

**VILLAS OF LAKE ARBOR COMMUNITY ASSOCIATION, INC.
CORPORATE RESOLUTION REGARDING
ADMINISTRATION OF
HOUSING FOR OLDER PERSONS PROVISION**

Upon motion duly made by Marita Lambert, and duly seconded by Larry Zarcensky, the following Resolution regarding the policy of the Board of Directors in administering the up to twenty percent (20%) of the Units that may be occupied by an individual or individuals who are not residing with someone age fifty-five (55) or older was adopted by a unanimous vote of the Directors present and voting at a duly called meeting of the Board of Directors.

WHEREAS, VILLAS OF LAKE ARBOR COMMUNITY ASSOCIATION, INC. (hereinafter referred to as "Association"), is the entity charged with the enforcement of the Declaration of Covenants and Restrictions for Villas of Lake Arbor, as recorded at O.R. Book 5700, Page 218 et seq., ("Declaration") as same has been amended from time to time, of the Public Records of Pinellas County, Florida; and

WHEREAS, the Association is "housing for older persons" meaning that at least eighty percent (80%) of the occupied Units¹ must have at least one occupant who is age fifty-five (55) or older to be in compliance with the Federal and Florida Fair Housing laws; and

WHEREAS, Section 12.6 of the Declaration of Covenants and Restrictions for Villas of Lake Arbor, reads as follows:

Section 12.6. Eighty (80%) percent of the occupied Units shall be occupied by at least one (1) person age fifty-five (55) years or older who is the owner or approved tenant of the Unit. No person may reside in any Unit who is less than eighteen (18) years of age except as the guest of the owner or approved tenant and then only for a period not to exceed twenty-one (21) overnight stays in any twelve (12) month period. The remaining twenty (20%) percent of the Units are reserved and restricted for occupancy when the qualifying person who was age fifty-five (55) years or older has vacated the Unit or in instances where an individual age eighteen (18) or older and less than fifty-five (55) years of age has inherited title to a Unit and thereafter seeks to occupy that Unit. The remaining twenty (20%) percent shall not be available for occupancy resulting from open market transactions unless the Unit will be occupied by at least one person age fifty-five (55) years or older. The Board of Directors may adopt reasonable rules and regulations

¹ "Unit" shall refer to, a "Living Unit" as it is defined in Section 1.9 of the Declaration, and shall include both a villa and condominium unit, as applicable.

governing the use and occupancy of the twenty (20%) percent of the Units which are not otherwise occupied by one person age fifty-five (55) years or older. Any Unit which is occupied by a person who is not age fifty-five (55) years or older as of the recording of this amendment is grandfathered and therefore the residents of that Unit may continue their occupancy notwithstanding the fact that they are not in compliance with this section of the Declaration of Covenants and Restrictions.

and

WHEREAS, Section 12.7 of the Declaration of Covenants and Restrictions for Villas of Lake Arbor, reads as follows:

Section 12.7. Long Term Occupancy. Guests may occupy a villa for a period not to exceed thirty (30) consecutive days. In the event any person occupies a villa for more than thirty (30) days, such persons shall be deemed to be a tenant, whether residing with a villa owner or an approved lessee and such party shall comply with all of the provisions of Section 12.5 regarding approval of all tenants. The villa owner shall be responsible to the Association for attorney's fees and court costs in the event it is necessary to enforce this provision. In the event of a non-approved resident residing with an approved lessee in violation of this provision, the Association shall have authority to act as the owner's agent and evict the approved lessee for allowing an unauthorized person to occupy the Unit in violation of the Association's approval process.

and

WHEREAS, consistent with the Association's long-standing practice, the current Board of Directors shall reserve the right to consider the following in allowing occupancy of a Unit where there is no occupant of qualifying age and occupancy in any of the below scenarios shall only be permitted to the extent it will not cause the percentage of Units occupied by at least one individual age fifty-five (55) or older to drop below the minimum threshold of eighty percent (80%) are required by the Federal and Florida Fair Housing laws.

NOW, THEREFORE, be it resolved that the Board of Directors, at a duly noticed meeting on 10/28/2025, has determined that Section 12.6 of the Declaration of Covenants and Restrictions for Villas of Lake Arbor, and Section 12.7 of the Declaration of Covenants and Restrictions for Villas of Lake Arbor, as above-quoted, shall henceforth allow for exceptions as follows:

1. When the qualifying person who was age fifty-five (55) years or older has vacated the Unit.
2. Where an individual age eighteen (18) or older and less than fifty-five (55) years of age has inherited title to a unit and thereafter seeks to occupy that unit.

3. Renters must always have an occupant age fifty-five (55) or older and no exceptions shall be made.
4. None of the above exceptions should be in anyway construed as granting rights to occupy a Unit that do not otherwise exist through permission of the Unit owner or legal right to ownership or occupancy.

In order to facilitate the verification of these occupancy restrictions the Association implements the following policy in accordance with its Declaration, Rules and Regulations, and governing documents.

- I. Occupancy Verification for ALL proposed residents, SALE OR LEASE of a Unit
 - a. All proposed residents must submit an application proving age and identification.
 - b. All proposed residents must be listed on the application and the nature of their occupancy (part-time or full-time).
 - c. Applications must be supplemented with additional/new resident information in the event an occupant will be residing in the Unit for over 30 days.
 - d. Move-In to a Unit will not be permitted until identification and age can be verified.
- II. Lease of a Unit
 - a. Every Lease of a Unit shall be subject to the provisions of Section 12.5 of the Declaration, and all applicable Rules, and Statutory Provisions. A copy of the duly adopted Tenant/Lease Approval Form is attached hereto as **Exhibit 1**.
 - b. An owner must own his/her Unit for a period of 24 months, before his/her Unit may be leased.
 - c. If a Unit is proposed for lease, the owner shall submit a copy of the lease, and such other information as the Board may reasonably require for consideration and approval by the Board. Submission of all such information shall be at least fourteen (14) days prior to the inception of the lease.
 - d. The Association shall approve or deny the proposed lease within fourteen (14) days of the submission date of the fully completed lease and application form, and such other information as may reasonably be requested by the Board of Directors.
 - e. The Association may consider a lessee's conduct with compliance with the governing documents and rules and regulations of the applicant's prior place of residence, along with the applicant's criminal background.
 - f. All leases shall be for a term of not less than one year. If a lessee vacates the Unit prior to the end of the said one-year period, a new lease application will not be accepted unless written approval, given by the Board of Directors prior to the signing of the lease. An exception of the foregoing shall be in the case of inheritance from an owner. In such cases, the heir or beneficiary shall not be precluded from renting the Unit for the initial two-year holding period.
- III. Sale of A Unit
 - a. A prospective purchaser of a Unit shall submit all required age and identity verification.
 - b. A copy of the duly adopted New Owner Application is adopted hereto as **Exhibit 2**.
- IV. Guests
 - a. Owners shall be responsible for the conduct of their guests.
 - b. Guests may occupy Units for a period not to exceed thirty (30) consecutive days.
 - c. In the event any person occupies a Unit for more than thirty (30) days, such persons shall be deemed to be a tenant, regardless of the existence of a verbal or written lease

agreement. The Unit owner shall be responsible to the Association for attorney's fees and court costs in the event it is necessary to enforce this provision.

