



## LUCERNE HOMES EAST

HOMEOWNERS ASSOCIATION, INC.

6314 SUMMER SKY LANE

GREENACRES, FLORIDA 33463

(561) 968-7711 • FAX (561) 968-6324

[lucernehomeseast@comcast.net](mailto:lucernehomeseast@comcast.net)

### ARTICLE VII, GENERAL PROVISION

#### Section 1, Maintenance of Units

#### RULES AND REGULATIONS

The following Rules and Regulations are set forth to further explain and define, Article VII, General Provisions, Section 1, Maintenance of Units

#### MAINTENANCE OF UNITS:

- Lawns must be mowed and free of dead trees, branches, palm fronds, shrubs.
  - o *Suggested best practices is no less than 38 cuts per year.*
- Lawns and other landscape materials must be properly irrigated, effectively monitored and treated for turf and ornamental pests and disease, and fertilized as needed.
- Garden beds must be edged and free of weeds and grass.
- No underbrush or unsightly growth will be permitted.
- Dead trees and shrubs shall be removed by owner/their service provider.
  - o The City of Greenacres may require permits and/or have certain requirements in some cases. It is the *owner's responsibility* to check with the City and abide by the City requirements.
- House, exterior walls, curtain walls and doors must be free of stains, peeling paint and damage. Repairs and/or painting may be required.
- Driveways must be kept free of stains due to oil, grease, paint, mold, mildew and rust.
  - o Driveways must be sealed and repaired as needed. Special attention should be paid to resealing and repair asphalt driveways, pavers, and painted driveway surfaces.
- Lawn/landscape materials may not be stored in the front of or on the side portions of house/parcel for longer than two weeks after completion of landscape project.
  - o This includes but not limited to: Bags containing lawn/landscape materials and/or empty bags, mulch, soil, stones, and rocks, broken and/or empty plant containers.
- All lawn and other maintenance tools must be stored inside the homeowner's garage overnight.
  - o This includes and is not limited to: Ladders, shovels, rakes, mowers, edgers and weed eaters, rototillers, saws of any kind, mortar buckets, mortar boxes, all and any equipment used for household or parcel improvements/repairs.
  - o The exception only being when a household or parcel project is being done by a professional/licensed contractor performing exterior work that will not be completed in a single day, such as and not limited to, roofing, screening, windows, lawn removal/replacement, landscape improvements/redesign.
- Windows, door screens, and screened porches are to be repaired/replaced if torn or broken.



- Outdoor pole lights must be operable dusk to dawn. If in need of repair these repairs and/or replacements should be made in a timely manner.
  - o Architectural approval is needed for any modifications or removal of the outdoor pole lights located on the front portion of the lot.

**Note:** ARC (Architectural Review Committee) approval is required for modifications and/or additions to the exterior structure (house)/parcel. Such modifications/additions include but are not limited to painting or re-painting, patio/porches, windows/doors/garage door, pads/slabs/walkways, driveways, screening, roofing, fascia/trim (except for repair purposes only, and if not change of paint color is required), landscape modifications if affecting the front elevation of the lot and/or substantial change(s) to the sides and rear of the lot, additions/removal/change of irrigation well, refacing of house with material(s) other than the original structure (example – changing a brick façade to smooth stucco surface). In all cases of modifications/additions, the homeowner is responsible to obtain government/municipal permits, if applicable. Proof of permit is to be provided to the ARC prior to the start of the project.

The penalty for violation of the governing documents and rules and regulations of the Association, will subject the homeowner to arbitration and/or fines, in accordance with the governing documents of the Association.

