

# LAKEs OF JACARANDA

## RULES AND REGULATIONS



### SCREENING

- All new owners and tenants must be approved by the Lakes of Jacaranda screening committee PRIOR to moving into the unit. Moving in without screening committee approval will result in fines and/or eviction.
- Any existing tenant wanting to add a roommate/resident must have screening committee approval PRIOR to the new person moving into the unit. Failure to have the new person approved by the screening committee prior to moving in can result in fines and eviction of the entire unit. Written consent of the owner must be provided for an additional person to go through screening.
- Any visitor that continues to stay in the complex for more than twelve days in a thirty day period will be considered a resident. They will need screening committee approval to continue staying in the complex whether they wish to be added to the lease or not. Failure to be approved by the committee could result in fines for the unit. To avoid any dispute, the 'twelve day' rule is valid including and not limited to babysitters, tenants parents, boyfriends/girlfriends etc.

### LEASE

- Minimum required lease is six months
- Owners/Landlords wishing to renew a lease with an existing approved tenant must notify the association 30 days prior to renewing the lease. HOA HAS THE RIGHT TO DENY LEASE RENWAL.
- Tenants wishing to move from one unit in the complex to another unit in the complex owned by a different landlord will not be able to do so without a "good standing" letter from the current landlord.
- It is the owners/tenants responsibility to renew their lease prior to their parking decal expiration.
- Owners must provide proof of property and liability insurance to lease their unit
- Maximum occupancy of people (including children) permitted at the Lakes of Jacaranda is as follows:
  - 1BR Unit - No more than (2) people
  - 2BR Unit- No more than (4) people
  - 3BR Unit- No more than (6) people

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### PARKING

- Every vehicle in parking lot must have a valid resident parking decal or guest tag. Any vehicle in parking lot that does not have a valid resident parking decal/guest tag is subject to towing.
- Decals can be collected in the clubhouse office. Car registration needs to be in the name of the person that is approved as a resident to receive a decal.
- **One bedroom units**- One decal permitted per person on the lease/maximum of two cars **Two bedroom units**- One decal permitted per person on the lease/maximum of two cars **Three bedroom units** - One decal permitted per person on the lease/ maximum of three cars. **Additional parking tag** for another approved resident may be purchased for a cost of \$35 per month paid in advance for the duration of the lease (nonrefundable). A second car for the same resident is not permitted. In special circumstances, the BOD may allow a second car. The resident must submit a request in writing and explain the need.
- Every vehicle in visitor parking between the hours of 4:00AM - 8:00AM must have a valid visitor tag. Any vehicle in visitor parking between the hours of 4:00AM - 8:00AM that does not have a valid visitor tag displayed is subject to towing.
- Visitor tags are only valid for three consecutive days.
- Longer term visitor/temporary parking tags may be obtained in the office with proper documentation. Proper documentation includes a valid registration.
- Parking decals and visitor tags are registered in the clubhouse office and assigned to the registered vehicle and unit.
- Parking decals /visitor tags are nontransferable. Any parking decals transferred from the original car registered in the office will be considered not valid and the vehicle will be subject to towing.
- Parking decals and visitor tags expire on the last day of the lease. It is the tenant's responsibility to renew parking decals/ visitor tags prior to lease end. Any vehicles with expired decals/visitor tag are subject to towing.
- Parking is allowed in designated parking areas according to parking decal.
- Residents with circle decals may park only in their assigned carport.
- Residents with a square decal may park only in a resident space

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- Visitors may only park in spaces marked Visitor. Visitor parked in resident space at any time is subject to tow. Residents are not permitted to park in spaces marked Visitor at any time. Residents parked in visitor's space are subject to tow.
- Vehicles with long term tag obtained from the clubhouse office may only park in spaces marked Resident.
- Motorcycles do not need decal/visitor tags, but must be registered in the clubhouse office. Motorcycles may only park in spaces marked Motorcycle.
- Handicap visitors may park in spaces marked Handicap, but must also properly display a visitor tag between 4:00AM- 8:00AM. The Handicap and visitor tag must be visible. To avoid any dispute, visitors parking in Handicap parking with a visitor tag are valid for no more than three consecutive days.
- Handicap residents must display a resident tag and a handicap tag when parking in a handicap space. A handicap tag must be registered in the office and a copy of the handicap tag provided.
- Parking in handicap parking, with a handicap only, between the hours of 4:00AM - 8:00AM without resident tag is NOT allowed.
- No parking in emergency/fire lanes. No parking in front of dumpsters.
- No parking or driving on grass, sidewalks, and breezeways. This includes motorcycles and scooters.
- Motorcycles and scooters are NOT allowed in the unit!
- Car covers are not permitted.
- Motorcycles may have a cover; however the license plate must be fully exposed.
- Automobile/ Motorcycle parking spaces shall be used solely and exclusively for that purpose. They shall not be used for storage of trailers, boats, or inoperative cars/ motorcycles this includes any and all automobiles that are not drivable, (in disrepair), unregistered or in licensed. Commercial vans are defined as any van that exceeds 16' in length. No trucks or vans are to exceed 16' in length, (This includes extended cabs & beds), without the written consent of the Board of Directors. No Commercial Trucks or commercial vans are to be parked in complex overnight.
- No Commercial advertising is to be shown on any vehicle parked in the complex.
- All Unlicensed and inoperative, unlicensed, or improperly parked vehicles may be towed at the owner's expense.
- Vehicles are not allowed to back into a parking spot.