V. Tenant and Guest Removal

- a. Owners shall be responsible for the conduct of their guests and/or tenants.
- b. Owners shall provide guests and tenants with the Declaration, Rules and Regulations and all governing documents to ensure guests and tenants conduct themselves in accordance with Association conduct rules and standards.
- c. Owners shall be jointly responsible with their guests/tenants for any costs of enforcement in connection with the breach of any Declaration provision, Rule, Regulation or other governing document by his/her guest or tenant.
- d. In the event of non-compliance or non-performance by a tenant, guest, or Owner in connection with a lease, of these rules, the Declaration, and/or any Association governing document as it may be amended from time to time, the Association may, but shall not be obligated to, remove the guest/tenant bringing an action for eviction or injunction and charging the costs and fees of same to the Owner and his or her tenant/guest. This remedy is not exclusive to any other remedy available to the Association in the Declaration or Chapter 720, Florida Statutes.

A copy of this Resolution shall become a part of the corporate records of the Association and shall be kept with the other policy resolutions and the rules and regulations provided for herein shall have the same force and effect as if set forth in the Association's rules and regulations.

Date: 10/28/2025

VILLAS OF LAKE ARBOR
COMMUNITY ASSOCIATION, INC.

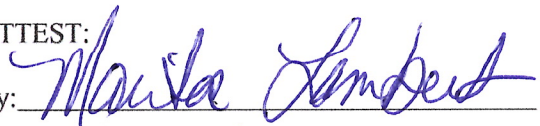
By: _____



Tim Adams, President

ATTEST:

By: _____


MARIA Lambert, Secretary

TENANT / LEASE APPROVAL

TO OBTAIN TENANCY APPROVAL IN A VILLA/CONDOMINIUM OWNED BY ANOTHER

NO OWNER MAY LEASE A UNIT FOR THE INITIAL 24 MONTHS OF OWNERSHIP

Applications for owner leasing or for adding tenants are available to Villas of Lake Arbor property owners, the owner's Power of Attorney, or the owner's management company representative only - current or future tenants/lessees cannot begin the application process. Applications are available online at WWW.VOLAHOA.NET or by emailing the Property Management Company at kmorris@resourcepropertymgmt.com. If you received an application from another source, make certain you are using the most recent version which is always available from our website. Any older version received will be returned to the applicant since we will be unable to process the transaction.

ALL APPLICATIONS MUST BE PRINTED SINGLE-SIDED

The following documents must be submitted and reviewed prior to application being complete:

1. A **copy** of the lease agreement that will be retained by Villas of Lake Arbor Community Association, Inc. (or its management company).
 - a. Each tenant/lessee (or their Power of Attorney) must sign the lease.
 - b. Owners and tenants/lessees should retain a copy of the lease.
2. Complete Tenant / Lease Application.
 - a. Co-applicants not related by marriage must submit individual applications.
 - b. Each tenant /lessee (or their power of attorney) must sign the application.
3. Submit your fully completed application(s) to include all twelve (12) pages, a valid government issued photo ID for each applicant, and \$25 application processing fee for each applicant, via one of the following methods:

A. Mail the documents via USPS, FedEx, or UPS to:

Villas Of Lake Arbor
c/o Resource Property Management
28100 US HWY 19 N., Suite 200, Clearwater, FL 33761

B. Email **Entire Application Packet** to kmorris@resourcepropertymgmt.com. All documents must be legible and original size – please verify the quality of any documents before emailing to us.

INCOMPLETE APPLICATIONS WILL BE RETURNED - PLEASE VERIFY YOUR INFORMATION

4. All Tenants/Lessees not related by marriage must submit a separate application packet.
5. OWNER/LANDLORD shall carefully read the twelve (12) statements listed on pages two and three (2 & 3) of this application. If all applicants understand and accept each of the statements, then all applicants must initial each statement.
6. The application will not be processed until all other requirements including initials have been met and received by Resource Property Management.

TENANT / LEASE APPROVAL

TO OBTAIN TENANCY APPROVAL IN A VILLA/CONDOMINIUM OWNED BY ANOTHER

ADDRESS Of Property to be Leased/Occupied (If A Condominium, Include Unit Number):

Address: _____

Owner(s) Name _____

Home Address _____

Phone No. _____ Email _____

OWNER/LANDLORD CONFIRMATIONS:

Please Initial Below To Acknowledge That I/We Understand And Agree To The Following:

1. All occupants must be fifty-five (55) years of age or older.

Initial 1: _____ Initial 2: _____

2. Any reference to assignments, subletting, holdover by lessee, and month-to-month leasing are not permitted and must be crossed out on your lease. These changes must be initialed by the owner and the tenant/lessee.

Initial 1: _____ Initial 2: _____

3. Any handwritten changes to the lease must be initialed by the owner and the tenant/lessee.

Initial 1: _____ Initial 2: _____

4. No display of signs are permitted or are to be referenced in your lease. Please cross out and initial.

Initial 1: _____ Initial 2: _____

5. The lease must include the start and end dates of the lease period. No month-to-month leases are allowed.

Initial 1: _____ Initial 2: _____

6. All leases must be for a minimum of one (1) year for all units.

Initial 1: _____ Initial 2: _____

****ALL INCOMPLETE OR INACCURATE PAPERWORK WILL BE RETURNED TO THE OWNERS ****

OWNER/ LANDLORD AFFIDAVIT

As an owner you are about to render an affidavit to the VILLAS OF LAKE ARBOR COMMUNITY ASSOCIATION, INC. that the information you have given herein is truthful.

You attest that it is not your intention to mislead or give falsified information. Please initial below to acknowledge that you understand and agree to the following:

1. I/We have provided the tenant/lease applicants(s) with a copy of all of the Rules and Regulations, Declarations and Covenants, and By-Laws, and any amendments or revisions, of the Villas of Lake Arbor Community Association, Inc. and I/we understand that I/we am/are responsible for their compliance with the rules as a condition of occupancy.
Initial 1: _____ Initial 2: _____
2. I/We understand that using the villa/condo in any short-term shared or “interval ownership” manner between related or unrelated parties is prohibited.
Initial 1: _____ Initial 2: _____
3. I/We have informed our tenant/lessee that they should carry renter’s insurance to cover their personal belongings.
Initial 1: _____ Initial 2: _____
4. I/We have informed the Tenant/Lessee that they need to abide by the Rules of the Villas Of Lake Arbor and/or the Rules of the Condominium & Regulations (attached as pages 7 through 12) in effect within the terms of the lease agreement.
Initial 1: _____ Initial 2: _____
5. I/We have informed the Tenant/Lessee that they need to abide by the Pet Agreement on Page 6 attached hereto.
Initial 1: _____ Initial 2: _____
6. I/We understand that ALL HOA and/or CONDO fees remain the responsibility of the Owners/Landlord.
Initial 1: _____ Initial 2: _____

AS AN OWNER, I/WE HAVE LEASED THIS UNIT FOR A MINIMUM OF ONE (1) Year.

In the event that you did in fact obtain a lessee for less than the required term, but spread the payments to appear to be the full required term, this is falsification and misrepresentation. Nobody other than a lessee approved in writing by the Association may occupy the unit during the term of the lease. I/We are the owner(s) of _____ and hereby attest that the lease submitted complies with all Association requirements.

Owner Signature

Spouse/Co-Owner Signature - IF ON THE DEED

Print Name

Print Name

Villas of Lake Arbor, Clearwater, Florida
TENANT/LESSEE'S RESPONSIBILITY TO COMPLETE

Formal registration cannot be completed until **ALL** information listed below and on the next page has been completed.

