

## **To ALL Homeowners of the Villas Of Lake Arbor**

As per our attorney, it was strongly suggested that the VOLA Board vote on the following and so this was done on December 10, 2024 at a VOLA HOA Board Meeting held at 6:00 pm poolside. Below are excerpts from the meeting minutes.

**Architectural Approval:** you can not just hire a contractor to do work on the outside of your property. You have to fill out an architectural application and it needs to have approval by the VOLA HOA Board before work any can begin.

**Partial Architectural Rule:** The Association has the exclusive authority to determine the exterior appearance of all Buildings. No owner or occupant shall make any exterior repair, modification or painting without the prior written approval of the Association.

Tim Adams (president) Makes Motion:

From this point forward and once this mailer is sent out, anyone having work done on the outside of their unit without an architectural approval, the homeowner will be given an immediate fine of \$100 per occurrence. Each day is equal to a new occurrence for a maximum of ten (10) days not to exceed more than ten (10) for a total of \$1000.00

2<sup>nd</sup> By All in favor. (Unanimous Vote)

**Pet Without A Leash:** You can not just let your dog out the front door to do his/her duty without a leash. Your dog must be on a leash at all times.

**Partial Pet Rule:** By keeping a pet within the community, the pet owner assumes full and total responsibility for all injuries, damages, costs and expenses caused by the pet

to any part or to the Association property. Pets, including pets belonging to visitors, shall be leashed with the leash held by an individual and under control at all times while the pet is outside of the unit and within the common area and shall only be walked in areas designated by the Association for this purpose. Pet owners shall remove all excrement from these areas, as and when left by the pet and properly dispose of same.

Tim Makes Motion:

From this point forward and once this mailer is sent out, the homeowner and/or their guest(s) violating the rule by not having their dog on a leash, the homeowner will be given an immediate fine of \$100 for each occurrence.

2<sup>nd</sup> By All in favor. (Unanimous Vote)