

LAKWOOD HOME OWNERS ASSOCIATION, INC

RULES & REGULATIONS

A Corporation not for profit under the laws of the State of Florida

1. **No nuisance** shall be permitted to exist upon any property so as to be detrimental to any other property in the vicinity thereof, or to its occupants. No owner or lessee or any guest or agent of an owner or lessee shall create or permit any disturbance that will interfere with the rights, comforts, or convenience of the others.
2. No more than two pets per dwelling. The term "**pet**" shall mean a cat or a dog; dogs shall not exceed 40 pounds in weight. **Pets** shall be on a leash at all times as is required by the leash law of the Village of Palm Springs, or any applicable county ordinance. Dogs shall not be walked on the grass other than immediately surrounding the owner's courtyard. Pets found running loose shall be reported to the Village of Palm Springs and will be picked up and impounded. The owner of each pet shall be required to clean up after the pet, in order to properly maintain the common areas. If after receipt of written notice by the Association that an owner's pet is violating the provisions of this paragraph. The owner does not correct such violations within the time specified by the Association, the Association shall have the right to impose a fine of \$50.00, per occurrence, on said owner. Fines collected shall be deposited to the general maintenance account of the Association. Moreover the Association may remove pets which are offensive to other association members after a written notice to that member, with the prevailing party being entitled to recover reasonable attorneys' fees and cost incurred in any legal proceedings.
3. **Trash** shall be placed in the receptacles furnished. For sanitary reasons, all trash, except newspapers, shall be placed in the plastic bags and tied securely before being place in the trash receptacles. In no event shall trash be placed outside the trash receptacles.
4. **Barbecue** grills and similar devices shall be used in courtyards only.
5. **No clothes or** similar articles shall be hung on the balconies or outdoors for any purpose whatsoever, except that they may be hung within courtyards and bellow the height of the courtyard fence.
6. **Bicycles, toys or clutter** shall not be left outside courtyards at any time. Bicycles or clutter so left shall be impounded. In the event that such items are impounded by the Association, the owner will be assessed a fee for their release.

7. There shall be **No assembling or disassembling** of motor vehicles within Lakewood, except for ordinary maintenance such as the changing of a tire or battery. For the purposes of this rule, ordinary maintenance does not include the changing of oil, lubricants or any other fluids of a motor vehicle.
8. **Motor Vehicles/ Motorcycles/ Trucks/ Boats/ Trailers / Motor Homes/ Buses and other such vehicles shall not be permitted.**
9.
 - a. **Commercial vehicles and vehicles bearing a commercial sign or display**, any portion of said sign display extends a vertical distance greater than one (1") inch from the surface of the vehicle, shall not be permitted to park or use residential streets in Lakewood except temporarily for delivery or pick-up and except temporarily during periods of construction repair. A commercial vehicle is any car, truck, van, panel truck, or any other vehicle used for the conduct of business or commercial purposes, except passenger cars used solely for the transportation of people, and not for the transportation of any goods, supplies, tools of a trade or business products if these items are visibly exposed.
 - b. **All vehicles must bear a valid, current license tag.**
 - c. **Motorized vehicles that cannot operate under their own power shall not remain on the property for more than twenty-four hours.**
10. **Residents and their guests** must use only those parking spaces assigned to their particular townhouse. Parking in another assigned space, in fire lanes, or on any other unpaved area will result in the offending vehicle being towed away at the owner's expense.
11. **Parents, whether owners or lessees**, shall be responsible to the association for any property damage to the common areas, which is caused by their children.
12. **No signs of any kind** may be displayed on any exterior portion of a townhouse, a courtyard, or in the windows of a townhouse, or in any of the common areas.
13. **The Board of Directors** shall have the power and authority to **enforce the rules and regulations of the Association**. In any legal proceeding arising out of a violation of the rules and regulations, the Association shall be entitled to recover its expenses, including reasonable attorneys' fees.