PLEASE PRINT

Tenant/Lessee

Name Phone Email

Spouse

Name Phone Email

Current Mailing Address:

Street City State Zip

EMERGENCY CONTACTS

Name _____ Relationship _____

Address _____ City _____

State _____ Zip code _____ Telephone _____

PLEASE NOTIFY THE PROPERTY MANAGER OF ANY CHANGES DURING OCCUPANCY

Villas of Lake Arbor, Clearwater, Florida

TENANT/LESSEE'S AFFIDAVIT

Please initial below to acknowledge that you understand and agree to the following:

1. I/We state the information provided in this application is given voluntarily and is true. I/We agree that Villas of Lake Arbor Community Association, Inc. may investigate my/our application for purposes that may help determine approval to lease at Villas of Lake Arbor.

Initial 1: _____ Initial 2: _____

2. I/We have read and agree to abide by the Rules and Regulations, Declarations and Covenants, and By-Laws, and any amendments or revisions, of the Villas of Lake Arbor Community Association, Inc.

Initial 1: _____ Initial 2: _____

3. I/We understand there are severe risks if I/we elect not to obtain renter's insurance on my/our personal property during my/our lease term.

Initial 1: _____ Initial 2: _____

4. I/We have read and agree to abide by the Rules of the Villas Of Lake Arbor and/or the Rules of the Condominium & Regulations (attached as pages 7 through 12) in effect within the terms of the lease agreement.

Initial 1: _____ Initial 2: _____

5. I/We have read and agree to abide by the Pet Agreement on Page 6 attached hereto.

Initial 1: _____ Initial 2: _____

6. I/We acknowledge All person residing in the unit will be **55 years of age or older**.

Initial 1: _____ Initial 2: _____

Tenant/Lessee Signature

Spouse/Co-Tenant/Lessee Signature

Print Name

Print Name

FOR ASSOCIATION USE ONLY:

BELOW FOR ASSOCIATION USE ONLY

Date _____

Tenant Lease Application Approved by: _____

Villas Of Lake Arbor HOA Board Member Approval

PET APPLICATION / AGREEMENT
VILLAS OF LAKE ARBOR COMMUNITY ASSOCIATION, INC.
FOR VILLAS, CONDOMINIUMS A, B AND D ONLY

**If You Are Leasing A Villa,
Please Read And Sign These Rules And Regulations For A Villa.**

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.

1. Noise levels must be kept within acceptable standards at all times, and during the hours of 11:00 pm through 9:00 am. Conversation levels and volume levels of electronic equipment and musical instruments must be kept so that the same cannot be heard outside the living unit.
2. The Association will be responsible for regular care and maintenance of the common areas and the front and side yard areas of each lot. Any extraordinary maintenance to these areas caused by the negligence or misconduct of an occupant shall, however, be assessed against the lot owner. Owners shall be responsible to maintain the rear yard areas of their lots in a neat and sightly appearance at all times. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration.
3. Occupants may make additional plantings within their respective lot areas, but maintenance and damage to such plantings shall not be the responsibility of the Association or its Management Contractor. No plantings may be made within the Common Area except by the Association or its Management Contractor.
4. Porches, patios and yards shall not be used for the storage of personal property, or for hanging or cleaning garments or other household items. No drying of laundry will be permitted outside of the living units. These areas must be kept in a clean and neat appearance at all times, whether or not they are enclosed.
5. Each living unit may be used as a residence for one (1) family containing no persons under the age of eighteen (18) years, and for no other purpose whatsoever. Children under the age of eighteen (18) are welcome in the community as guests not to exceed 21 days or nights per 12 month period, and there is no desire to restrict their normal activities. Nevertheless, children are required to observe the same restrictions as apply to adults, and adult residents with whom children are visiting will be held responsible for the children's observance of these rules and regulations.
6. No more than One Dog or One Cat or other domestic animal weighing not more than twenty-five pounds (25) at maturity may be permitted to be kept within each living unit upon written approval of the Association. In granting or denying applications, consideration shall be given to the size and type of pet and other relevant circumstances to determine its suitability to community living and the likelihood of disturbance to others. Any pet which disturbs, annoys, threatens or harms persons or damages property within the community shall be deemed a nuisance and may result in the Association requesting removal of the pet. If the Association shall find any pet animal to be objectionable or detrimental to the rights and interests of other occupants, it shall so notify the owner, and he shall have two (2) weeks to remove the pet from the community. If he shall fail to do so, he shall be in violation of these rules and regulations and the Association shall thereupon have full authority to compel the eviction and removal of the pet by any lawful means. 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. No other animals may be raised or kept by any owner, and no more than one pet may be kept by any owner. Pet owner will provide proof of compliance with state and local requirements for licensing and rabies vaccination.
7. No antennas may be installed upon the exterior of any buildings without the prior written consent of the Association and compliance with the applicable section of the Declaration of Covenants and Restrictions. Except as otherwise provided herein, no signs advertising or notices of any kind shall be displayed on the exterior of any living unit, nor

Villas of Lake Arbor, Clearwater, Florida

shall the same be posted or displayed in a manner as to be visible from the exterior of any unit. This prohibition shall expressly apply to "For Rent" or "For Sale" signs. Notwithstanding the foregoing, the owner may place one professionally lettered, real-estate sign no larger than eighteen inches by twenty-four inches on the owner's property announcing an open house when a unit is for sale. Open house signs may be displayed only on Saturdays or Sundays and then only from 1:00 pm through 4:30 pm on the day of the open house. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. Additionally, each unit owner may identify their living unit by a name plate of a type and size approved by the Association or its Management Contractor and mounted in an approved place. 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. The installation of one satellite dish per household will be allowed and approved after the appropriate application is submitted to the Board of Directors of the Villas of Lake Arbor Association, Inc. The satellite dish may not exceed 18 inches in diameter and must not be installed on common grounds. All villas must attach the dish to their own unit; with responsibility of expenses belonging to the villa owner. The installation to begin after you have received the written reply of the approval.

8. 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.
9. 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. No exterior enclosures, storage sheds or other structures whatsoever may be installed in, or constructed upon, the lots or common areas.
10. The care and maintenance of the common areas has been contracted through a management contractor. No owner or occupant shall attempt to direct, supervise or assert any control whatsoever over the employees of the Management Contractor, or to otherwise interfere with the contractor's maintenance responsibilities. All requests for service, care and maintenance of the Common Areas shall be made to the Association or its Management Contractor in writing.
11. All official notices of the Association shall bear the signature of an officer and the official seal of the Association, or in the alternative, the Management Contractor. No member shall make, circulate or post notices of any kind or type whatsoever, which purport or represent to be an official notice of the Association or its Management contractor. Notices of a social nature may be freely circulated. However, such notices must bear the signature of the party circulating the same, and such party shall be fully responsible for their contents.
12. The Recreation Facilities within the common areas of the Villas of Lake Arbor must be used in a manner that will respect the rights of all community residents. Use of the Recreation Facilities will be controlled by rules and regulations issued from time to time by the Association and posted at the facilities.
13. Commercial/recreational vehicles owned by a resident or vendor may not be parked overnight in VOLA. Occupants shall park their vehicles only in spaces or driveways which are available for use in connection with their living unit. No occupant's vehicle shall be parked in the common roadways or in such a manner as to impede or prevent ready access to another occupant's parking space or driveway. Occupants must not permit their guests, tenants, licensees or invitees to park vehicles in the driveways or parking areas of other owners.

