



## **HOA Rules and Restrictions that Govern Laurel Lakes Residents**

**Rev. January 2020 Rev 2023**

**(This document can be revised at any time to adjust to changes in Board Decisions.)**

Below, residents of Laurel Lakes will find **Section 7** of the Declarations, known as the Covenants, with the current amendments showing what each homeowner, resident, and renter are to be responsible for in complying with the rules of maintenance and policies for which the HOA Association are to enforce. Residing with the Covenants are the General Rules and Restrictions that accompany the Covenants. Both are listed below:

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### **SECTION 7 – COVENANTS**

#### **USE RESTRICTION AND OWNER MAINTENANCE**

7.01 **RESIDENTIAL PURPOSES ALL LOTS** shall be used for residential and related recreational use only, and not for commercial, trade or business purposes, except as other permitted herein. For purposes hereof, "residential", shall mean:

"Occupancy of a DWELLING for single family residential use which shall be limited to one person two people no matter how related: three or more persons all of whom are related to each other by blood, marriage or legal adoption. In no event shall a DWELLING be occupied by more than two permanent occupants per bedroom."

No business or trade shall be conducted anywhere on the SUBJECT PROPERTY except as follows:

1. Those which are determined to be acceptable by the MASTER ASSOCIATION.
2. Those which are found to be in compliance with the applicable Underlying zoning of BARTON FARMS.

7.01.01 **The MASTER ASSOCIATION** is excluded from the general prohibition on the conduct of business given its duties and responsibilities under this MASTER DECLARATION. ARTICLES. BYLAWS, and applicable law

7.01. 02 **OWNERS**, their family members, tenants and occupants may conduct limited profession or business activities if confined solely within their LOT, but only if the activity cannot be seen. heard or smelled by other residents of the SUBJECT PROPERTY and provided further that no activity shall be permitted that results in a significant increase in pedestrian or vehicular traffic in the SUBJECT PROPERTY. nor shall any activities be permitted that would increase the insurance risks of other OWNERS, or the MASTER ASSOCIATION, or constitute a dangerous activity. or nuisance. or violate the Zoning Code of Sarasota County, Florida.

7.01.03 The **DECLARANT** is excluded as elsewhere provided.



7.02 **SUBDIVISION OR COMBINATION OF LOTS**: No LOTS shall be divided, subdivided or reduced in size. Two contiguous LOTS may be combined to form a site for one DWELLING, but the LOTS shall otherwise retain their separate identity for voting, assessment and other purposes. Any combination of LOTS must have the prior written approval of either DECLARANT or MASTER ASSOCIATION.

7.03 **PORTABLE OUTBUILDINGS**: No portable buildings, temporary or accessory buildings or structures, or tents, shall be erected, constructed or located upon any LOT for occupancy, storage or otherwise, without the prior written consent of the BOARD.

7.04 **CLOTHES LINES**: No clothes lines or clothes poles shall be erected, maintained or permitted on the exterior of any LOT unless hidden from view from adjacent LOTS, other PROPERTY and COMMON PROPERTY in a manner acceptable to the party exercising architectural control

7.05 **SIGNS**: No sign advertising the sale, lease or rental of any LOT, and/or DWELLING thereupon. no garage sale or similar sign and no political sign, advertising or commercial sign shall be posted, displayed, inscribed, or affixed to, or be visible from. the exterior of a LOT or upon any COMMON PROPERTY, without the prior written consent of the BOARD. or the party exercising architectural control. Other types of signs may be permitted, subject to the approval of the party exercising architectural control as elsewhere provided.