These Rules and Regulations, hereafter referred to as Maintenance of Units, will be effective and enforceable as of Month MARCH 1<sup>ST</sup>, Year 2024

Approved by the Board of Directors on: FEBRUARY 6<sup>TH</sup>, Year 2024

By a vote of the Board of Directors at which 7 members were present, 7  
Voted in Favor 0 Voted Against

Signed and confirmed by: David Baluch, President  
Board Officer Title





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## Rules and Regulations

### PAINT POLICY

Effective January 1, 2018

The following Rules and Regulations are added to the governing documents of the Association. In accordance with the Declaration of Covenants, Conditions and Restrictions, Article VI. These rules are relevant to Article VI, Section 1, 2 and 3 in which the power and authority to approve or disapprove additions, changes or alterations to the exterior portion of the home/property located in Lucerne Homes East is given to an Architectural Committee.

Further, Article VI, Section 1 provides that such changes include but are not limited to the change in the color of paint. Section 1 further provides that all additions, changes or alterations are to be submitted for review by the Committee and any governmental body having jurisdiction over the matter. Section 3 provides a means and method of submitting such request for approval to the Association office, by mail or directly.

With such authorities provided for in the Declaration of Covenants, Conditions and Restrictions, the Board of Directors at a Board of Directors' Meeting held on November 7, 2017, at which a quorum of the Board was present, did vote in favor of Rules and Regulations concerning **paint colors**; the **process** by which an owner must submit request; the requirement that no house paint project may commence prior to **written approval** of the Architectural Committee; and the subsequent **enforcement** of these specific Rules and Regulations.

The Rules & Regulations concerning paint color may be referred to in the future as the Lucerne Homes East HOA "Paint Policy."

**PAINT COLORS:** No house/structure, house trim, garage or front door may be painted, except for touch up using same color as is currently on house, unless the owner has complied with the process of requesting approval to paint using a color/shade that is approved and has been entered into the "Paint Policy" as an approved color/shade. The approved paint colors are available to view by contacting the Architectural Committee Chairperson.

**PROCESS:** Any owner wishing to paint their house/structure, house trim, garage or front door Must comply with the following steps:

- Complete the Architectural Approval Request Form;
- Indicate on the form that the request is to paint the house . . . trim . . . garage door . . . and/or the front door;
- Provide a paint color chip, not smaller than 3 inches by 3 inches in size, of the desired colors;
- Submit the completed request to the Architectural Committee Chairperson, either in person or by dropping the request at the HOA office located at 6314 Summer Sky Lane.



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- Complete the Architectural Approval Request Form;
- Indicate on the form that the request is to paint the house . . . trim . . . garage door . . . and/or the front door;
- Provide a paint color chip, not smaller than 3 inches by 3 inches in size, of the desired colors;
- Submit the completed request to the Architectural Committee Chairperson, either in person or by dropping the request at the HOA office located at 6314 Summer Sky Lane.
- The only colors that will be approved are those colors on the paint color charts of approved colors, including house body colors, trim colors and door colors. The paint charts are available to see by contacting the Architectural Committee Chairperson or the HOA office.

**WRITTEN APPROVAL OR DISAPPROVAL:** The process of review and decision making by the Architectural Committee regarding house painting, may be made within seven (7) to fourteen (14) days from the date of receipt of the completed Architectural Approval Request form.

- If the paint color(s) coincide with the paint color chart, written approval will be given.
- If the paint color(s) do Not coincide with the paint color chart, the request will be disapproved.
- If disapproved, the Architectural Committee may ask for further review by the Board of Directors for a final decision.

**ENFORCEMENT:** No painting may commence until the Architectural Committee has provided Written Approval to the home owner.

- If a home is painted without submitting request for approval, it will be considered a violation of the governing documents;
- If a home is painted with a color other than an approved color, the home owner will be required to repaint the house using an approved color;
- If a home is painted Before Written Approval has been provided, it will be considered a violation of the governing documents.

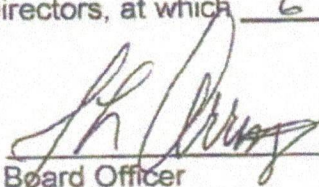
The penalty for a violation of the governing documents and rules and regulations of the Association, will subject the home owner to arbitration and/or fines, in accordance with the governing documents of the Association.

