

SCREENING

- 1. 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 shall result in fines and/or eviction.
- 2. 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.



LEASE

- 3. Minimum required lease term is six months
- 4. Owners/Landlords wishing to renew a lease with an existing approved tenant must notify the association at least 30 days prior to renewing of the lease. HOA HAS THE RIGHT TO DENY LEASE RENEWAL.
- 5. 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 and without HOA approval.
- 6. 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



PARKING

- 7. Decals can be collected in the clubhouse office
- 8. Car registration must be in the name of the person that is approved as a resident to receive a decal.
- 9. Every resident vehicle in the parking lot must have a valid resident parking decal. Any vehicle in the parking lot that does not have a valid resident parking decal correctly displayed will be subject to booting/towing.
- 10. **Every guest vehicle and motorcycle** parked in the complex between 4:00 AM and 8:00 AM must be registered with **ourparkingregistration.com** and park ONLY in visitor area. Failing to register your guest's vehicles and motorcycles will result in the vehicle/motorcycle being booted/towed.
- 11. VISITORS may only park in spaces marked VISITORS. Visitors parked in any other space at any time are subject to boot/tow.
- 12. Residents are NOT permitted to park in spaces marked Visitor at any time. Residents parked in visitor's space are subject to boot/tow.
- 13. Parking decal allowance per unit.
 - 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 \$50 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.
- 14. Parking decals are <u>nontransferable</u>. Any parking decals transferred from the original car registered in the office will be considered not valid and the vehicle will be subject to boot/tow.
- 15. Parking decals expire on the last day of the lease. It is the tenant's responsibility to renew parking decals prior to lease end.
- 16. Resident owner decals and tags expire on December 31 annually. Any vehicles with expired decals are subject to boot/ tow.
- 17. Residents with CARPORT decals may park only in their assigned CARPORT.
- 18. Residents with a RESIDENT decal may park only in a RESIDENT space



- 19. Motorcycles do not need decals but must be registered in the clubhouse office.
- 20. Resident Motorcycles may only park in spaces marked Motorcycle.
- 21. Handicap visitors may park in spaces marked Handicap, but must be registered with **ourparkingregistration.com**, if they are parking in the complex between 4:00 AM and 8:00 AM. The Handicap tag must be visible.
- 22. Handicap residents must display a resident tag and a handicap tag when parking in a handicap space.
- 23. Resident handicap tag must be registered in the office and a copy of the handicap tag needs to be provided.
- 24. Parking or standing in emergency/fire lanes is NOT allowed.
- 25. Parking or standing in front of dumpsters is NOT allowed.
- 26. Parking, standing and driving on grass, sidewalks, and breezeways, including motorcycles and scooters, is NOT allowed.
- 27. Motorcycles and scooters are NOT allowed in the/a unit!
- 28. Car covers are not permitted.
- 29. Motorcycles may have a cover; however, the license plate must be fully exposed.
- 30. Cars and Motorcycle parking spaces shall be used solely and exclusively for cars and motorcycles. They shall not be used for storage of trailers, boats, PODs, or inoperative cars/motorcycles this includes any and all automobiles that are not drivable (in disrepair).
- 31. Commercial vans, trucks or any vans that exceed 16' in length (This includes extended cabs & beds) are not allowed without the prior written consent of the Board of Directors.
- 32. No Commercial Trucks or commercial vans are to be parked in the complex overnight.
- 33. Pickup trucks shall not have any contents in the rear cargo bed unless such contents are completely covered at all times, so that no contents are visible or extend past the rims of the bed.
- 34. No Commercial advertising is to be shown on any vehicle parked in the complex.
- 35. All unlicensed, unregistered, inoperative, or improperly parked vehicles shall be booted and towed at the owner's expense.
- 36. Vehicles are not allowed to back into a parking spot. No reverse parking is allowed at any time.
- 37. It is the owner's/resident's responsibility to ensure that guest or service vehicles are properly parked in areas designated for their use and properly registered.
- 38. Parked cars with no valid registration sticker on the license plate shall be deemed as storage and are subject to booting and towing.
- 39. The maximum amount of time you can register a guest is 12 days in a 30-day period, not to exceed 24 days in any consecutive 90-day period. Any visitor that continues to stay in the complex for more than twelve days in a thirty-day period or more than 24 days in a 90-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 days' rule is valid including and not limited to babysitters, tenants' parents, boyfriends/girlfriends etc.

40. The parking decal expires with the lease. It is the owner's/tenant's responsibility to renew their lease prior to their parking decal expiration.

*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 Booting/Towing.