7. 06 **PETS**: No animals. Live-stock or poultry of any kind shall be permitted within the SUBJECT PROPERTY except for common household pets, which shall be limited to dogs, domestic cats. birds, fish and other animals from time to time permitted by BOARD Rule. No pet may be kept or maintained for commercial purposes and no pet may constitute an unreasonable nuisance or annoyance to other residents of the SUBJECT PROPERTY. Pets shall be permitted outside a DWELLING only if located within an enclosed area, or on a leash under the control of the pet's owner. The owner of the pet shall be strictly responsible for its actions, and shall indemnify and hold harmless MASTER ASSOCIATION, and its BOARD, agents, employees and MEMBERS, from any liability or damages occasioned by the actions of the pct. Owners of pets shall also be responsible for picking up and properly disposing of any excrement deposited by the pet upon any portion of the COMMON PROPERTY, or on any LOT or PROPERTY other than their own. The BOARD may require any pet to be immediately and permanently removed from the SUBJECT PROPERTY due to a violation of this Paragraph

7 07 **NUISANCES**: No nuisances shall be allowed upon any PROPERTY, nor any use or practice which is an unreasonable source of annoyance to other OWNERS or which interferes with the peaceful possession and proper use of the residents of the SUBJECT PROPERTY. No improper, offensive or unlawful use shall be made of any PROPERTY, and all laws. zoning ordinances and regulations of all controlling governmental bodies shall be observed.

7. 08 **LAKES**: The use of any lake or canal within the SUBJECT PROPER TY shall be subject to all rules regulations and restrictions adopted by the BOARD. In particular, and without limitation, no swimming or motorized or sail powered boating will be allowed in any lake or canal unless and except as expressly permitted pursuant to rules, regulations and restrictions adopted by the BOARD. Fishing shall be



permitted, subject to reasonable rules and regulations but only as to OWNERS of LOTS and by their family members, their tenants, guests and invitees. For purposes of this MASTER DECLARATION, LOTS abutting littoral zones shall be deemed to be waterfront LOTS.

7.09 **BOATS:** Motorized and/or sail powered boats may be kept or stored only in an enclosed garage constituting part of a DWELLING, except that boats may be kept or stored on COMMON PROPERTY pursuant to rules and regulations adopted by the BOARD but if, and only if, expressly permitted by any such rules and regulations Non-motorized and/or non-sail-powered boats for use on the Lakes shall be kept in rear yards stored behind the DWELLING and shall not be visible from the road.

7 10 **MOTOR VEHICLES:** Except as set forth below, only a conventional passenger automobile may be parked on the SUBJECT PROPERTY and only when it has a current license tag affixed to it A "conventional passenger automobile" shall be limited to those vehicles which are primarily used as passenger motor vehicles. and which have a body style consisting of two doors, four doors, hatchback, convertible, station wagons, or pickup trucks and minivans which do not exceed 18' in length, and utility vehicles, such as Ford Bronco, Chevrolet Blazer, Jeep and similar vehicles provided they are in a condition substantially similar to that which existed when they were sold by the manufacturer and specifically excluding vehicles that have been modified by increasing their height. adding off-road tires, roll bars and the like.

All other motor vehicles, including but not limited to commercial vehicles (any vehicle primarily used in a trade or business or having advertising or promotional information. symbols materials affixed thereto). trucks (any motor vehicle designed used principally for the carriage of goods and including a motor vehicle to which has been added a cabinet box, a platform. a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passenger, and specifically including all pickup trucks and vans exceeding 18' in length), motorcycles. campers, recreational vehicles (vehicles having either kitchen or bathroom facilities). trailers, motor homes, mobile homes, and any and all other vehicles other than the afore described conventional passenger automobiles, shall be prohibited from parking in any area in the SUBJECT PROPERTY.

Notwithstanding the foregoing parking limitations. the following exceptions shall be made: (1) service vehicles may be temporarily parked in parking areas during the time they are actually servicing a LOT or PROPERTY, but in no event overnight; (2) boats, trailers, trucks. commercial and recreational vehicles, any other prohibited vehicles may be temporarily parked in a parking area when they are being actively cleaned, loaded or unloaded; (3) motor homes and other recreational vehicles operated by persons residing outside of BARTON FARMS, may temporarily park their vehicle in the driveway of their host with the prior permission of the BOARD but in no event more than seven (7) consecutive days and more than fourteen (14) days in any calendar year; ( 4) any of the motor vehicles, trailers or other vehicles which are otherwise prohibited by virtue of this section may be parked inside an OWNERS garage provided the garage door is kept closed and the vehicle is only located outside of the closed garage when it is being loaded or unloaded or driven to or from the DWELLING.

