

RULES & REGULATIONS FOR LAKES AT BOCA RATON

I. COMMON AREA

Community Center

The Community Center is that part of the Common Area which encompasses the pool and pavilion area, the children's playground, the three buildings that house the clubhouse, office and bathrooms, the parking lot and the tennis & basketball courts.

It is open from dawn to dusk, except for Association functions and the rental of the clubhouse for private events.

The use of its facilities is limited to residents and their guests.

Debris and garbage produced by residents and their guests must be placed in refuse receptacles or otherwise removed.

Children under 12 years of age must be accompanied by an adult.

Barbecue equipment of residents and their guests is not permitted anywhere in the Community Center -- or anywhere else on the Common Area of the Association.

Climbing or hanging on fences or gates is prohibited.

Pets are not permitted.

Inappropriate, loud or otherwise offensive behavior and excessive noise is prohibited.

Intentional property damage may result in a fine and revocation of Common Area privileges. The cost to repair or replace any and all damaged property is the responsibility of the relevant Owner, who is also responsible for damage caused by that Owner's family members, guests, or tenants.

Pool Area

Pool hours are from dawn to dusk. The security system is adjusted quarterly to reflect seasonal changes in daylight hours.

No lifeguard is on duty at the pool. Swim at your own risk.

Children under 12 years old who are in the pools or on the pool deck must be under the direct supervision and control of an adult responsible for their conduct and safety.

No food or drinks are permitted in the pool or within four feet of its perimeter.

No glass is permitted anywhere within the fenced pool area.

Entering the pool without first removing all body lotions and/or oils is prohibited.

All poolside furniture must be adequately covered with a towel during use so as to prevent the transfer of lotions, oil and/or sweat onto the furniture.

Children using the pools must be toilet-trained and wear a bathing suit at all times. Bathing in diapers is prohibited.

Bathing suits are required to use the pool. No cutoff pants or similar attire is permitted.

Floating devices other than life jackets and water wings are not permitted in the pools.

Diving, throwing, running or similar activity is prohibited in or around the pools and pool deck.

No skates, skateboards, rollerblades, bicycles, scooters or similar equipment are permitted within the fenced pool area.

The maximum number of people permitted in the large pool is 33. The maximum number of people permitted in the small pool is 8.

Pavilion

Barbecue facilities are available to residents on a first come, first serve basis only during the hours that the Community Center facilities are open. Grills and tables are limited to one each per group.

Clubhouse

The clubhouse can be rented to Owners for private functions for a fee of \$250, plus a refundable security deposit of \$200.

Tennis and Basketball Courts

Gates must be locked after entering or leaving the courts.

No skates, skateboards, rollerblades, bicycles, scooters or similar equipment are permitted.

Hanging on basketball hoops or tennis nets is prohibited.

Parking Lot

The parking of any vehicles between midnight and 6 a.m. is prohibited unless approved by the Association's Board of Directors.

The use of the fenced-in trash container in the parking lot is for Association use only. Resident use of this facility is prohibited.

Lakes

No swimming or motorized vehicles are permitted.

Boats or other watercraft may not be stored in the lakes or on the Common Area.

II. OWNER PARCELS

Additions to Dwellings

The design of a major addition should be compatible with the existing dwelling in scale, materials and color.

The roof pitch should match the type used in the existing dwelling.

The location of the addition should not impair the views or amount of sunlight and ventilation on adjacent properties.

New windows and doors should match the type used in the existing dwelling, and should be located in a manner which will relate well with the location of exterior openings in the existing dwelling.

If changes in grade or other conditions affecting drainage are anticipated, they must be indicated. Approval could be denied if adjoining properties are likely to be adversely affected by changes in drainage.

Air Conditioning

Window air conditioning units, wall air conditioning units and fixed window fans are not permitted.

Artificial Grass

Artificial grass/turf and artificial landscaping is prohibited.

Driveways and Walkways

Any new driveways or walkways, and any change of material or color, requires ACC approval.