PETS

- 41. Only one dog and/or one cat allowed per unit.
- 42. Pit bull or mixed pit pull breeds are NOT allowed.
- 43. Pets must be registered with the office and pet owners must provide proof of up-to-date vaccinations.
- 44. Annual nonrefundable pet fee of \$150 is required at the time of move in / lease renewal.
- 45. Two weeks prior to the expiration of the pet vaccination, the owner/tenant must provide the office with a new updated vaccination certificate.
- 46. Pets' vaccination MUST be valid and updated at ALL TIMES.
- 47. Dogs MUST be leashed at all times
- 48. Walking with more than one dog in the common area is NOT allowed; hence one person is not allowed to walk with more than one dog.
- 49. Doggie bags are provided, and dog owners must pick up after their dogs.
- 50. Dogs are not allowed to be unattended on patios/balconies at any time.
- 51. 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 SHALL RESULT WITH AN IMMEDIATE PICKUP/REMOVAL FEE OF \$100



CAR REPAIRS/CAR WASHING

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



COMMON AREAS

- 54. The only way to enter/exit the complex is via the main entrance. Cutting through the bushes to Cleary Blvd and/or 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 \$100.
- 55. Shopping carts from Winn-Dixie/Publix are not allowed to be brought into the complex.
- 56. 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.
- 57. Breezeways must be kept clear. Pots, plants, and decorative items are not permitted.
- 58. No Loitering or playing in the breezeways.
- 59. Riding bicycles in the breezeways as well as of the sidewalks is NOT allowed.
- 60. Potted plants, statues, tables and chairs are not allowed on the rocks around the cement's patios on the first-floor units.
- 61. Vandalism, graffiti, and littering will not be tolerated anywhere in the community. Parents will be held responsible for their children's actions.
- 62. Chalk used to draw on the sidewalk or any other common area location is not permitted and subject to fines.
- 63. Any items left in the common area unattended will be removed or disposed of 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.
- 64. No reckless driving in the parking lot.
- 65. No loitering in the parking lot.
- 66. Absolutely no games of any kind are allowed to be played in the parking lot.
- 67. Unless you park the car and walk from the car to your unit, no walking, running playing, gathering, skateboarding, bicycle riding etc. is allowed in the parking lot.
- 68. Entrance circle is one-way traffic only--cutting entrance circle is not allowed.
- 69. For rent/sale signs are not allowed anywhere in the community.
- 70. Jumping over and cutting through the perimeter fences and bushes is not allowed.
- 71. Riding bicycles or placing bikes on the grass is not permitted.
- 72. No ball games of any kind are allowed on the grass throughout the complex.
- 73. Motorized toys are not permitted on sidewalks.
- 74. Feeding the ducks is not permitted anywhere in the complex.



PATIO/BALCONY AND WINDOWS

- 75. Only patio furniture is allowed on patios and balconies (a reasonable number of pots and plants are allowed).
- 76. Grills/ barbeques are not permitted on patios/ balconies or in lawns.
- 77. Railings must be clear at all times. No netting, screening, or fences of any kind are allowed.
- 78. Drying of clothes/towels is not allowed.
- 79. 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.
- 80. Hurricane shutters that are approved in writing in advance by the board of directors are allowed. The shutters must be white accordion style.
- 81. Laundry room doors must be kept closed.
- 82. No signs of any kind are allowed on windows/doors.
- 83. Do not hose patio causing water to drain onto patio below.
- 84. No attachments of any kind to the structure of your patio/balcony such as hanging plants, pictures etc.
- 85. Plants growing vines are not allowed on patios/balconies
- 86. No hanging articles of any kind on patios /balconies.
- 87. All Christmas Lights and Decorations must be taken down by January 10th
- 88. 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

- 89. Gym is open Dawn to Dusk.
- 90. Guests must be accompanied by the resident to use the gym.
- 91. Children under the age of 16 are not permitted in gym no exceptions.
- 92. Shirt and gym shoes must be worn in gym.
- 93. Lights must remain on at all times. Door must be closed and locked after using gym.
- 94. Speaker and/or personal music is not permitted in gym.
- 95. No wet or damp towels (including those wet from sweat) may be placed on any gym equipment, surface or floor at any time



TRASH

- 96. Dumpsters are provided. All trash must be in bags and deposited into the dumpsters. Leaving trash and trash bags next to/around the dumpsters is not permitted and will be cleaned by maintenance and a \$25 fee will be charged.
- 97. Small trash cans around the community are not for household garbage /trash bags.
- 98. No Bulk garbage unless specific association notice is advertised (twice a year)
- 99. 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 of \$25 will be charged.
- 100. Throwing boxes or cartons that are not broken down into the dumpster is not allowed. All boxes and/or cartons must be broken down before being placed into the dumpster.
- 101. Using the dumpsters for anything other than home garbage is an immediate \$250 assessment on the unit.