Driveways, carports and parking areas are intended for parking of transportation vehicles and shall not be used for the storage of recreational vehicles, equipment or craft, or repair of servicing vehicles. No commercial vehicles shall be parked within the community, except for that reasonable time required to allow the owner or operator of the commercial vehicle to make a delivery, provide a service, or otherwise conduct their business transaction. A commercial vehicle is any vehicle that bears the name, logo, coloring, tools, stock or equipment reflecting the trade, business or occupation of

Villas of Lake Arbor, Clearwater, Florida

the vehicle. The term 'commercial vehicle' does not include any governmental vehicle, emergency vehicle, or military vehicle. Commercial vehicles found in violation of the foregoing are subject to be towed from the property at the owner's expense after prior notice to the owner.

14. A unit owner within the Villas of Lake Arbor may not lease his or her unit for the initial 24 months of ownership. After owning a unit for a period of 24 months, a unit may be leased in accordance with the following restrictions. In the event of a proposed lease of unit, the owner shall submit a copy of the lease and such other information as the Board may reasonably require for consideration and approval by the Board. Submission of all such information shall be at least fourteen (14) days prior to the inception of the lease. The Association shall approve or deny the proposed lease within fourteen (14) days of the submission date of the fully completed lease and application form and such other information as reasonably requested by the Board of Directors. The Association may consider a lessee's conduct with compliance with the governing documents and rules and regulations of the applicant's prior place of residence along with the applicant's criminal background. All leases shall be for a term of not less than one year. If a lessee vacates the unit prior to the end of the said one-year period, a new lease application will not be accepted unless written approval is given by the Board of Directors prior to the signing of the lease. An exception of the foregoing shall be in the case of inheritance from an owner. In such cases, the heir or beneficiary shall not be precluded from renting the unit for the initial two year holding period.
15. No fences, walls or hedgerows may be constructed upon any lot without the prior written approval of the Board of Directors, except those which have been initially constructed by the developer.
16. The carport assigned to each unit, if any, shall be maintained in a good state of repair and appearance at all times by the unit owner. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration.

I/We am/are aware of and agree to abide by the Villas of Lake Arbor HOA Villas Rules and Regulations as stated.

If You Are Leasing A Condominium, Please Read And Sign Rules And Regulations For A Condominium Starting On Page Ten (10).

_____	Date: _____
Tenant/Lessee Signature	
_____	Date: _____
Tenant/Lessee Signature	
_____	Date: _____
Villas Of Lake Arbor HOA Board Member Approval Signature	

If You Are Leasing A Condominium, Please Read And Sign These Rules And Regulations For A Condominium.

CONDOMINIUMS RULES AND REGULATIONS

The following Rules and Regulations have been adopted by the Association to assure residents that the condominium property will be used in a manner providing the greatest benefit and enjoyment for all persons. These Rules and Regulations and are required to be observed by all residents and guests, and provisions for their strict enforcement are established in the Declaration of Condominiums and under the laws of the State of Florida.

1. Noise levels must be kept within acceptable standards at all times, and during the hours of 11:00 pm through 9:00 am. Conversation levels and volume levels of electronic equipment and musical instruments must be kept so that the same cannot be heard outside the apartment. **Check with your building board to see what type of floors you are allowed to have installed. All new floors must be approved by each condo building board before installation begins.**
2. Each occupant shall be required to maintain their apartment in good condition and repair at all times. Occupants are reminded that the grounds outside of the condominium are community property owned by the Villas of Lake Arbor Community Association and do not belong to the adjoining apartment owner. Occupants shall not store or otherwise leave their personal property lying around these grounds.
3. Occupants are not allowed to make any plantings on any grounds surrounding the condominium.
4. Porches, patios and courtyards shall not be used for the storage of personal property or for hanging or cleaning garments or other household items. No drying of laundry will be permitted outside of the apartments or in the courtyards or patios. Balconies and patio areas whether enclosed or not, must be kept in a clean and neat appearance at all times. **No storage of grills on patios or balconies.** Remove BBQ grills at least 10 feet away from the premises when in use. NFPA Code 1:10.10.6.1 requires that grills shall not be used on any balcony or within 10 feet of any structure.
5. Each apartment may be used only as a residence for one family containing no persons under the age of eighteen (18) years, and for no other purpose whatsoever. Children under such age are welcome in the condominium as guests not to exceed 21 days or nights per 12-month period, and there is no desire to restrict their normal activities.

PET RULES FOR CONDOMINIUMS:

6A (2050 Lakeview Drive), 6B (2070 Lakeview Drive) and 6D (2020 Lakeview Drive)

6. A dog or one cat or other domestic animal weighing not more than twenty-five pounds (25) at maturity may be permitted to be kept within each living unit upon written approval of the Association. In Granting or denying applications, consideration shall be given to the size and type of pet and other relevant circumstances, to determine its suitability to apartment living and the likelihood of disturbance to others. If the Association shall find any pet animal to be objectionable or detrimental to the rights and interests of other occupants, it shall have full authority to compel the eviction and removal of the pet by any lawful means. By keeping a pet within the condominium, the pet owner assumes full and total responsibility for all injuries damages, costs and expenses caused by the pet under command at all times while within the community property and shall only be walked in areas designated by the Community Association for this purpose. Pet owners shall remove all excrement from these areas as and when left by the pet. Pet owner will provide proof of compliance with state and local requirements for licensing and rabies vaccination.

Villas of Lake Arbor, Clearwater, Florida

PET RULES FOR CONDOMINIUM:

6C (2040 Lakeview Drive)

6. As per Article VIII of the Declaration of Condominium document, no pets or animals of any kind shall live in permanent residence in Condo Building 6C.
7. No antennas may be installed upon the exterior of any building. Except as otherwise provided herein, no signs, advertising, or notices of any kind shall be displayed on the exterior of any living unit, nor shall the same be posted or displayed in a manner as to be visible from the exterior of any unit. This prohibition shall expressly apply to "For Rent" or "For Sale" signs. Open house signs may be displayed only on Saturdays or Sundays and then only from 1:00 pm through 4:30 pm on the day of the open house. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. Additionally, each unit owner may identify their living unit by a name plate of a type and size approved by the Association or its Management Contractor and mounted in an approved place. The installation to begin after you have received the written reply of the approval. 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.
8. 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.
9. The Condominium Association has the sole responsibility for the maintenance and repair of the apartment building, except for interior portions. No owner or occupant shall make any exterior repair, modification or painting without the prior written approval of the Condominium Association or the Management Contractor. No exterior enclosures, patios, storage sheds or other structures whatsoever may be installed in or constructed upon the common areas or within the patio areas or balconies.
10. The care and maintenance of the condominium property has been contracted through a Management Contractor. No owner or occupant shall attempt to direct, supervise or assert any control whatsoever over the employees of the Management Contractor or to otherwise interfere with the contractor's maintenance responsibilities. All requests for service, care and maintenance of the condominium property or the recreational areas shall be made to the Management Contractor in writing.
11. All official notices of the Association either shall bear the signature of an officer and the official seal of the Association, or in the alternative, the Management Contractor. No member shall make, circulate or post notices of any kind or type whatsoever which purport or represent to be an official notice of the Association or its Management Contractor. Notices of a social nature may be freely circulated. However, such notices must bear the signature of the party circulating the same, and such party shall be fully responsible for their contents.
12. The recreation facilities and common areas with the Villas of Lake Arbor community will be used in such manner as will respect the rights of all community residents. Use of the recreational facilities will be controlled by rules and regulations issued from time to time by the Community Association. In general, the use of the recreational facilities will be prohibited from Dusk to Dawn.
13. Commercial/recreational vehicles owned by a resident or vendor may not be parked overnight in VOLA. Occupants shall park their vehicles only in spaces or driveways which are available for use in connection with their condominium apartment. No occupant's vehicle shall be parked in the common roadways or in such a manner as to impede or prevent ready access to another occupant's parking space or driveway. Occupants must not permit their guests, tenants, licenses or invitees to park vehicles in the driveways or parking areas of other owners.

