



LUCERNE HOMES EAST

HOMEOWNERS ASSOCIATION, INC.

6314 SUMMER SKY LANE

GREENACRES, FLORIDA 33463

(561) 968-7711 • FAX (561) 968-6324

BASIC RULES FOR LUCERNE HOMES EAST

1. AT LEAST **ONE FULL-TIME RESIDENT** IN THE HOME **MUST BE 55+ YEARS OF AGE.**
2. **NO ONE UNDER THE AGE OF 18** IS PERMITTED TO LIVE IN LHE.
3. YOU MUST UNDERSTAND AND AGREE TO ABIDE BY OUR DOCUMENTS.
4. EVERYONE LIVING HERE MUST BE INTERVIEWED AND APPROVED, AND HAVE PROOF OF THEIR AGE ON FILE. NO ONE ELSE MAY LIVE IN THE HOME.
5. EACH GUEST MAY VISIT A TOTAL OF 90 DAYS IN A CALENDAR YEAR, AND MUST BE ADVISED OF AND COMPLY WITH OUR DOCUMENTS AND RULES.
6. NO MORE THAN **TWO (2) PETS** PER HOUSEHOLD ARE ALLOWED. GREENACRES LEASH LAW IS IN EFFECT. PETS MUST BE CLEANED UP AFTER.
7. **NO DOG RUNS OR WOOD/SHRUBBERY/WIRE FENCES OF ANY KIND ARE ALLOWED.**
8. **NO SHEDS, GAZEBOS OR OTHER ROOFED STRUCTURES ARE ALLOWED.**
9. **NO COMMERCIAL TRUCKS, TRAILERS, BOATS, ELECTRIC or PROTROLEUM POWERED MOTORCYCLES, MOPEDS, MOTORBIKES, GOLF CARTS, OR ANY EXTRA-LARGE VEHICLES, PANEL VANS, OR ANY TYPE OF COMMERCIAL VEHICLES MAY BE HOUSED IN OR ON THE PROPERTY IN THE COMMUNITY.**
10. THE MAINTENANCE OF YOUR HOME AND PROPERTY IS YOUR RESPONSIBILITY. YOU ARE EXPECTED TO KEEP EVERYTHING CLEAN AND WELL MAINTAINED.
11. GARBAGE PAILS, RECYCLING BINS AND ANY REFUSE **MUST BE KEPT IN YOUR GARAGE.** PUT IT OUT THE NIGHT BEFORE OR THE MORNING OF THE SCHEDULED PICK-UP and RETURNED to the GARAGE AFTER PICK-UP.
12. **ARCHITECTURAL APPROVAL FORMS MUST BE FILED AND APPROVED FOR ALL CHANGES TO THE OUTSIDE OF YOUR HOME.** CHANGES INCLUDE PAINTING, WINDOWS, DOORS, AND ROOFS. PERMISSION IS REQUIRED FOR CHANGING THE SIZE OR SURFACE OF DRIVEWAYS. FOR SOME OF THESE CHANGES A PERMIT MAY ALSO BE REQUIRED BY THE CITY OF GREENACRES.
13. YOU MAY ONLY OWN ONE HOME IN LUCERNE HOMES EAST.
14. YOU MAY NOT RENT OR LEASE YOUR HOME FOR AT LEAST TWO YEARS FROM THE DATE OF PURCHASE. YOU MUST SEEK BOARD APPROVAL PRIOR TO RENTING. TENANTS MUST BE INTERVIEWED AND APPROVED BY THE BOARD. TENANT LEASES MUST BE APPROVED ANNUALLY BY THE BOARD. LEASES WILL NOT BE APPROVED FOR RENEWAL IF THE TENANT DOES NOT ABIDE BY OUR RULES.
15. THE RENTAL OF ROOMS IS NOT PERMITTED, AND TRANSIENT TENANTS ARE NOT ALLOWED TO LIVE HERE.
16. NO COMMERCIAL BUSINESS MAY BE CONDUCTED FROM THE HOME.
17. **MAINTENANCE FEES:** HOMEOWNERS PAY SEMI-ANNUAL FEES OF \$ 990.00, BILLED IN JANUARY AND IN JULY. THE TOTAL FOR THE YEAR IS \$ 1980.00. BASIC CABLE TV/INTERNET SERVICE IS INCLUDED.
18. MONTHLY BOARD MEETINGS ARE HELD ON THE FIRST TUESDAY OF EVERY MONTH AT 7:00 PM. THE **ANNUAL MEETING** IS HELD IN DECEMBER, AT SAID MEETING DIRECTORS SHALL BE ELECTED.
19. **ARBITRATION AND/OR LEGAL ACTION WILL BE TAKEN AGAINST ALL HOMEOWNERS WHO FAIL TO COMPLY WITH OUR DOCUMENTS.**

Buyer/Lessee/Resident: _____ Buyer/Lessee/Resident: _____
 (sign and date) (sign and date)

Interview Committee: _____
 (sign and date)