MOVING TRUCKS

- 102. Moving trucks are not permitted before 8:00 AM or after 7:00 PM.
- 103. Moving trucks, u haul, and trailers are not allowed on grass or sidewalk at any time.
- 104. Residents must notify office with dates, times, and moving company information.
- 105. The resident and the unit owner shall be held responsible for any damages caused while moving in and moving out including and not limited to: Damages to carports, breezeways, railings etc.
- 106. Pods are not permitted at any time in any location. Pods that are being placed in the parking lot illegally shall be charged by the HOA \$100 a day. Further, if the Pod causes any damages to the parking lot, the cost of repairs shall be charged to the unit.



POOLS, BBQ AREAS, AND TENNIS COURTS

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



- 108. Pools and BBQ areas are open to all residents and up to four non-resident guests. More than four non-resident guests will be considered a party. Parties are not allowed.
- 109. Pool is open dawn to dusk.
- 110. No Parties in pool area. No decorations in any area of the pool area.
- 111. Maximum number of people allowed under cabana/bar area is 16.
- 112. The bar area cannot be reserved and must be shared with all other pool attendants.
- 113. Grills may be used between 8:00 AM 10:00 PM
- 114. Tennis courts are open from 8:00 AM 10:00 PM
- 115. Children under 12 are not permitted in Jacuzzi and the Jacuzzi area.
- 116. Children under 14 are not allowed in pool, the tennis court and the grill areas without an adult.
- 117. Parents will be held responsible for their children if any damages occur.
- 118. One adult can supervise up to 4 children that are under 14 years of age.
- 119. Jumping the fence is prohibited.
- 120. Doors and gates must remain closed.
- 121. Guests may not use pools without the resident present. Transferring of amenity key is prohibited.



RULES AND REGULATIONS

- 122. All people using the pools do so at their own risk. There is not a lifeguard 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.
- 123. Board reserves the right to revoke amenity key.
- 124. Skateboards, bikes, rollerblades, scooters and pets are not allowed in pool area.
- 125. No boisterous reckless play, roughhousing, or loud music.
- 126. Music speakers are not permitted in common area
- 127. Personal barbeques/grills are not permitted in pools, tennis courts, and grilling area. Grills are provided in designated grilling areas.



FIRE ALARM SYSTEMS

- 128. 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.
- 129. Resident 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.
- 130. Resident understands that if there is a dog or any pet in the unit, resident either needs to be present during the inspection or have a person present on his or her behalf during the inspection.



DOOR CAMERAS

- 131. Residents and/or Owners are free to install any make/model door camera at their own expense. However, door cameras can only be installed on the door or door frame. Cameras cannot be attached to the stucco of the building.
- 132. Residents understand that once they are installed, such cameras become a permanent part of the door and may not be removed later if the resident moves out and/or sells the unit.



PRIVACY

- 133. Unit owner information may be disclosed to other unit owners.
- 134. Common areas are subject to video surveillance at all times.
- 135. Names and addresses of residents including children can be disclosed to nearby schools.
- 136. Residents are not allowed to have nonresidents use their Lakes of Jacaranda address for mail purposes.
- 137. Evidence of violations is a result of many aspects including and not limited to, observations by the condominium personnel and residents.



MISC.

- 138. If you are a tenant, please note that ALL communication between you and the HOA shall be done ONLY via your landlord.
- 139. Harassment or abuse of association employees/vendors/contractors/volunteers will not be tolerated.
- 140. It is the resident's responsibility to make sure their guests/visitors fully understand and comply with the association's rules and regulations. In the event they fail to do so, the unit shall be held responsible for the visitor/guest's actions.
- 141. Indecent behavior and actions are absolutely not allowed in any of the public areas, any of the amenities with specific attention to the pool and or the Jacuzzi. Such behavior can result in immediate lease termination by the HOA as well as pressing criminal charges.
- 142. Remember, if you are a tenant and have multiple HOA violations, whether they were cured or not cured, Lakes of Jacaranda's board has the right not to renew your lease as well as to terminate your lease at any time.



INSURANCE

- 142. All units must maintain a valid liability insurance policy at all times.
- 143. No less than two weeks prior to the expiration date of the liability insurance policy, owners must submit the HOA with a new and or a renewed liability insurance policy.
- 144. Owners must provide proof of current liability insurance to lease their unit.
- 145. Fake or lapse of liability insurance shall automatically send the unit to fine without warning/violation notice beforehand.