No vehicle belonging to any OWNER or to a member of the family of an OWNER or guest, tenant or employee of any OWNER shall be parked in such manner as to impede or prevent access to another



OWNER's parking areas. The OWNERS, their employees, servants, agent, visitors. Licensees, and the OWNERS' families will obey parking regulations posted at the private and public streets, parking areas and drives and any other traffic regulations which may be promulgated in the future for safety, comfort and convenience of the OWNERS. No vehicle which cannot operate on its own power shall remain within the SUBJECT PROPERTY for more than 24 hours. and no repair of vehicles shall be made within the SUBJECT PROPERTY.

No parking is permissible on the lawns or streets at any time other than service vehicles and then only if necessary to service a LOT or PROPERTY within the SUBJECT PROPERTY.

Any and all vehicles parked or stored on the SUBJECT PROPERTY which do not comply with the foregoing parking regulations shall be deemed "improperly parked vehicles" and are subject to towing, by the MASTER ASSOCIATION, at the expense of the vehicle owner, at any time after twenty-four (24) hours has elapsed from notification to the owner of the vehicle of the improper parking.

7.11 **ARTIFICIAL VEGETATION:** No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any LOT or PROPERTY.

7.12 **OUTSIDE ANTENNAS:** No outside antennas or satellite or signal-receiving dishes are permitted on any LOT or PROPERTY unless approved in writing by the person exercising architectural control as elsewhere provided herein.

7.13 **WELLS:** No wells may be installed within the SUBJECT PROPERTY without the prior written consent of the DECLARANT or MASTER ASSOCIATION.

7.14 **MAINTENANCE PROVISIONS:** Except for portions of any PROPERTY to be maintained by the MASTER ASSOCIATION as elsewhere provided, all buildings and other improvements existing under, upon or over any PROPERTY from time to time shall at all times be maintained by the OWNER thereof in accordance with all applicable governmental requirements, and in a first-class condition and in good working order, so as to preserve the beauty, quality and value of all SUBJECT PROPERTY. Without limiting the foregoing, the following standards shall apply with respect to the maintenance of any PROPERTY

7.14.01 **BUILDINGS AND OTHER STRUCTURES AND/OR IMPROVEMENTS:** All buildings and other structures and/or improvements shall be maintained in first class condition, especially as to the exterior appearance. Painting or other exterior maintenance shall be periodically performed as reasonably required No excessive and/or unsightly mildew, rust deposits, dirt, or deterioration shall be permitted to accumulate on any building, structure or improvement.

7.14.02 **SIDEWALKS ROADS AND PARKING AREAS:** All sidewalks, driveways, parking areas, and other paved or hard surfaced areas intended for use by vehicular or pedestrian traffic shall be cleaned and kept free of debris; and cracks, damaged and/or eroding areas on same shall be repaired, replaced and/or resurfaced as necessary.



7.14.03 **LANDSCAPING:** All landscaping shall be subject to architectural control as elsewhere provided in this MASTER DECLARATION. Xeriscaping areas should be encouraged for purposes of water conservation. All diseased or dead sod, plants, trees, shrubs or flowers shall be promptly replaced. All landscaping shall be regularly maintained in first-class condition and appearance, including mowing, trimming, fertilization, irrigation, and weed, insect and disease control by OWNER from edge of the road curb to the rear yard wall, inclusive of COMMON PROPERTY area, or to the water's edge of any Lake or other adjoining water body.

7.14.04 **TREES:** A minimum of three (3) 3" caliper hardwood trees shall be planted and thereafter maintained within the LOT and no tree or shrub, the trunk of which exceeds two (2) inches in diameter, measured one foot above grade, shall be cut down or otherwise destroyed without the prior written consent of the party exercising architectural control.

