

**Lake Place Condominium Association, Inc.**  
**RULES & REGULATIONS**

- Each Unit shall be occupied and used as a single family residence, and not for commercial purposes.

**All of the following require PRIOR approval by the Association:**

- All sales/purchasers must be approved by the Association prior to closing (requires Application form).
- Owners are not allowed to rent their unit without prior approval by the Board of Directors (requires Application form)
- Changes/additions are not to be made to exterior of the unit without prior approval of the Board (required Request form). This also includes exterior landscaping or attaching any items to the exterior of the building.
- Owners must provide copies of the Rules & Regulations and the Association Basics to prospective purchasers or renters.
- Owners are ultimately responsible for the actions/violations of their renters and guests.

**Pets**

- One pet per household (excludes fish and birds).
- No dogs over 20 pounds.
- Renters cannot have pets.
- Dogs and cats must be on a leash when in common areas and on streets.
- Waste must be picked up at all times.
- Animals cannot be kept, bred or maintained for commercial purposes.
- Vicious or nuisance animals will not be tolerated.
- Food and/or food dishes are not to be left outside.

**Parking and Vehicles**

- No Street Parking. Parking is only allowed in the carport and in driveway.
- If carport and driveway are completely full, additional parking is available on the west side of swimming pool or designated area on the east end of LP Lane
- Parking in front of mailboxes for mail pick-up only.
- No Parking on the grass; this includes all vehicles and boats.
- Vehicles that are parked improperly, are inoperable, or do not have a valid license plate tag, are subject to towing.
- Driving across any grassy area to launch or remove a boat is prohibited.
- Vehicles exiting Lake Place must yield to those entering from Hulsey Road.

**Outside of Unit**

- Structures are not to be erected on either the common or the limited common elements.
- No window air conditioners
- Standard/Appropriate window coverings only are to be used on all windows in the unit, and kept in good repair.
- Decorative flags are not permitted to be affixed to the exterior of the unit (American Flags are permitted).
- Signage is not permitted, with the exception of small safety/security signage.

- Hanging of clothes/towels/household items out to dry, on either the front or the back of the unit, is prohibited.
- BBQ grill must be 10 ft. from building when it is in use.
- No fire pits.
- No fireworks.
- Residents should be considerate of their neighbors, and keep all noise levels down, between 10:00 PM and 8:00 AM.
- Outdoor Holiday decorations must be removed within two weeks after the Holiday.
- "For Sale" signs are only to be placed outside the fence on the edge of our property on Hulsey Road.
- Yard sales/Garage sales/Estate sales are not permitted.
- Do not feed the duck
- PODS cannot be on property for more than 30 days and must be on driveway and not on grass or in street

### **Garbage and Recycle**

- Garbage cans should be placed out on the curb on the night before pick-up only, and put away by the next evening.
- All perishables and loose items must be bagged and put in a trash can.

### **Common Areas**

- Lawns must be free of outside grills, boats, patio furniture, toys, sports or recreational equipment etc.
- Toys, sports or recreational equipment may not be installed or stored in any common areas.

### **Lake**

- All residents have access to the lake for boating and fishing only.
- Life vests must be worn while boating. Per Florida State Law: Every person on board under the age of 6 must wear an approved Personal Flotation Devices (PFDs) while the vessel is underway.
- No swimming or gas-powered boats allowed.
- Do not feed the ducks or any other wildlife.
- Do not blow or dump leaves or other yard waste into the lake.

### **Pool**

- Rules regarding usage of the pool are posted in the pool area.
- No one under 16 is allowed without a parent/guardian.

### **Rules for Lake Place 1 (LPI) Only**

- LPI: Anything stored in the enclosed courtyard area is not to be visible from the street.
- LPI: Trash cans and other items are to be stored in your enclosed courtyard area.
- Carports are not to be used for storage areas.

### **Rules for Lake Place 2 (LPII) Only**

- LPII: Two locked storage containers are permitted, one of which cannot be higher than the dividing wall. If one container is higher than the dividing wall, it must be put against the unit (not along the dividing wall or in the back of the carport). Trash cans, recycle bins and grill may be kept at the back or directly behind the carport.