These Rules and Regulations, hereafter referred to as the Paint Policy, will be effective and enforceable as of January 1, 2018.

Approved by the Board of Directors on: November 7, 2017

By a vote of the Board of Directors, at which 6 members were present, 6 Voted in Favor. 0 Voted Against.

Signed and Confirmed by:

 PRESIDENT  
Board Officer Title





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### **Rules and Regulations for Usage of the LHE Facilities**

- 1- Requests to use facilities must be made six (6) weeks in advance of date needed, on or before the first Tuesday of the month.
- 2- The facilities should be considered an extension of your home and be cared for and used in the same manner.
- 3- The facilities are not available for Private Functions; all events in the facilities must open to all community owners and residents.
- 4- The facilities shall not be used for profit, or for political events.
- 5- Requests to use the facilities will be considered on a first come, first served basis.
- 6- The "Lucerne Homes East Facilities Usage Agreement" and "Waiver and Release of Liability" must be signed and submitted before any request to use the facilities will be granted. Submit forms to Entertainment Chairperson by placing them into the "LHE OFFICE MAIL DROP BOX".
- 7- ALL SCHEDULED AND CUSTOMARY ACTIVITIES FOR LUCERNE HOMES EAST ENTERTAINMENT COMMITTEE TAKE PRIORITY OVER OTHER REQUESTS TO USE THE FACILITIES.
- 8- Events calendar must be posted in the Lamp Post, and posted inside the clubhouse, location TBT, so that all community residents are aware of who's using the facilities.
- 9- Resident who has scheduled the facilities must remain on the premises of the facilities throughout the entire time of usage including clean up.
- 10- Resident requesting use of the facilities shall be responsible for cleanup of the entire area that they used, follow the "LHE Associations Cleanup Form".
- 11- The maximum number of attendances are 50 at the Clubhouse, and 22 at the Pool Area.
- 12- Time limit for usage four (4) hours for actual function. Six (6) hours total including setup and required cleaning.
- 13- Ending time: Clubhouse: 10 PM. Pool Area: Dusk
- 14- Because of the proximity to residences, loud or boisterous activity is prohibited. Activities shall not invade the privacy of the surrounding neighbors, all activities shall be conducted within the facility, and the rules and regulations applicable to the facility apply to everyone attending the function. The kitchen use is for warming of food only, all cooking has to be done outside of the facility. Guests of residents using the inside of the clubhouse shall not use the pool table, pool or tennis court unless specifically and separately approved in advance in writing by the Board or Entertainment Chairperson.
- 15- If any outside vendor, musician, entertainer, etc. is part of the function, they must provide a current "Certificate of Liability Insurance" evidencing \$1,000,000.00, naming the LHE Association additional insured, as well as proof of worker's compensation insurance.
- 16- All door exits must have a minimum of four (4) foot wide egress opening for safety exiting in case of an emergency.
- 17- All furniture must remain inside of the building.



18- Use of swimming pool area:

- 19a- Follow all posted Pool Rules. Pool wetted perimeter is 4ft away from water edge.
- 19b- No furniture within the pool wetted perimeter.
- 19c- No glass allowed within the entire enclosed pool area.
- 19d- No food, beverages or alcohol within the pool wetted perimeter.
- 19e- No toys of any kind in the water and around the pool area.
- 19f- Cooking to be done on the grass area.
- 19g- Return all tables and chairs from where they were found.
- 19h- Return all umbrellas to the closed position and tied closed.
- 19j- Remove all cooking items from the area when done.
- 19k- No personal music playing is allowed in the pool area.

19- Conduct: LHEHOA and its representatives assume no responsibility for the orderly conduct of the event being run by an owner. LHEHOA further expressly assumes no responsibility for overseeing or otherwise supervising any consumption of alcohol beverages on the premises, even if permitted. The inside of the clubhouse is a non-smoking and a no pets facility.

