

Shadow Lakes Homeowners Association

General Rules and Regulations

Major offenses: \$75 fine

- 1. Parking** – parking on the street, lawn or curb is prohibited.
 - Vehicles without current registration may not be parked in the driveway.
 - No vehicles are to be left on jacks or lifts in the driveway
- 2. Exterior Changes** – Any exterior addition, modification or change to the property should be submitted to the Board of Directors, thru the Management Company, for review and approval PRIOR to adding, modifying or changing any area of the property. This would include but not limited to: sheds, fencing, color changes, landscape renovations, driveway additions, decks, pools, sunrooms etc. ***You can request an Architectural Review Application from the Management Company.***
- 3. Recreational Vehicles**– No boats, trailers, work trailers, RV's, jet skis, watercraft, campers, motor homes etc. are allowed on any lot unless they are stored in the garage or behind a privacy fence.
- 4. Lot** – Trash, garbage and other waste should be in appropriate sanitary containers. No lot should be used for storage of scrap, unused equipment, furniture, etc.
- 5. Structures** – No mobile dwelling or temporary structures are to be placed on any lot other than a lot that is under development. This ***includes*** temporary storage containers (PODs, etc.) for any longer than is required for moving.

Minor offense: \$25 fine

- 6. Landscaping Maintenance** – Lawns should be watered and mowed weekly during the growing season. This maintenance includes edging walkways, sidewalks and driveways, trimming overgrown shrubs and hedges, weeding around mailboxes, utility posts, cable boxes, along fence lines and around the perimeter of the home. All grass clippings should be removed after each mowing. Flower beds should be maintained to prevent weeds and overgrowth in beds.
- 7. Home Maintenance** – Homes should be maintained properly throughout the year. Pressure wash or brush wash any vinyl siding that has visible dirt, mold or mildew. Damaged or broken shutters, light fixtures, garage doors, windows, doors should be repaired or replaced as needed. Fencing should be repaired and pressure washed annually. Fencing should be sealed as needed.
- 8. Trees, bushes, plants** – should be kept trimmed so that they do not hang over into the sidewalk, street or common areas.

9. Trash Cans – should be stored behind a fenced area or in the garage. If you do not have a fence or an approved trash can fence surround, one can be installed with Board approval. Trash cans should be brought to the curb 6:00 p.m. the day before and before 6:00 p.m. the day of pick up.

10. Recreation Equipment – including bikes, trikes, wagons, playhouses, toys etc. should be stored in the back of the home, garage or inside the home. These items should not be left visible to the street or in a manner that is esthetically unfavorable.

10. Basketball Nets/Goals – should be in driveways. They are not permitted to be in the street, or at the edge of curb or cul-del sac.

11. Pets – **Two** household pets are allowed per home – dogs, cats or other household pet, but no more that two pets total. ALL pets should be on a leash at ALL times. Pets are NOT allowed to run freely through the community. Dog owners are required to pick up pet waste EACH time the pet is walked. Pet waste should be cleaned up from your own property on a regular basis to prevent unsanitary conditions from developing. No poultry, livestock or other type of animals such as chickens, goats, pigs are permitted. No animals may be kept, bred or maintained for any commercial purpose.

12. Signs – No signs of any kind including advertisement signage by outside vendors are to be displayed on any lot. Rental and real estate signs are allowed.

13. Clotheslines – are not allowed

14. Mailboxes – must be kept in good working condition. Replacement of mailboxes will be the ***Black Step One*** mailboxes in Phase One and the ***Tan Step One*** mailboxes for Phase Two

16. Satellite dishes – are permitted but every effort should be made to have them be installed at the back of the home and not visible from the street.

17. Trading – No offensive trade or activity shall take place or be maintained on any lot. There should be no type of business run from a residential home

Enforcement of these rules is Governed by Florida Statute 720.305. Fines will be assessed for any violation of the Governing Documents or Rules and Regulations adopted by the Board of Directors for Shadow Lakes Homeowners Association.