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- It is the owners/ residents responsibility to assure that guest or service vehicles are properly parked in areas designated for their use.

**\*IF THERE IS ANYTHING THAT YOU ARE NOT SURE OF AND OR THAT IS NOT CLEAR TO YOU, WE URGE YOU TO ASK, MAKING YOUR OWN DECISIONS WITHOUT ASKING CAN RESULT IN TOWING**

## PETS

- Only one dog and one cat allowed per unit.
- Pit bull or mixed pit pull breeds are not allowed.
- Pets must be registered with the office and pet owners must provide proof of up to date vaccinations.
- Dogs must be leashed at all times
- Only one dog per unit may be walked in the common areas
- Doggie bags are provided and dog owners must pick up after their dogs.
- Dogs are not allowed to be unattended on patios/balconies at any time.
- Pets are not allowed in pool areas, pools, Jacuzzi, gym, playground, grilling areas, tennis courts, and clubhouse office.

**\*YOU MUST PICK UP AFTER YOUR DOG IN ALL AREAS OF THE COMPLEX INCLUDING NEAR THE CANAL, NOT PICKING AFTER YOUR DOG IS A MAJOR VIOLATION IN THE COMPLEX AND SUBJECT TO HEAVY FINES**

## CAR REPAIRS/CAR WASHING

- Any car repairs, treatment including and not limited to oil change are not permitted anywhere in the community.
- Car washing is allowed in designated car washing area only.

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### COMMON AREAS

- The only way to enter/exit the complex is via the main entrance. Cutting through the bushes to Cleary Blvd and of Winn-Dixie is not allowed. Anyone that does cut through the bushes will be charged to repair the bushes as well as subject to a fine of up to \$500.
- Shopping carts from Winn Dixie/Publix are not allowed to be brought into the complex
- Patio doors are not to be used as an entrance/ exit to the unit. This is to prevent damage to the grass in the common area as well as to the rocks near the patios.
- Breezeways must be kept clear. Pots, plants, decorative items are not permitted.
- No Loitering or playing in the breezeways.
- Potted plants, statues, tables and chairs are not allowed on the rocks around the cement's patios on the first floor units.
- Vandalism and graffiti will not be tolerated anywhere in the community. Parents will be held responsible for their children's actions.
- Chalk used to draw on sidewalk or any other common area location is not permitted and subject to fines.
- Bicycles on bicycle stands must be locked. Bikes that are not locked or missing parts shall be removed.
- Any items left in the common area unattended will be removed or disposed by the condominium. In most circumstances, such items will be first kept in storage for 30 days and residents may check at the office the possibility to receive it back. The fee for removal, storage, and return of item is \$20.00
- No Reckless driving in the parking
- No loitering in the parking lot.
- Absolutely no games of any kind allowed to be played in the parking lot.
- Entrance circle is one-way traffic only, cutting entrance circle is not allowed.
- For rent/sale signs are not allowed anywhere in the community.
- Jumping over and cutting through the perimeter fences and bushes is not allowed
- Riding bicycle or placing bike on the grass is not permitted.
- No ball games of any kind are allowed on the grass throughout the complex.
- Motorized toys are not permitted on sidewalks.

