION: Nothing other than toilet paper and human waste is allowed to be flushed down the toilet.

GARBAGE: Garbage and trash shall be disposed of only in areas designated for such by the Association. Garbage is to be put out the day of removal, not the night before. Unit owners are responsible for advising their contractors to remove all debris from the property at the end of each day. Community trash pickup is on Monday and Thursday outside of your unit. Dumpster pickup is Monday, Wednesday and Friday.

DRONES: Drones, as defined by Section 934.50(2)(a), Florida Statutes (2021), and other remotely controlled flying devices (collectively "Drones") are prohibited from being operated over, on or in any portion of the Community, including but not limited to the Common Property, except that properly licensed Drones used lawfully by outside parties operated by federal, state or county departments or agencies may be operated within the Community. Drones used for recreational purposes and Drones which are not properly licensed are prohibited in the Community. If drone photos and/or videos are posted online to sell a home in the community, the unit owner will be responsible for fines that can range from a minimum of \$100.00 or a maximum of \$1000.00.

SWIMMING POOL: The swimming pool and pool deck/cabana is for residents and their authorized guests only. Everyone needs to follow the rules: All minors must have adult supervision at all times in the fenced pool area and adult must know how to swim; Shower

before using the pool; Must wear appropriate bathing attire (no street clothes) in pool; No pets allowed in the fenced pool area; No glass containers allowed in the fenced pool area; No smoking in the fenced pool area; No loud music: wearing headphones or earbuds is required; Bathing load is 23 persons; Pool hours: dawn to 11:00 pm.

STANDARDS FOR HURRICANE SEASON: Wooden or plastic type window and door coverings installed during hurricane season must be taken down within ten (10) days following the passing of the emergency period. The only exception to this guideline is professionally installed rollaway type shutters. Owners are responsible for the removal of loose objects prior to stormy weather. All uncared-for objects will be removed by maintenance.

ESTATE SALE: Estate sale signs, no larger than eighteen inches by twenty-four inches, may be displayed only on Saturdays or Sundays and then only from 9:00 am through 5:00 pm on the day of the sale and are not allowed without prior Board approval. Only one sign in front of the Owner's unit is allowed. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. An estate sale constitutes a liquidation of an estate for one who is deceased.

PARKING: Commercial/recreational vehicles owned by a resident or vendor may not be parked overnight in VOLA.

NO FEEDING THE WILDLIFE: Feeding the wildlife or freshwater fish will be prohibited in the community of the Villas Of Lake Arbor.

The minimum penalties of \$100.00 or a maximum of \$1000.00 can apply to a violation of the following:

1. Feeding wildlife or freshwater fish with food or garbage;
2. Attracting or enticing wildlife and/or freshwater fish with food or garbage; or
3. Allowing the placement of food or garbage in a manner that attracts or entices wildlife or freshwater fish.