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Driveways, carports and parking areas are intended for parking of transportation vehicles and shall not be used for the storage of recreational vehicles, equipment or craft, or repair of servicing vehicles. No commercial vehicles shall be parked within the community, except for that reasonable time required to allow the owner or operator of the commercial vehicle to make a delivery, provide a service, or otherwise conduct their business transaction. A commercial vehicle is any vehicle that bears the name, logo, coloring, tools, stock or equipment reflecting the trade, business or occupation of the vehicle. The term 'commercial vehicle' does not include any governmental vehicle, emergency vehicle, or military vehicle. Commercial vehicles found in violation of the foregoing are subject to be towed from the property at the owner's expense after prior notice to the owner.

14. Each owner has the right to lease their apartment as he shall desire, provided that the proposed purchaser or tenant if first approved by the Condominium Association or its Management Contractor, and subject to the terms and conditions of the Declaration of Condominium. However, no condominium apartment may be rented for a period of less than one year's duration, and each new tenant shall be bound by all of the provisions of the Declaration of Condominium and Declaration of Covenants and Restrictions. An exception of the foregoing shall be in the case of inheritance from an owner. In such cases, the heir or beneficiary shall not be precluded from renting the unit for the initial two- year holding period.
15. The Association is granted the power to enforce all provisions of the Declaration and these Rules and Regulations directly against any tenant occupying a unit including the power to evict any tenant who fails to comply therewith.
16. The carport assigned to each unit, if any, shall be maintained in a good state of repair and appearance at all times by the unit owner. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration..

I/We am/are aware of and agree to abide by the Villas of Lake Arbor HOA Condominium Rules and Regulations as stated.

If You Are Leasing A Villa, Please Read And Sign Rules And Regulations For A Villa Starting Of Page Seven (7).

Tenant/Lessee Signature

Date: _____

Tenant/Lessee Signature

Date: _____

Villas Of Lake Arbor HOA Board Member Approval Signature

Date: _____

NEW OWNER RESIDENT APPLICATION

FOR THE PURCHASE OF A VILLA OR A CONDOMINIUM, A DEED CHANGE, OR AN INHERITANCE

Applications are available online at WWW.VOLAHOA.NET, from the Property Manager, Resources Property Management, or by emailing the Property Management Company at **kmorris@resourcepropertymgmt.com**. If you received an application from another source, make certain you are using the most recent version which is always available from our website. Any older version received will be returned to the applicant since we will be unable to process the application.

ALL APPLICATIONS MUST BE PRINTED SINGLE-SIDED

1. Submit your fully completed application(s) to include all thirteen (13) pages, a valid government issued photo ID, and a check (see below for total amount due) via one of the following methods:

- A. Mail the documents via USPS, FedEx, or UPS to:

Villas Of Lake Arbor
c/o Resource Property Management - Kim Morris
28100 US HWY 19 N., Suite 200
Clearwater, FL 33761

- B. Email **Entire Application Packet** to kmorris@resourcepropertymgmt.com. All documents must be legible and original size – please verify the quality of any documents before emailing to us.

INCOMPLETE APPLICATIONS WILL BE RETURNED - PLEASE VERIFY YOUR INFORMATION

2. **Fees:**

Applicant and co-applicants related by marriage

- There is a \$150.00 non-refundable application processing fee. Make payment by check or money order to Villas of Lake Arbor.

Applicant and co-applicants not related by marriage, but both will be listed on the deed, the co-applicant will need to complete a separate New Owner Resident Application.

- There is a \$25.00 non-refundable application processing fee. Make payment by check or money order to Villas of Lake Arbor.

Other Residents listed on the Applicant's application but not on the deed need to each complete a Residency Application.

- There is a \$25.00 non-refundable application processing fee per each resident. Make payment by check or money order to Villas of Lake Arbor.

The processing payment(s) must be received by the Property Management office to complete your application submission

3. All applicants carefully read the twelve (12) statements listed on pages five & six (5&6) of this application. If all applicants understand and accept each of the statements, then all applicants must initial each statement.
4. See page two (2) for specific requirements for each ownership transfer types.
5. Attach a copy of Insurance Binder: HO3 for a Villa and HO6 for a Condo.

Villas of Lake Arbor, Clearwater, Florida

PURCHASES

- We must receive a copy of the sales contract and all riders.
- There must be a minimum of fourteen (14) days between your complete application and processing fees receipt and your date of your closing for a timely approval.

INHERITANCE

- You must provide a copy of the death certificate and documentation verifying that you are inheriting the unit (e.g., Last Will & Testament, deed transferred in probate, Order Determining Homestead). We also need the name, address, and phone number of the attorney who is handling your inheritance (these documents should be provided with your application). For all application types, **See 1A and 1B on page one (1)** for the methods available for submittal.

DEED TRANSFER

- You must provide documentation verifying the proposed or executed deed change (document from legal counsel). For all application types, **See 1A and 1B on page one (1)** for the methods available for submittal.

If you have any questions concerning the application, please send a detailed email to kmorris@resourcepropertymgmt.com or leave a detailed message at 727-796-5900.

NEW OWNER RESIDENT APPLICATION

FOR THE PURCHASE OF A VILLA, A CONDOMINIUM, A DEED CHANGE, OR AN INHERITANCE

ADDRESS Of Purchase Property (and if A Condominium, Include Unit Number):

Address: _____

A separate New Owner Resident Application Packet must be completed for each person to be listed on the deed (unless legally married). ALL additional occupants must submit a New Owner Resident Application Packet.

Applicant Name _____ Applicant to be on the deed.

Applicant Phone _____ Email _____

Spouse's Name _____ Will Spouse be on the deed? ____ Yes ____ No

Spouse's Phone _____ Email _____

CURRENT INFORMATION:

Current Mailing Address: _____
<i>Street</i> <i>City</i> <i>State</i> <i>Zip</i>

OCCUPANCY INTENTIONS:

1. Reside Full-Time: ____ Yes or ____ No

2. Reside Part-Time: ____ Yes or ____ No

(Note: Units can not be Leased or Rented out for the initial 24 Months from date of Purchase)

3. One person residing in the unit **MUST BE 55** years of age or older and their name must be on the deed.

Please initial acknowledgment: Initial 1: _____ Initial 2: _____

4. The Governing Documents provide an obligation of unit owners that all units are for single-family residence only. Please list the name, relationship, and age of any additional persons who will occupy the unit. ***An Application for Approval of a New Owner Resident Application is required for anyone who will reside in the unit, but is not listed on the deed.***

Name	Relationship	Age

EMERGENCY CONTACTS

Name _____ Relationship _____

Address _____ City _____

State _____ Zip code _____ Telephone _____

Name _____ Relationship _____

Address _____ City _____

State _____ Zip code _____ Telephone _____

Name _____ Relationship _____

Address _____ City _____

State _____ Zip code _____ Telephone _____

PLEASE NOTIFY THE PROPERTY MANAGER OF ANY CHANGES AFTER CLOSING

ASSOCIATION MAILINGS

Do you want official Association correspondence mailed to your new address after closing? ____YES or ____NO

If NO, please list the address where you would like to receive official correspondence from the Association.