7.14.05 **TRASH:** No garbage, trash, refuse or rubbish shall be deposited, dumped or kept on any LOT or PROPERTY except in closed dumpsters or other sanitary garbage collection facilities. All dumpsters and garbage facilities shall be screened from view and kept in a clean and sanitary condition. No noxious or offensive odors shall be permitted. No refuse shall be allowed to accumulate so as to be detrimental to the surrounding area. Garbage bags, recyclable bins, or private trash containers required to be placed near any street for collection purposes shall not be placed outside more than twenty-four (24) hours prior to scheduled collection times and shall be returned the same day after collection.

7.14.06 **UTILITY LINES AND SERVICE:** All Utility lines and services shall be maintained in good working condition.

7.15 **RENTAL, CAP, OWNERS** may rent or lease their DWELLINGS, as long as, the total number of DWELLINGS rented or leased within the SUBJECT PROPERTY does not exceed ten (10%) percent of all DWELLINGS within the SUBJECT PROPERTY.

7.16 **USE, RENTALS, LOTS** shall be Single-family residential purposes only. The BOARD will have right to approve or deny a lease or rental agreement. OWNERS may rent or lease DWELLINGS provided that (a) the term of the lease or rental is a minimum of one (1) year; (b) OWNER delivers ten (10) days prior written notice of the lease or rental agreement to the MASTER ASSOCIATION, together with a COPY of the written lease or rental agreement; (c) the tenant(s) completes such informational form(s) as may be required by the MASTER ASSOCIATION and OWNER delivers same to the MASTER ASSOCIATION prior to commencement of the tenancy; (d) the agent or OWNER shall conduct a background check on the tenant(s) and occupants of the home and shall provide a copy of the information to the MASTER ASSOCIATION with the rental application a \$50.00 non-refundable application fee shall be submitted with the rental application prior to approval by the MASTER ASSOCIATION; and (f) the MASTER ASSOCIATION shall have the right to enforce its Rules and Regulations and the restrictions set forth in this MASTER DECLARATION against such tenant(s) and the OWNER, but without any obligation to do so against tenant, such enforcement being the sole responsibility of the OWNER.

**7.16.01** An OWNER who has leased or rented their DWELLING shall be prohibited from using the common area amenities during such time as the DWELLING is rented or leased.



**7.16.02** Tenants are permitted a maximum of four (4) guests. This provision may be waived when a tenant has submitted a request to the BOARD at least forty-eight (48) hours in advance and the BOARD has approved the tenant's requested number of guests.

**7.16.03** A tenant's failure to comply with the MASTER DECLARATION, BYLAWS, ARTICLES, Rules or Restrictions may result in the tenant's eviction as deemed necessary by the BOARD and shall be at the OWNER's expense.

**7.16.04** The BOARD shall have the authority to promulgate reasonable Rules and Restrictions with regard to leasing and renting, including but not limited to, approvals and denials, subleasing, security deposits and hardship exemptions.

**7.17 RULES AND REGULATIONS:** Reasonable rules and regulations concerning the maintenance and use of the SUBJECT PROPERTY may be made and amended from time to time by the MASTER ASSOCIATION, through its BOARD. Copies of such rules and regulations and amendments shall be furnished by the MASTER ASSOCIATION to any OWNER or MEMBER upon request.

**7.18 WAIVER:** The BOARD shall have the right to waive the application of one or more of these restrictions, or to permit a deviation from these restrictions, as to any LOT or PROPERTY where, in the discretion of the BOARD, circumstances exist which justify such waiver or permitted deviation. In the event of any such waiver or permitted deviation, or in the event any party fails to enforce any violation of these restrictions, such actions or inactions shall not be deemed to prohibit or restrict the right of DECLARANT, the MASTER ASSOCIATION, the BOARD, or any other person having the right to enforce these restrictions from insisting upon strict compliance with respect to all other LOT or PROPERTY, nor shall any such actions be deemed a waiver of any of the restrictions contained herein as same may be applied in the future. Notwithstanding the foregoing, so long as DECLARANT owns any LOT or PROPERTY, or holds a mortgage encumbering any PROPERTY other than a LOT, if any waiver or deviation of any restriction contained in this Paragraph requires the consent of the MASTER ASSOCIATION, such consent shall be obtained from DECLARANT and not from the MASTER ASSOCIATION. unless DECLARANT voluntarily relinquishes this right at an earlier date.

