CORAL LAKES ARCHITECTURAIL RULES AND REGULATIONS REVISED AS OF April 18, 2022

HOME BUILDING AND HOME IMPROVEMENTS:

1) Two sets of plans shall be submitted to the Coral Lakes Board of Directors when building a new home or improvements to existing home. Improvements on any outside structures, or landscape on the property. One plan will be signed and returned to the homeowner and the second set will be returned six months after the completion of the work.
2) Color scheme for primary exterior and trim must be conveyed in writing with a color sample to the Coral Lakes Board of Directors for approval.
3) A Post Lamp must be installed in the front yard of your property
4) Driveways shall be constructed of concrete, or pavers. Any variations must be approved by the Coral Lakes Board of Directors. Gravel and limestone rock is prohibited
5) Grass areas must be fully sodded.
6) There is an 18" soffit minimum with a minimum pitch 5-12 Roof shingles are to be Architectural/Dimensional fiber grade with a minimum weight of 240 pounds/ 100 sq. foot. Shingles must be made of fungus and mildew resistance material. Three-tab shingles are strictly prohibited. Other roofing materials Metal, Tile, or any other variations, must be approved by the Coral Lakes Board.
7) All homes shall remain free of rust, mildew and fungus. Proper maintenance must be maintained. If at any time any structure on your property or the roofing material shows signs of fungus or mildew it Must be cleaned.
8) Carports and unenclosed covered parking areas are prohibited. No free-standing Sheds are allowed on any lots
9) All dwelling utility fixtures including, but not limited to, air conditioning components, pool pumps, water softener tanks, and conditioners, must be enclosed so as not to be visible from the road or adjacent lots. This enclosure shall be landscaped with a minimum planted height of 42 inches around the utilities or a fence no larger than six feet tall, eight feet wide and eight feet in length. A variation of these dimensions may be changed upon approval of the Coral Lakes board if utilities exceed this amount. This enclosure is only for utilities and trash receptacles only, not for storage.
10) If your current utility enclosure is larger than the above specifications it is deemed to be a grandfather clause and will be required to be removed upon the sale of your home, an act of God or if it becomes deteriorated.
11) No noise producing landscape or construction will be conducted Sunday through Saturday between the hours of 8:00 PM to 8:00 AM

Other Rules and Regulations and Information

12) No parking of trailers, boats, or cars is allowed on grass areas of your property.
13) No trash shall be placed upon the Coral Lakes roadways or on any common areas of Coral lakes.
14) Dogs must be leashed when walked and owners are responsible for pet excrement on common areas and neighboring lots.
15) This community does not allow outside solicitation, please report to local police if this occurs after a warning to the solicitor to please leave the Coral Lakes development.
16) For security purposes, please do not let unknown persons entry thru the gates. If someone is trying to enter through the gates illegally, please allow the gate to shut before fully pulling away
17) No speeding in the community or passing other motorist on the Coral Lakes roadways.
18) Streetlight poles are located throughout the community. If you notice a streetlight out near your residence, please notify FPL at 287-5400 and give them the pole number. Each Light pole has a tag with the pole number listed on the tag. FPL can then send out a repair truck.
19) Dues for Coral Lakes must be paid on a timely basis.
20) This document must be inserted in your copy of the Coral Lakes Rules and Regulations booklet to be given to the purchaser of your property at the time of sale.