Address _____ City _____ State _____ Zip Code _____

TITLE COMPANY OR THE ATTORNEY HANDLING THE CLOSING FOR THIS TRANSACTION

(VERY IMPORTANT: The Approval of the Application will be sent to them.)

Name: _____ Phone _____

Address: _____

Email Address: _____

REALTOR INFORMATION

Your Realtor's Name _____ Phone _____

Company Name _____ Email _____

Villas of Lake Arbor, Clearwater, Florida

Please Initial Below To Acknowledge That You Understand And Agree To The Following:

1. Villas of Lake Arbor is an "Age-Restricted 55+ Plus Community" under the Federal Fair Housing Act and Florida Civil Rights Act and accordingly

- a. I/We will not permit the unit to be occupied unless at least one person occupying the unit is 55 years old or older, listed on the deed and no one under the age of 18 shall reside in the unit.

Initial 1: _____ Initial 2: _____

- b. I/We will only sell, lease, or otherwise transfer the unit to a single purchaser who is at least 55 years old or to two or more purchasers where at least one of those multiple purchasers is at least 55 years old.

Initial 1: _____ Initial 2: _____

2. The unit shall not be used in any short-term shared or "interval ownership" manner between related or unrelated parties.

Initial 1: _____ Initial 2: _____

3. I/We agree that, in the event I/We elect to lease the unit after the two (2) years of ownership agreement, the lease term shall not be less than one (1) year. In addition, I/we as owner(s) and the prospective leasee(s) will complete and submit to the Association an Owner Application For Lease Approval form and the required fees and documents.

Initial 1: _____ Initial 2: _____

4. I/We understand that all Living Units must show proof of insurance at purchase, and also annually at time of renewal, to the Property Management Company. HO3 for a Villa; HO6 for a Condo.

Initial 1: _____ Initial 2: _____

5. **As A Villa Or Condominium Owner:** I/We understand that the property being purchased is subject to membership in a mandatory Homeowners Association known as Villas of Lake Arbor Community Association, Inc. The Villas Of Lake Arbor Community collects a Homeowners Association Fee payable monthly. By signing the application for approval of ownership, I/we accept and agree to pay the Community Homeowner Association Fees monthly as required by The HOA Governing Documents.

Initial 1: _____ Initial 2: _____

6. **As A Condominium Owner Only:** I/We understand that the property being purchased is **also** subject to a membership in a mandatory condominium owner's association known as (one of the following):

Villas of Lake Arbor Unit 6A Condominium Association, Inc.

Villas of Lake Arbor Unit 6B Condominium Association, Inc.

Villas of Lake Arbor Unit 6C Condominium Association, Inc.

Villas of Lake Arbor Unit 6D Condominium Association, Inc.

Each Association collects a **separate** Condominium Service Fee, payable monthly. By signing the Application for Approval of Ownership, I/we accept and agree to pay the **separate** Condominium Service Fee as required by The Condominium Governing Documents.

Initial 1: _____ Initial 2: _____

7. I/we are (in fact) the only person(s) involved in this transaction and will have sole interest in the property and avow that no other person(s) will have ownership or occupancy rights without the approval of the Board of the Villas of Lake Arbor.

Initial 1: _____ Initial 2: _____

Villas of Lake Arbor, Clearwater, Florida

8. I/We am/are aware of and agree to abide by the Declaration of Covenants and Restrictions for Villas Of Lake Arbor and all amendments, the Articles of Incorporation, and the Bylaws of Villas Of Lake Arbor Community Association, Incorporated, in effect within the terms of my ownership. I/we acknowledge all of the above noted documents are recorded in the public records of the Pinellas County courthouse and I/we have received the documents from the Seller. Also, your real estate agent or title company may obtain the governing documents at HomeWiseDocs.com.

Initial 1: _____ Initial 2: _____

9. I/We am/are aware of and agree to abide by the Rules of the Villas Of Lake Arbor and/or the Rules of the Condominium & Regulations (attached as pages 8 through 13) in effect within the terms of my ownership.

Initial 1: _____ Initial 2: _____

10. I/We state the information provided in this application is given voluntarily and is true.

Initial 1: _____ Initial 2: _____

11. I/We am/are aware of and agree to abide by the Pet Agreement on Page 7 attached hereto.

Initial 1: _____ Initial 2: _____

12. I/We am/are aware of and agree that I/We will not begin outdoor property improvements until the Villas of Lake Arbor HOA notifies me in writing of their approval. If any change is made to the project that has not be approved, the Board has the right to demand removal of that unapproved portion of the project from the property or the return of the property to its previous state. To receive a full architectural application with directions, you may contact Resource Property Management.

Initial 1: _____ Initial 2: _____

This form, accompanied by a copy of all Applicant's driver's license, must be submitted fourteen (14) days before closing date for a timely approval. Return completed form to:

Resource Property Management
Attn: Kim Morris (VOLA)
28100 US Hwy 19 N, Suite 200
Clearwater, Florida 33759
Email: kmorris@resourcepropertymgmt.com
Phone: 727-796-5900
Fax: 727-796-5011

Applicant Signature

Spouse/Co-Applicant Signature - IF ON THE DEED

Print Name Date of Birth

Print Name – IF ON THE DEED Date of Birth

BELOW FOR ASSOCIATION USE ONLY

Date _____

New Owner Resident Application Approved by: _____

Villas Of Lake Arbor HOA Board Member Approval

Villas of Lake Arbor, Clearwater, Florida

PET APPLICATION / AGREEMENT

VILLAS OF LAKE ARBOR COMMUNITY ASSOCIATION, INC.

FOR VILLAS, CONDOMINIUMS A, B AND D ONLY

NOTE: CONDOMINIUM BUILDING 6C (2040 Lakeview Drive) DOES NOT ALLOW PETS

Property Address: _____

Will there be a pet occupying the Unit? ____ Yes ____ No

(If yes, weight of pet fully grown) _____

Describe type/breed of pet: _____

- Owner shall provide proof of compliance with state and local requirements for licensing and rabies vaccination.
- All pets must be approved in advance by The Board of Directors.
- This pet agreement must be signed by applicant(s).

No more than One Dog or One Cat or other domestic animal weighing not more than twenty-five (25) pounds at maturity may be permitted to be kept within each living unit upon written approval of the Association. In granting or denying applications, consideration shall be given to the size and type of pet and other relevant circumstances to determine its suitability to community living and the likelihood of disturbance to others.

Any pet which disturbs, annoys, threatens or harms persons or damages property within the community shall be deemed a nuisance and may result in the Association requesting removal of the pet. If the Association shall find any pet animal to be objectionable or detrimental to the rights and interests of other occupants, it shall so notify the owner, and they shall have two (2) weeks to remove the pet from the community. If they shall fail to do so, they shall be in violation of these Rules and Regulations and the Association shall thereupon have full authority to compel the eviction and removal of the pet by any lawful means.

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 of the Association's property. Pets, including those belonging to visitors, shall be leashed and leash always held by an individual and under control while the pet is outside of the unit and within the common areas. Pet owners shall remove and properly dispose of all excrement from these areas. No other animals may be raised or kept by any owner, and no more than one pet may be kept by an owner.

Buyer Signature

Date: _____

Buyer Signature

Date: _____

FOR PROPERTY MANAGEMENT COMPANY ONLY

Received State License: ____ Yes or ____ No Received Proof of Rabies Vaccination: ____ Yes or ____ No

Date Received: _____

Villas Of Lake Arbor HOA Board Member Approval Signature: _____

**If You Are Purchasing A Villa,
Please Read And Sign These Rules And Regulations For A Villa.**

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.