**7.19 RESPONSIBILITY FOR MAINTENANCE AND COMPLIANCE**

**7.19.01 OWNERS:** The OWNER of any LOT or PROPERTY shall be responsible for complying with all of the provisions of this Section 7.14 with respect to such PROPERTY.

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**LAUREL LAKES ASSOCIATION, INC. (HOA)**

**GENERAL RULES AND REGULATIONS – January 2020 Revised**



The following are the General Rules, Regulations and Restrictions governing owners use of the clubhouse, exercise room, pool and tennis courts. In addition, information as to where to find documentation on lake usage, fishing, parking and other specific policies in more detail.

The declaration of the Laurel Lakes Association, Inc., empowers the Board of Directors of the Association to prescribe such rules, as it considers essential to provide for the safety of all residents and to protect the common property of the owners.

**General Rule:** No owner or other occupant of a home shall make use of the common elements in such a manner as to abridge the rights of others to their use and enjoyment. This does not apply to the HOA Association or Social Events of the community, such as Book Club, Bunco, Men's Card Evening, or rentals which are posted on the calendar or directly sponsored by the HOA.

**Prohibited Activities at all Times:** Skateboards, bicycles, motorized scooters, motorcycles and other similar recreational vehicles are prohibited from being ridden on the pool deck, tennis courts and Clubhouse ramps, sidewalks and steps.

#### **Rules for Use of the Pool and Tennis Courts**

1. Pool thermostat shall be maintained at 83 degrees F from November 1st to April 30th. The pool heater is lowered during May 1 to October 31 due to natural solar heating. No one is to change the temperature without permission of the Board;
2. Use of the pool and tennis court amenities is not allowed after 10:00 p.m. and before 7:00 a.m. unless approved by the Board;
3. Radios and other sound equipment are allowed provided the volume is kept at a level that does not invade the peace, quiet and privacy of other residents;
4. The HOA recommend that residents use the outside shower to shower off any heavy lotions and/or sunscreen oils before entering the pool to help with the filtration systems of the pool;
5. No glass containers of any kind are allowed on the pool deck;
6. Consumption of food is restricted to the Canopy Deck immediately adjacent to the clubhouse under the canopy. Refuse must be taken home for disposal or placed in the proper containers. No food is permitted on the pool surrounding deck;
7. Children under 16 must be accompanied by a responsible adult in the pool area;
8. Children in diapers, or not toilet trained, are not permitted in the pool without proper swim diapers. This is a State and County Health Regulation. Persons using the pool must wear proper swimming attire at all times;
9. The pool cannot be reserved for parties or events.





10. Tennis/Basketball courts can be reserved through the HOA. If they are reserved, the owner reserving the courts has priority. (See Detailed Policy –[www.laurel-lakes.net](http://www.laurel-lakes.net) Menu- “RESIDENTS INFORMATION”/ “RULES & REGULATIONS”/ “GENERAL RULES” /” TENNIS BASKETBALL”)

11. No pets are permitted in the pool or tennis court areas

12.. Skateboards, bicycles, motorized scooters, and other similar recreational vehicles are prohibited from being ridden on the pool deck area or tennis courts.