20- Alcoholic Beverage Liability: The owner expressly agrees that said owner assumes all risks and is solely responsible for any damages, losses or claims resulting from the consumption of alcohol beverages on property and the owner expressly agrees to indemnify and save, its Board and all members harmless from any claims, including costs in connection with defense thereof resulting from the consumption of alcoholic beverages on the property in conjunction with this agreement.

21- Loss or Damages: The owner assumes personal responsibility for any loss, damage occurring to the property inside and outside of the facilities caused by or resulting from the event or any attendees at same. The owner assumes personal responsibility for any excess damage.

22- Decorations: No wall or ceiling decorations are permitted. No covering of windows and doors. The use of tape, staples, tacks or nails is prohibited. Only table and/or free-standing decorations may be used. The use of confetti is prohibited.

23- Parking Regulations: Parking will be permitted in designated parking areas only.

These **Rules and Regulations for LHE Facilities** will be effective as of:

Month December 1, Year 2024

Approved by the Board of Directors on: November 5, Year 2024

By a vote of Board of Directors at which 6 members we present, 6  
Voted in Favor, 0 Voted Against

Signed and confirmed by: Daniel Baloch, PRESIDENT  
Board Officer Title

Updated: 11-06-2024

File: Folder: Rules and Regulation; Folder: Rules for Use of Facilities/Rules and Regulations for LHE Facilities.doc

## RULES AND REGULATIONS

### GOLF CARTS

June 4, 2009

#### REVISION TO JUNE 1, 2006 RULES AND REGULATIONS REGARDING GOLF CARTS

##### Article I:

#### GOLF CARTS ARE PROHIBITED FROM ALL PRIVATE ROADS AND COMMON GROUNDS WITH IN LUCERNE HOMES EAST.

##### PENALTY:

Any infraction of the above Rules and regulations, the Homeowner will receive a WRITTEN WARNING, explaining and documenting the infraction.

Should said Homeowner continue to use the golf cart legal action will be taken to have that Homeowners golf cart removed permanently.

Removal request would be based on the Homeowners continual refusal to follow the RULES AND REGULATIONS regarding golf cart use in Lucerne Homes East, common grounds and private roads.





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## RULES AND REGULATION

### ANIMAL RUNS

June 4, 2009

#### ARICLE II

Section 16, Article IX of the Lucerne Homes East Declaration of Covenant, Conditions and Restrictions states, No swimming or wading pools, playground equipment, permanent barbeque pits, fences, hedges or obstructions between lots(rear, front or side) shall be placed, located or constructed upon any lot, except as installed by the Declarant. Also stated, this Declaration may not be amended to permit the construction of any fences, hedges or obstructions on any lot.

**This Rule and Regulation will include under obstructions, *any enclosed permanent or temporary, dog/cat or animal run, regardless of the construction or materials used.***

#### PENALTY:

Any infraction of the above Rules and Regulations, the homeowner will receive a written warning, explaining and documenting the infraction as well as a time frame for correction.

**Should said homeowner not correct this infraction, within the time frame given, immediate legal action will be taken.**





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**RULES AND  
REGULATIONS**

**OVERNIGHT PARKING AT THE LUCERNE HOMES EAST CLUBHOUSE**

**EFFECTIVE MARCH 1, 2016** (Revised)

**ARTICLE III**

A) Overnight parking, for more than one night, WILL NOT be permitted at the Lucerne Homes East clubhouse parking lot, unless approval is received from three, (3) current members of the Board of Directors.

1. The three Board of Directors who issue the approval MUST HAVE THEIR NAMES POSTED ON EITHER THE WINDOW OR THE DASH OF THAT VEHICLE.
2. Approval is for only one vehicle, additional vehicles must receive individual approval.

**EXAMPLE OF APPROVAL:**

NAME OF RESIDENT: \_\_\_\_\_

ADDRESS OF RESIDENT: \_\_\_\_\_

TELEPHONE NUMBER OF RESIDENT: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

\_\_\_\_\_

B) The maximum allowable DAYS TO PARK will be 21 consecutive days during a calendar year, after approval.