1. Noise levels must be kept within acceptable standards at all times, and during the hours of 11:00 pm through 9:00 am. Conversation levels and volume levels of electronic equipment and musical instruments must be kept so that the same cannot be heard outside the living unit.
2. The Association will be responsible for regular care and maintenance of the common areas and the front and side yard areas of each lot. Any extraordinary maintenance to these areas caused by the negligence or misconduct of an occupant shall, however, be assessed against the lot owner. Owners shall be responsible to maintain the rear yard areas of their lots in a neat and slightly appearance at all times. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration.
3. Occupants may make additional plantings within their respective lot areas, but maintenance and damage to such plantings shall not be the responsibility of the Association or its Management Contractor. No plantings may be made within the Common Area except by the Association or its Management Contractor.
4. Porches, patios and yards shall not be used for the storage of personal property, or for hanging or cleaning garments or other household items. No drying of laundry will be permitted outside of the living units. These areas must be kept in a clean and neat appearance at all times, whether or not they are enclosed.
5. Each living unit may be used as a residence for one (1) family containing no persons under the age of eighteen (18) years, and for no other purpose whatsoever. Children under the age of eighteen (18) are welcome in the community as guests not to exceed 21 days or nights per 12 month period, and there is no desire to restrict their normal activities. Nevertheless, children are required to observe the same restrictions as apply to adults, and adult residents with whom children are visiting will be held responsible for the children's observance of these rules and regulations.
6. No more than One Dog or One Cat or other domestic animal weighing not more than twenty-five pounds (25) at maturity may be permitted to be kept within each living unit upon written approval of the Association. In granting or denying applications, consideration shall be given to the size and type of pet and other relevant circumstances to determine its suitability to community living and the likelihood of disturbance to others. Any pet which disturbs, annoys, threatens or harms persons or damages property within the community shall be deemed a nuisance and may result in the Association requesting removal of the pet. If the Association shall find any pet animal to be objectionable or detrimental to the rights and interests of other occupants, it shall so notify the owner, and he shall have two (2) weeks to remove the pet from the community. If he shall fail to do so, he shall be in violation of these rules and regulations and the Association shall thereupon have full authority to compel the eviction and removal of the pet by any lawful means. 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. No other animals may be raised or kept by any owner, and no more than one pet may be kept by any owner. Pet owner will provide proof of compliance with state and local requirements for licensing and rabies vaccination.

Villas of Lake Arbor, Clearwater, Florida

7. No antennas may be installed upon the exterior of any buildings without the prior written consent of the Association and compliance with the applicable section of the Declaration of Covenants and Restrictions. Except as otherwise provided herein, no signs advertising or notices of any kind shall be displayed on the exterior of any living unit, nor shall the same be posted or displayed in a manner as to be visible from the exterior of any unit. This prohibition shall expressly apply to "For Rent" or "For Sale" signs. Notwithstanding the foregoing, the owner may place one professionally lettered, real-estate sign no larger than eighteen inches by twenty-four inches on the owner's property announcing an open house when a unit is for sale. Open house signs may be displayed only on Saturdays or Sundays and then only from 1:00 pm through 4:30 pm on the day of the open house. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. Additionally, each unit owner may identify their living unit by a name plate of a type and size approved by the Association or its Management Contractor and mounted in an approved place. 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. The installation of one satellite dish per household will be allowed and approved after the appropriate application is submitted to the Board of Directors of the Villas of Lake Arbor Association, Inc. The satellite dish may not exceed 18 inches in diameter and must not be installed on common grounds. All villas must attach the dish to their own unit; with responsibility of expenses belonging to the villa owner. The installation to begin after you have received the written reply of the approval.
8. 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.
9. 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. No exterior enclosures, storage sheds or other structures whatsoever may be installed in, or constructed upon, the lots or common areas.
10. The care and maintenance of the common areas has been contracted through a management contractor. No owner or occupant shall attempt to direct, supervise or assert any control whatsoever over the employees of the Management Contractor, or to otherwise interfere with the contractor's maintenance responsibilities. All requests for service, care and maintenance of the Common Areas shall be made to the Association or its Management Contractor in writing.
11. All official notices of the Association shall bear the signature of an officer and the official seal of the Association, or in the alternative, the Management Contractor. No member shall make, circulate or post notices of any kind or type whatsoever, which purport or represent to be an official notice of the Association or its Management contractor. Notices of a social nature may be freely circulated. However, such notices must bear the signature of the party circulating the same, and such party shall be fully responsible for their contents.
12. The Recreation Facilities within the common areas of the Villas of Lake Arbor must be used in a manner that will respect the rights of all community residents. Use of the Recreation Facilities will be controlled by rules and regulations issued from time to time by the Association and posted at the facilities.
13. Commercial/recreational vehicles owned by a resident or vendor may not be parked overnight in VOLA. Occupants shall park their vehicles only in spaces or driveways which are available for use in connection with their living unit. No occupant's vehicle shall be parked in the common roadways or in such a manner as

Villas of Lake Arbor, Clearwater, Florida

to impede or prevent ready access to another occupant's parking space or driveway. Occupants must not permit their guests, tenants, licensees or invitees to park vehicles in the driveways or parking areas of other owners.

Driveways, carports and parking areas are intended for parking of transportation vehicles and shall not be used for the storage of recreational vehicles, equipment or craft, or repair of servicing vehicles. No commercial vehicles shall be parked within the community, except for that reasonable time required to allow the owner or operator of the commercial vehicle to make a delivery, provide a service, or otherwise conduct their business transaction. A commercial vehicle is any vehicle that bears the name, logo, coloring, tools, stock or equipment reflecting the trade, business or occupation of the vehicle. The term 'commercial vehicle' does not include any governmental vehicle, emergency vehicle, or military vehicle. Commercial vehicles found in violation of the foregoing are subject to be towed from the property at the owner's expense after prior notice to the owner.

14. A unit owner within the Villas of Lake Arbor may not lease his or her unit for the initial 24 months of ownership. After owning a unit for a period of 24 months, a unit may be leased in accordance with the following restrictions. In the event of a proposed lease of unit, the owner shall submit a copy of the lease and such other information as the Board may reasonably require for consideration and approval by the Board. Submission of all such information shall be at least fourteen (14) days prior to the inception of the lease. The Association shall approve or deny the proposed lease within fourteen (14) days of the submission date of the fully completed lease and application form and such other information as reasonably requested by the Board of Directors. The Association may consider a lessee's conduct with compliance with the governing documents and rules and regulations of the applicant's prior place of residence along with the applicant's criminal background. All leases shall be for a term of not less than one year. If a lessee vacates the unit prior to the end of the said one-year period, a new lease application will not be accepted unless written approval is given by the Board of Directors prior to the signing of the lease. An exception of the foregoing shall be in the case of inheritance from an owner. In such cases, the heir or beneficiary shall not be precluded from renting the unit for the initial two year holding period.
15. No fences, walls or hedgerows may be constructed upon any lot without the prior written approval of the Board of Directors, except those which have been initially constructed by the developer.
16. The carport assigned to each unit, if any, shall be maintained in a good state of repair and appearance at all times by the unit owner. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration.

I/We am/are aware of and agree to abide by the Villas of Lake Arbor HOA Villas Rules and Regulations as stated.

If You Are Purchasing A Condominium, Please Read And Sign Rules And Regulations For A Condominium Starting On Page Eleven (11).