#### **General Rules for Gym/Exercise Room**

- Use of fitness room is permitted for residents and their guests, age 16 or older. The resident must be present when their guests are using the exercise room.
- Proper attire is required, including athletic clothing (sleeved shirt) and rubber soled shoes with closed toes.
- Music may be played in the exercise room using headphones or earbuds only. No boom boxes or audio systems with speakers are permitted.
- Except for bottled water, no food or beverage is allowed in the exercise room.
- Leave equipment in its proper place and ready for use by the next person. Leave all machines in the “off” position. Store free-weights on the weight rack after use.
- Sanitize/wipe-down equipment after use.
- No equipment may be removed from the fitness room at any time for any reason.
- Personal trainers are permitted for training residents only. Trainer must be approved in advance and must provide the HOA with a current liability insurance certificate. A copy of All Certification Certificates which are required by Florida State statutes including CPR or other Safety or first aid certifications to keep on record.
- If others are waiting to use a piece of cardio equipment, please limit your use to 30 minutes. When using the weight machines, please work in sets with others.
- No cell phone use in the exercise room. If you must talk on your cell phone, please walk outside to have the conversation.
- No heavy perfume or cologne in the fitness room.
- Owner can find the Policy at the Laurel Lakes Website: [www.laurel-lakes.net](http://www.laurel-lakes.net) Menu-“RESIDENTS INFORMATION”/ “RULES & REGULATIONS”/ “GENERAL RULES” /”GYM RULES”

#### **Lakes Access and Fishing Policy**

A resolution to waterfront owner lots and access to the lakes has been decided. The Board concurs with the owners that all waterfront property is considered Private Property and NO other owners, renters,





family members or guests may access the lakes where waterfront properties abut to the waterline. A letter is being sent from the Board on 03-14-2018 confirming this decision. **Owner can find the details of this Policy at the Laurel Lakes Website: [www.laurel-lakes.net](http://www.laurel-lakes.net). Menu-"RESIDENTS INFORMATION"/ "RULES & REGULATIONS"/ "GENERAL RULES" /"FISHING RULES and ACCESS"**

### **Water Restrictions/ Community Irrigation Policy**

**Below are the guidelines;**

### **Water Restrictions/ Community Irrigation Policy**

The Laurel Lakes HOA generally follows a community-based Reuse Water Policy. This means that Laurel Lakes purchases reuse water from the County and is allowed to develop any water plan that we feel is necessary to keep the community in first-class condition as stated in our Declarations. The change in dates and times can be managed by the HOA based on as-needed bases or seasonal issues that may occur.

### **Rain sensor shut-off devices are required for automated irrigation systems.**

**In addition to the above information, the Association recommends that owners follow Architectural Standards concerning irrigation and maintenance. All systems should be maintained and in proper working order at all times. Failure to follow these rules will lead to violation letters and fines from the Association. These fines can be up to \$100/day for each day and/or occurrence until cured. If not cured properly these fines can accumulate up to \$2,500 maximum.**

NOTE: Since the Association is charged, by the County, to supply re-use water to the community, and in turn, this charge becomes part of each homeowner's annual assessments, the HOA has the right to close the main reuse water valve for any reason. The closing of the main line valve may be due to weather conditions, line breaks, emergency repairs, and other reasons but limited to these factors which are out of the control of the HOA.

### **Use of Clubhouse**

The Laurel Lakes Clubhouse is intended for the exclusive use of residents in good standing and their guests. A resident may reserve the Clubhouse for private functions during times not scheduled for Association functions. Association functions will always take precedence. By definition, residents include owners and renters, owning or living in Laurel Lakes.

Association functions are those scheduled by the Board of Directors; a Committee of the Board; and/or those functions approved by the Social Committee. Poker, Bunco, Book Club and Art Classes, all of which



are open to all residents, are pre-approved. Others wishing such approval must petition the Social Committee. Any funding or financial issues and/or obligation for conduct of the event are the responsibility of the persons submitting such a petition to the social committee.

Private functions are those scheduled by a resident and under a contract with the Association.

Commercial use of the clubhouse is prohibited, except that recognized governmental and charitable organizations may schedule the clubhouse in accordance with the requirements for a private function contained herein so long as they establish a resident willing to sponsor such function.

