

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

RENTERS SHEET OF RULES

The purpose of these Rules 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 property owners. 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.

NO PETS ALLOWED within the confines of DeeAnn Lakefront Estates.

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

PARKING. You are entitled to two parking spots; one that is numbered and the other should have been assigned to you by your landlord. **DO NOT** park anywhere else. Note: 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.

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**.

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

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 must be placed IN the dumpster. Break down all boxes and place them in the dumpster as well.

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.

BOAT SLIP RENTALS. If available, boat slips can be rented for \$10 per month. 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.

UNIT MAINTENANCE. Any maintenance required on the inside of your unit is between unit owner and tenant.

POOL

SMOKING is prohibited.

ADDITIONAL RULES are posted in the pool area.

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.

PLEASE INFORM YOUR GUESTS OF ALL RULES AND REGULATIONS.

DeeAnn Lakefront Estates Board of Directors

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