Buyer Signature

Date: _____

Buyer Signature

Date: _____

Villas Of Lake Arbor HOA Board Member Approval Signature

Date: _____

If You Are Purchasing A Condominium, Please Read And Sign These Rules And Regulations For A Condominium.

The following Rules and Regulations have been adopted by the Association to assure residents that the condominium property will be used in a manner providing the greatest benefit and enjoyment for all persons. These Rules and Regulations are required to be observed by all residents and guests, and provisions for their strict enforcement are established in the Declaration of Condominiums and under the laws of the State of Florida.

1. Noise levels must be kept within acceptable standards at all times, and during the hours of 11:00 pm through 9:00 am. Conversation levels and volume levels of electronic equipment and musical instruments must be kept so that the same cannot be heard outside the apartment. **Check with your building board to see what type of floors you are allowed to have installed. All new floors must be approved by each condo building board before installation begins.**
2. Each occupant shall be required to maintain their apartment in good condition and repair at all times. Occupants are reminded that the grounds outside of the condominium are community property owned by the Villas of Lake Arbor Community Association and do not belong to the adjoining apartment owner. Occupants shall not store or otherwise leave their personal property lying around these grounds.
3. Occupants are not allowed to make any plantings on any grounds surrounding the condominium.
4. Porches, patios and courtyards shall not be used for the storage of personal property or for hanging or cleaning garments or other household items. No drying of laundry will be permitted outside of the apartments or in the courtyards or patios. Balconies and patio areas whether enclosed or not, must be kept in a clean and neat appearance at all times. **No storage of grills on patios or balconies.** Remove BBQ grills at least 10 feet away from the premises when in use. NFPA Code 1:10.10.6.1 requires that grills shall not be used on any balcony or within 10 feet of any structure.
5. Each apartment may be used only as a residence for one family containing no persons under the age of eighteen (18) years, and for no other purpose whatsoever. Children under such age are welcome in the condominium as guests not to exceed 21 days or nights per 12-month period, and there is no desire to restrict their normal activities.

PET RULES FOR CONDOMINIUMS:

➤ 6A (2050 Lakeview Drive), 6B (2070 Lakeview Drive), and 6D (2020 Lakeview Drive)

6. No more than One Dog or One Cat or other domestic animal weighing not more than twenty-five pounds (25) at maturity may be permitted to be kept within each living unit upon written approval of the Association. In granting or denying applications, consideration shall be given to the size and type of pet and other relevant circumstances to determine its suitability to community living and the likelihood of disturbance to others. Any pet which disturbs, annoys, threatens or harms persons or damages property within the community shall be deemed a nuisance and may result in the Association requesting removal of the pet. If the Association shall find any pet animal to be objectionable or detrimental to the rights and interests of other occupants, it shall so notify the owner, and he shall have two (2) weeks to remove the pet from the community. If he shall fail to do so, he shall be in violation of these rules and regulations and the Association shall thereupon have full authority to compel the eviction and removal of the pet by any lawful

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means. 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. No other animals may be raised or kept by any owner, and no more than one pet may be kept by any owner. Pet owner will provide proof of compliance with state and local requirements for licensing and rabies vaccination.

➤ **6C (2040 Lakeview Drive)**

6. As per Article VIII of the Declaration of Condominium document, no pets or animals of any kind shall live in permanent residence in Condo Building 6C.
7. No antennas may be installed upon the exterior of any building. Except as otherwise provided herein, no signs, advertising, or notices of any kind shall be displayed on the exterior of any living unit, nor shall the same be posted or displayed in a manner as to be visible from the exterior of any unit. This prohibition shall expressly apply to "For Rent" or "For Sale" signs. Open house signs may be displayed only on Saturdays or Sundays and then only from 1:00 pm through 4:30 pm on the day of the open house. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. Additionally, each unit owner may identify their living unit by a name plate of a type and size approved by the Association or its Management Contractor and mounted in an approved place. The installation to begin after you have received the written reply of the approval. 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.
8. 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.
9. The Condominium Association has the sole responsibility for the maintenance and repair of the apartment building, except for interior portions. No owner or occupant shall make any exterior repair, modification or painting without the prior written approval of the Condominium Association or the Management Contractor. No exterior enclosures, patios, storage sheds or other structures whatsoever may be installed in or constructed upon the common areas or within the patio areas or balconies.
10. The care and maintenance of the condominium property has been contracted through a Management Contractor. No owner or occupant shall attempt to direct, supervise or assert any control whatsoever over the employees of the Management Contractor or to otherwise interfere with the contractor's maintenance responsibilities. All requests for service, care and maintenance of the condominium property or the recreational areas shall be made to the Management Contractor in writing.
11. All official notices of the Association either shall bear the signature of an officer and the official seal of the Association, or in the alternative, the Management Contractor. No member shall make, circulate or post notices of any kind or type whatsoever which purport or represent to be an official notice of the Association or its Management Contractor. Notices of a social nature may be freely circulated. However, such notices must bear the signature of the party circulating the same, and such party shall be fully responsible for their contents.

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12. The recreation facilities and common areas with the Villas of Lake Arbor community will be used in such manner as will respect the rights of all community residents. Use of the recreational facilities will be controlled by rules and regulations issued from time to time by the Community Association. In general, the use of the recreational facilities will be prohibited from Dusk to Dawn.
13. Commercial/recreational vehicles owned by a resident or vendor may not be parked overnight in VOLA. Occupants shall park their vehicles only in spaces or driveways which are available for use in connection with their condominium apartment. No occupant's vehicle shall be parked in the common roadways or in such a manner as to impede or prevent ready access to another occupant's parking space or driveway. Occupants must not permit their guests, tenants, licenses or invitees to park vehicles in the driveways or parking areas of other owners. Driveways, carports and parking areas are intended for parking of transportation vehicles and shall not be used for the storage of recreational vehicles, equipment or craft, or repair of servicing vehicles. No commercial vehicles shall be parked within the community, except for that reasonable time required to allow the owner or operator of the commercial vehicle to make a delivery, provide a service, or otherwise conduct their business transaction. A commercial vehicle is any vehicle that bears the name, logo, coloring, tools, stock or equipment reflecting the trade, business or occupation of the vehicle. The term 'commercial vehicle' does not include any governmental vehicle, emergency vehicle, or military vehicle. Commercial vehicles found in violation of the foregoing are subject to be towed from the property at the owner's expense after prior notice to the owner.
14. Each owner has the right to lease their apartment as he shall desire, provided that the proposed purchaser or tenant if first approved by the Condominium Association or its Management Contractor, and subject to the terms and conditions of the Declaration of Condominium. However, no condominium apartment may be rented for a period of less than one year's duration, and each new tenant shall be bound by all of the provisions of the Declaration of Condominium and Declaration of Covenants and Restrictions. An exception of the foregoing shall be in the case of inheritance from an owner. In such cases, the heir or beneficiary shall not be precluded from renting the unit for the initial two- year holding period.
15. The Association is granted the power to enforce all provisions of the Declaration and these Rules and Regulations directly against any tenant occupying a unit including the power to evict any tenant who fails to comply therewith.
16. The carport assigned to each unit, if any, shall be maintained in a good state of repair and appearance at all times by the unit owner. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration.

I/We am/are aware of and agree to abide by the Villas of Lake Arbor HOA Condominium Rules and Regulations as stated.

**If You Are Purchasing A Villa, Please Read And Sign Rules And Regulations
For A Villa Starting Of Page Eight (8).**

Buyer Signature

Date: _____

Buyer Signature

Date: _____

Villas Of Lake Arbor HOA Board Member Approval Signature

Date: _____