The Laurel Lakes HOA Board reserves the right to refuse use of the clubhouse by any person at any time without reason and further reserves the right to make exceptions to these rules upon vote of the Board Members.

### **Clubhouse Reservations**

All functions, Association or private, must be reserved on a calendar maintained by the Clubhouse Committee/HOA Board Member. The Clubhouse may be reserved by contacting Elizabeth Smith, HOA Corporate Secretary.

Residents who lease/rent a home in Laurel Lakes and who wish to reserve the Clubhouse must provide a copy of their rental agreement with their landlord.

Persons reserving the Clubhouse for an event under contract may not reserve the fitness room, pool, tennis courts or parking lot nor prevent other residents from using these facilities during their function.

### **Rental Fees**

The HOA Board has the authority to charge for the clubhouse rental. If this is the being done, the following information applies:

Private functions require a non-refundable rental fee of \$150 for the first five hours, and an additional non-refundable fee of \$50 for more than five hours each day. This fee is waived for Association approved functions.

### **Security Deposit**

Use of the Clubhouse for Association functions does not require a security deposit. All private functions require a \$300.00 security deposit before the function can be held, except that if a previous use by the same family/organization resulted in Clubhouse damage or cleanup costs, the security deposit shall be \$1,000.00.

The Clubhouse Committee/HOA Board Member and the resident scheduling a private function will walk through the clubhouse before and after the event to note any and all conditions of cleanliness and



damage existing before and after the rental of the Clubhouse to ensure that all new damages and costs are identifiable and assigned to the responsibility of the resident making the reservation.

### **Rental Contract and Rules**

The Clubhouse Committee will maintain a Rental Contract and renters must sign that contract before the actual function can be held. The contract lists terms and conditions of rental and specifies rules to be followed, including but not limited to:

The resident reserving the clubhouse is responsible for cleaning up the Clubhouse, returning it to pre-lease condition, and removing all trash during the actual rental time. The security deposit is refundable if the Clubhouse is returned to the condition in which - it was found.

Any damage done or clean-up required at the Clubhouse after an Association event is the responsibility of the Association unless damage is intentional in which case the resident causing the damage is responsible. In the event damage or cleanup cost is incurred from a private function, the Association will withhold the security deposit to undertake repairs or cleanup and if the deposit is insufficient, the remainder of the cost will be billed to the resident making the reservation.

Wet bathing suits are not allowed in the clubhouse. Lessees may not put nail holes in walls for decorations for their event. Cast Iron pans may not be used on the stove. The refrigerator must be clean, and all leftover food and beverage must be removed.

Parking is limited to the clubhouse side of the street and cars may not be parked on grass. Private functions must conclude by 11 :00 pm (Association functions are exempt from closing time). Occupancy is limited by the Fire Marshall to 86 persons.

### **Rules for Posting "For Sale, For Lease" or "Open House" Signs**

Effective January 1, 2007, "For sale by owner, for lease and realtor" signs are limited to those approved by the Laurel Lakes Transitional Board of Directors and will be uniform throughout the community. No other for sale or for lease sign or attachment of any sort shall be permitted except for the temporary use of open house and directional signs as referenced in paragraph 4.

1. "For sale" signs, "for lease" signs and "realtor" signs shall be purchased through: Signs in One Day, 4118 Bee Ridge Rd. Sarasota. That company presently has the sign specifications approved by the HOA Board of Directors.

2. It is the responsibility of the homeowner to inform contracted realtors about the uniform sign rules and requirements. If a realtor is not being used, it's the responsibility of the homeowner to purchase the sign from the designated vendor and maintain the sign.



3. Only one "for sale" sign, one "for lease" sign or one "realtor" sign is permitted. The sign must be placed in the shrubbery area that attaches to the home in front of the entry area or front entry wall. No "for sale," "for lease" or "realtor" sign shall be placed any farther forward than 12 feet from the front entry wall and, shall not be placed in the lawn area for any reason. If the property for sale is land only, the sign shall be placed 20 feet from the front property line.