Exterior Colors

When painting the exterior of a dwelling, purple, red, orange, black, blue, hot pink, bright green and chocolate brown are prohibited colors. Any other bright or extreme colors may be rejected by the ACC if deemed incompatible with community norms. Also, pure white is prohibited as a base color.

Fences

(For additional fence information, see Article VI, Section 10 in the Declaration of Covenants.)

The erection of any fence on an Owner Parcel must first be approved by the ACC.

The only materials that will be allowed for new fence construction are polyvinyl chloride (PVC) or metallic, such as aluminum, steel or polymer. New fences made of wood, chain link, wire or other material is not permitted.

View-blocking new fences must be made of PVC. See-through rail fences can be made of either metal or PVC.

Decorative fence tops are permissible so long as they meet county code and stay within the maximum allowable fence height of six feet.

Permissible colors for fences are white, bronze, black and a color that closely resembles the color of wood. Any other fence color must be approved by the ACC.

On zero lot-line properties, a side fence can extend to the neighbor's wall but cannot be attached to that wall. That neighbor has an easement right to enter the fenced property for the purpose of painting or other maintenance of their dwelling. There must be at least one gate on any such side fence.

When replacing 50% or more of a damaged fence, the repaired fence is deemed a new fence and must comply with our current fence rules. That means if the old fence was wooden, it must be replaced by a metal rail or PVC fence. If less than 50% of the old fence is being replaced, the same fence material can be used as long as it matches. An application must first be submitted to the ACC for all fence repairs.

Noise

Construction, landscaping and similar activities that produce loud noise are only permitted between the hours of 7AM to 9PM on weekdays and 8AM to 9PM on weekends. Operation of gasoline-powered landscaping equipment, pumps, air compressors, sprayers and electric generators are prohibited between the hours of 9PM and 7AM on weekdays and 9PM and 8AM on weekends, except that electric generators may be used when electric power is not being supplied by the electric utility company.

Parking

(For additional parking information, see Section 14, Article VI in the Declaration of Covenants.)

Pickup trucks or other vehicles containing construction materials, equipment, debris, trash, vegetation or similar materials are permitted for loading or unloading, or when the previously stated items do not exceed the height of the vehicle's cargo box and are covered with a non-transparent cover or tarp so as not to be viewed from any street or other Parcels.

Parking on the swale, i.e. the area between the street and the sidewalk, is limited to 12 hours per every 24 hours. Swale parking by the Owner or the Owner's family members, tenants, guests or invitees is permitted only on the swale in front of that Owner's Parcel.

Parking on a Parcel other than in the garage and on the driveway or swale is prohibited.

Parking on the sidewalk portion of a driveway is prohibited.

The parking rules are suspended for three days (3) for vehicles and seven (7) days for storage units placed on driveways when residents are moving in or out of any Parcel.

Play Equipment

Play equipment such as trampolines, gym sets, swings and slides must be placed behind the rear setback line of the dwelling.

Basketball hoops owned by residents cannot be placed on sidewalks or in the street nor used after 9:00 pm. No other play equipment that makes noise can be used after 9:00 pm.

Battery-powered ride on toys with a maximum speed of less than 5 miles per hour are permitted on sidewalks, provided that those who ride them are supervised by an adult who is at least 21 years of age. Such toys are forbidden on any streets within the Community, including cul-de-sacs. This clause shall be subject to compliance with state law.

Roofs

Roof color need to be an integral part of the exterior color scheme of the dwelling.

Any change in roof color requires approval of the ACC, as does any new roofing.

Solar Panels

Solar panels must be approved by the ACC prior to installation. Solar panels that are no longer used or operational must be removed.

Storm Shutters

Hurricane shutters must be removed from all doors and windows within 14 days of a hurricane, unless South Florida is or may be in the path of another active hurricane. Accordion shutters or similar permanently attached shutters are exempt from this rule as long as they are not covering up doors and windows beyond the above 14-day period. Bermuda shutters are prohibited.

