

**DeeAnn Lakefront Estates Homeowners Association
409 Stephen Dr., Lake Placid, FL 33852**

RULES, REGULATIONS and PROCEDURES

To preserve the residential character of the community, all property owners in the DeeAnn Lakefront Estates Homeowner Association shall be subject to the following Rules, Regulations and Procedures.

These Rules, Regulations and Procedures:

- may be amended from time to time by resolution of the Board of Directors.
- shall replace and supersede any previously adopted rules, regulations, policies, or resolutions of the Association that have been previously adopted and circulated which are inconsistent with this document, effective immediately.
- are in addition to the restrictions contained in the Association's Declaration and Bylaws.

Each owner shall be responsible for any violation of these Rules, Regulations and Procedures by their family members, occupants, tenants, guests, agents, employees, and invitees

The purpose of these Rules and Regulations is to protect the physical property of the Association, to ensure the common good of the community so all residents can enjoy a safe and pleasant lifestyle, and to maintain property values for the homeowners. To accomplish this purpose all residents must act with sensitivity and consideration for one another, as well as complying with the following Rules and Regulations.

Under the authority granted them by the Association's CC&R's, the Board of Directors can impose a penalty for violations in complying with any of the governing documents, including these Rules and Regulations.

LANDLORD OBLIGATIONS:

Landlords are responsible for ensuring that that their tenants follow the rules and regulations of the Association. If the tenants fail to follow the HOA's governing documents, the landlord will be held liable.

MANDATORY SIXTY (60) DAY MINIMUM LEASE TERM. Violators of this rule will face stiff consequences.

DEEANN LAKEFRONT ESTATES RENTAL FORM AND TENANT LEASE AGREEMENTS must be emailed to the Association email address deeannhoa@gmail.com **PRIOR** to the commencement of the lease term.

PARKING AREAS. Each owner is allotted two designated parking spots only.

NEW OWNERS: Must provide a copy of the deed to the Board of Directors.

COMMON AREA RULES:

PETS are not permitted within the confines of DeeAnn Lakefront Estates.

MOTORCYCLES are not permitted within the confines of DeeAnn Lakefront Estates.

WATER SHUT OFF. To prevent damage to anyone unit, when a unit becomes unoccupied, the water service shutoffs at the back of the building should be turned off. A water meter key is in the shed.

GATE. When entering the complex, if gate is closed, wait until the gate has completely opened. When leaving, pull up to the white line in front of the gate and wait for the it to open COMPLETELY. At no time should you manually "force the gate open."

GATE PASSCODE: No one shall compromise the security of DeeAnn Lakefront Estates by making known the code for access by non-residents, except for authorized persons designated by the Board.

SPEED LIMIT. The speed limit within the Association is **15 MPH.**

EXTERIOR FRONT DOORS. Exterior door and surrounding frames & thresholds are the owners responsibility. If the Board deems the need for replacement/repair, owner should attempt to complete the work within forty-five (45) days.

USE OF BALCONIES AND PATIOS. Balconies and patios are exclusive use common areas. Towels, clothing, etc. shall not be hung from the outside railings or exterior of the building.

HOLIDAY DECORATIONS. Holiday decorations and/or lighting are permitted during a specific holiday period. Appropriate and aesthetic decorations may be displayed during any season while in good condition.

GAS AND CHARCOL GRILLS. Grills must be 10 feet from the building when in use. GRILLS ARE PROHIBIED ON THE 2ND FLOOR.

GARBAGE AREA: All garbage and must be placed in the dumpster. All boxes must be broken down as well. do not leave any waste outside of the dumpster.

LITTER. There shall be no litter, including cigarette butts left in the common areas.

DRAIN DISPOSAL. Do not put cleaning cloths, wash cloths, diapers, etc. down the drains or in toilets. These items plug up the septic system.

RECREATIONAL AND OTHER VEHICLES. No motorcycles, all-terrain vehicles, moped, (trucks exceeding 3/4 ton in weight), trailer, boat, commercial van, camper, motor home, bus, commercial, or other similar vehicle shall be permitted in the confines of DeeAnn Lakefront Estates, except for trucks delivering goods or furnishing services, and except upon such portions of DeeAnn Lakefront Estates as the Board may, in its sole discretion allow and except that a boat, boat trailer, motorhome or camper may be permitted within the property for a period of one week provided that after said week the boat, boat trailer, motorhome or camper must be removed from the Property for a period of at least forty-eight (48) hours.

The Association has the right to authorize the towing away of any vehicles in violation of this rule with the costs to borne by the vehicle owner or violator.

BOAT SLIP RENTALS. If available, boat slips can be rented for a \$10 per month (full or partial month) fee. Only checks or money orders will be accepted. Checks should be made payable to "DeeAnn Lakefront Estates." Payment can be dropped in the clubhouse mail slot near the restrooms or mailed to 409 Stephen Dr., Lake Placid, FL 33852. Payment for a full year assures a permanent boat slip.

BOAT MOTORS must be kept 15' away from the seawall.

FRONT DOOR/FRAMING REPLACEMENT. If the Board deems that a unit's door must be replaced, the owner of said unit has forty-five (45) days to complete the work.

LANDSCAPING CHANGES. Owners must seek board approval before making **any** modifications to the planting areas.

ARCHITECTURAL CHANGES. Except as provided in the CC&R's, nothing contained herein shall give any owner the right to paint, decorate, remodel, or alter said exclusive use areas or any other part of the common area without the prior written consent of the Board of Directors.

KAYAKS must be stored on the kayak rack.

POOL

SMOKING is prohibited.

ADDITIONAL RULES are posted in the pool area.

DAMAGES. Residents will be held responsible and financially liable for any damage to pool equipment, furnishings, or facilities, whether caused by them, their residents, tenants, or guests.

CLUBHOUSE

SMOKING is prohibited.

CLUBHOUSE USE: Anyone enjoying the clubhouse is responsible for leaving it as clean as they found it. Cleaning guidelines are posted in the clubhouse.

CLUBHOUSE RESERVATION POLICY. All reservations are on a first come/first-serve basis. Reservation requests must be made in advance of the event by emailing the Board of Directors at deeannhoa@gmail.com.

RESPONSIBILITIES OF EVENT'S HOST. The unit owner/lessee holding the reservation must be always present during a scheduled event and is responsible for the cleanliness, safety and the costs of any reparations for damages. At the close of the event, the homeowner/lessee is also responsible for ensuring that all lights, heating or air-conditioning, and appliances are turned off. The unit owner is held responsible for the proper conduct of any of their guests.

PROCEDURE FOR FILING A COMPLAINT AND/OR SUGGESTION

Any complaint and/or suggestion must (1) emailed to deeannhoa.com (preferred) or (2) written, **signed**, and placed in the clubhouse mailbox.

THESE RULES AND REGULATIONS APPLICABLE TO THE DEEANN LAKEFRONT ESTATES ARE EFFECTIVE AS OF MAY 19, 2022.