4. Temporary "open house" signs and "directional" signs must be provided by a realtor, or purchased by the homeowner at a store and, shall be in good repair. Handmade signs or hand-written signs of any sort are prohibited.

- One "open house" sign may be placed in the lawn area of the home being offered for sale. It shall be placed just behind the sidewalk or property line.
- "Open house" signs are permitted to be out for a maximum of four hours in a 24-hour period during and shall be promptly removed at the end of the time period.
- "Directional" signs may be placed in community common areas with the exception of the street islands and, are permitted for a maximum of four hours in a 24-hour period. They shall be promptly removed at the end of the time period.

#### **Rules for Decorative Objects and Basketball Hoops**

1. **Decorative objects** such as sculptures, bird baths, fountains, large rocks, plaques, benches, tables and chairs and other garden ornamentations are permitted provided they are placed on front porches or in landscaped beds and based on the current Architectural Standards.

2. Such items must coordinate with the landscape design and the exterior color of the home and must be limited to a reasonable number as determined by the Board.

3. Any decorative object over forty-eight inches must have prior written consent of the HOA Board.

4. No decorative objects are permitted in sodded areas of front lawns with the exception of temporary holiday decorations.

5. Holiday decorations may be placed in the sodded areas of front lawns for a reasonable period during the holiday month, or for the Christmas holiday, decorations may be out the weekend following Thanksgiving. No decorations shall be displayed more than ten days past the actual holiday.



6. Holiday decorations must be maintained in good condition.
7. Portable basketball hoops may be temporarily placed in driveways while actively being used. Basketball hoops not in use must be stored in the garage or out of sight.

#### **Rules for Parking on the Street**

1. No parking is permissible on the lawns or streets at any time other than service vehicles.
2. Service vehicles may only be parked on the street while the vendor services a lot or property.
3. A homeowner may temporarily park on the street if his/her driveway is being repaired or serviced, or if the homeowner is entertaining guests and the driveway has no more room for guests' vehicles. Those parking on the street overnight for the above reasons should notify the Argus Property Management Company at 941-927-6464 to prevent the vehicle from being towed or send an email to the HOA Board, 24hrs in advance for approval at [laurellakescommunity@laurel-lakes.net](mailto:laurellakescommunity@laurel-lakes.net).
4. Service or personal vehicles that are temporarily parked on the street must be parked without blocking fire hydrants, interfering with mail delivery and be at least one car's length away from any street island.
5. Cars inappropriately parked on the street are subject to towing at the homeowner's expense.

#### **Rules for Security Gate ARM Damages**

1. Homeowners who damage the entrance/exit gates, or whose family, guests or other acquaintances who damage the gates will be billed for the cost of the repairs.
2. Persons who damage the gates will be issued a Violation Notice and fined a minimum of \$200.00 plus the expense of the parts, labor and any additional repairs needed to bring the gate back to "fully operational". "Fully operational" is defined as working in the order it was in before the gate was damaged, including all integration and proper communications to the security system in place. This can be more than \$1,000.00/damages gate.
3. Repeated infractions may result in higher minimum fines plus the expenses as defined in Number (2) above.

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The above stated Covenants, General Rules and Regulations and those found on the Laurel Lakes website, [www.laurel-lakes.net](http://www.laurel-lakes.net) under the Menu Header of "RESIDENTS INFORMATION" (Declarations,



Bylaws, Articles of Incorporation, and current Architectural Standards, which may not be fully expressed within this document, are binding for all Laurel Lakes property owners and their renters. These rules are enforceable in accordance with the policies in the community covenants and deed restrictions and are further defined within the HOA's "**ARC Violation, Fines, Hearing and Appeals Policy**". The Laurel Lakes HOA Board of Directors reserves the right to revise or modify the rules and regulations as stated in this document at any time and must be voted on by the Board of Directors at a Business Meeting. Any exceptions to the prescribed rules and regulations require the approval of the Board of Directors.