Swimming Pools

(For additional swimming pool information, see Article VI, Section 23 in the Declaration of Covenants.)

Above-ground swimming pools are prohibited.

Swimming pools shall not be permitted on the street side of the dwelling without ACC approval.

All pool equipment must be blocked from the view of adjacent properties and streets, and must be located to the rear of the front of the dwelling.

Windows, Doors and Screens

Security bars on windows and doors are prohibited.

Bright and extreme colored exterior doors, windows and screens are also prohibited.

All screening on doors, windows and screen enclosures shall be made of anodized aluminum. Approved screen colors are bronze, white or black.

New front doors and new garage doors also require ACC approval.

III. RENTAL POLICY AND PROCEDURES

Approval Process

Each individual 18 years of age or older seeking to lease a Dwelling in Lakes at Boca Raton must submit their own Rental Application, including each spouse. Each such Rental Application must be complete before processing can begin.

The non-refundable Rental Application Fee is \$200, regardless of the number of Rental Applications that are required by the preceding paragraph.

The Association will commission a background report of each Rental Applicant 18 years of age or older.

The name, birth date and relationship to Rental Applicant of every occupant under the age of 18 who will reside in the Dwelling must be listed on the Rental Application.

Upon receipt and review of the background report, the Association shall schedule an interview with the Rental Applicant(s).

If a Rental Application is denied by the Association, the Association shall so inform the Dwelling's Owner.

The Rental Applicant(s) shall receive a copy of the applicable sections of the Governing Documents at the interview, as well as any other information pertinent to becoming a resident of Lakes at Boca Raton.

A Uniform Lease Addendum as provided by the Association shall become part of any lease agreement executed on or after July 1, 2010, and shall be binding on Owner and Tenant with respect to compliance with the Association's Governing Documents.

Tenancy

Owner may not rent the Dwelling more than twice during a 12-month period. The minimum lease term shall be six months.

Any Tenant whose current lease began prior to July 1, 2010 ("Prior Tenant") will be required to submit a complete rental application upon the first lease renewal after that date. There will be no application fee for Prior Tenants. The Association shall have the right, at its expense, to conduct a background check of a Prior Tenant if the Association deems it warranted.

A copy of all lease renewals must be submitted to the Association.

Upon expiration of any lease, if Owner and Tenant proceed on a month to month agreement, a copy of any such agreement must be submitted to the Association. Month to month renewals are permitted for up to six months. After that six-month period, the parties must revert to a regular lease with a minimum term of six months.

Any changes with regard to who resides in the Dwelling during the leasing period must be reported in writing to the Association by Owner.

Once the initial lease period begins, Tenant can apply for security key cards for access to the Community Center upon making a refundable deposit of \$20 per card for anyone listed on Tenant's Rental Application.

Family Exemption from Rental Policy

If no one who holds title to a Dwelling is residing there but other family members do so reside, said Dwelling shall be exempt from the Association's rental policy, except that the title holding Owner must notify the Association in writing of the name, birth date and relationship to Owner of those family members who do so reside.

House Sitters

If Owner is absent from Dwelling and makes house sitting arrangements with anyone other than family members, such arrangements are subject to a 30-day limit, following which they shall be subject to the Association's rental policy procedures with respect to the application and approval process. Owner shall provide the Association with written notice of the names and move-in date of any such house sitters prior to move-in.

Owner Non-Compliance

Any Owner who fails to provide the Association with an existing lease as of June 1, 2010 shall be subject to a fine of \$100 per day starting June 1, 2010.

An Owner who enters into a lease after July 1, 2010 without prior Association approval shall be subject to a \$100 per day fine until Owner is in compliance with the Association's rental policy. Should an unauthorized Tenant be rejected by the Association, Owner will be required to evict said Tenant.

(This entire Section III was approved by the unanimous vote of the Association's Board of Directors on May 17, 2010. For additional rental policy information, see Article VI, Section 30 of the Declaration of Covenants, which was approved by homeowner vote at the Annual Members Meeting on January 25, 2010.)