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### **PATIO/BALCONY AND WINDOWS**

- Only patio furniture is allowed on patios and balconies (pots and plants are allowed).
- Grills/ barbeques are not permitted on patios/ balconies or in lawns.
- Railings must be clear at all times. No netting, screening, and fences of any kind.
- Drying of clothes/towels is not allowed.
- Satellite dishes are allowed provided they fit entirely inside the patio/balcony. Dishes cannot extend past the ends of the patio/balcony. Satellite dishes cannot be installed on roofs, walls, railings, and grass.
- Hurricane shutters that are approved in writing in advance by the board of directors are allowed. The shutters must be white accordion style.
- Laundry room doors must be kept closed.
- No signs of any kind are allowed on windows/doors.
- Do not hose patio causing water to drain onto patio below.
- No attachments of any kind to the structure of your patio/balcony such as hanging plants, pictures etc.
- Plants growing vines are not allowed on patios/balconies
- No hanging articles of any kind on patios /balconies.
- All Christmas Lights and Decorations must be taken down by January 10<sup>th</sup>
- Stones in front of patios are not to be removed or played with. Any unit that tampers with the stones will be charged \$300 repair fee.

### **GYM**

- Gym is open Dawn to Dusk.
- Guests must be accompanied by the resident to use the gym.
- Children under the age of 16 are not permitted in gym, no exceptions.
- Shirt and gym shoes must be worn in gym.
- Lights must remain on at all Door must be closed and locked after using gym.



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### TRASH

- Dumpsters are provided. All trash must be in bags and deposited into the dumpsters. Leaving trash and trash bags next/around the dumpsters is not permitted, and will be cleaned by maintenance and a \$25 fee will be charged.
- Small trash cans around the community are not for household garbage /trash bags.
- No Bulk garbage unless specific association notice is advertised (twice a year)
- Trash/trash bags are not allowed to be placed outside the unit doors/ common areas at any time. Any trash/ trash bags left by front doors, patios, breezeways, and common area will be picked up by our valet service and a minimum fee \$25 will be charged.
- Throwing boxes or cartons that are not broken down into dumpster is not allowed, all boxes and/or cartons must be broken down before placing into dumpster.

### Moving Trucks

- Moving trucks are not permitted before 8:00AM or after 7:00PM.
- Moving trucks, u haul, and trailers are not allowed on grass or sidewalk at any time.
- Residents must notify office with dates, times, and moving company information.
- The resident and the unit owner shall be hold responsible for any damages caused while moving in and moving out including and not limited to: Damages to carports, breezeways, railings etc.

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## POOLS, BBQ AREAS, PLAYGROUND AND TENNIS COURTS

Proper swim attire required in pool, Jacuzzi and deck area:



- Pools and BBQ areas are open to all residents and up to four nonresident guests. More than four non-resident guests will be considered a party. Parties are not allowed.
- Pool is open dawn to dusk
- No Parties in pool area. No decorations in any area of the pool area.
- Maximum allowed under Cabana/bar area is 16.
- The grill and bar area cannot be reserved and must be shared with all other pool attendants. Residents can use only one BBQ grill at a time.
- Grills may be used between 8:00AM – 10:00PM
- Children under 12 are not permitted in Jacuzzi.
- Children under 12 are not permitted in Jacuzzi area.
- Children under 14 are not allowed in recreational area without an adult.
- Parents will be held responsible for their children if any damages occur.



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- Children under 14 are prohibited from using the pool without adult supervision. One adult can supervise up to 4 children.
- Jumping the fence is prohibited. Doors and gates must remain closed.
- Guests may not use pools without the resident present. Transferring of amenity key is prohibited.
- All people using the pools do so at their own risk. There is not a life guard on duty. There is always a risk of personal injury while using pool, spa and pool deck area. Please read and follow all warning signs on pool deck. The association is not responsible for accidents, injury or loss.
- Board reserved the right to revoke amenity key.
- Skateboards, bikes, rollerblades, scooters and pets are not allowed in pool area.
- No boisterous reckless play, roughhousing, and loud music.
- Music speakers are not permitted in common area
- Personal barbeques/grills are not permitted in pools, tennis courts, and grilling area. Grills are provided in designated grilling areas.

## FIRE ALARM SYSTEMS

- Each unit in the complex is equipped with a fire alarm. Tampering with the fire alarm in any way is NOT ALLOWED and may result in an HOA fine of up to \$1000.00. The HOA fine would be independent from any additional fine that may be issued by the fire department
- Tenant understands and agrees that from time to time the HOA with the city Municipality such as Fire Department may need to inspect the unit. These inspections take place during working days and working hours.
- Tenant understands that if there is a dog or any pet in the unit, tenant needs to be present during the inspection. Or have a person present on his or her behalf during the inspection.

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## PRIVACY

Unit owner information may be disclosed to other unit owners.

- Names and addresses of residents including and not limited to names of children may and can be disclosed to nearby schools.
- Residents are not allowed to have nonresidents use their Lakes of Jacaranda address for mail purposes.
- Evidence of violations are a result of many aspects including, but not limited to, observations of the condominium personnel and residents.