

LAKESIDE VILLA HOA

RULES AND REGULATIONS

1. PARKING

- a. Vehicles are only allowed to be parked on paved areas.
- b. Please seek HOA Board permission before driving on unpaved areas. Sometimes this is necessary for moving large items.
- c. No parking zones are indicated by painted red lines. These are usually found near the trash dumpsters and must be kept clear for the garbage trucks.
- d. Only handicap license plates or hanging tags are allowed in a handicap parking area. If you need a handicap parking space near your unit, please contact the HOA Board for us to place a sign.
- e. Golf carts must be parked in designated areas. Electric golf carts may be parked in the rear of the condo for 3-5 hours for charging; after which they must be moved to the golf cart parking area.
- f. Vehicles must have a current year license tag and be in operable condition.
- g. Boats, trailers, or vacation vehicles (except golf carts, bicycles and motorcycles) are not allowed on the property.

2. OUTDOOR COOKING

- a. No cooking on any devices is allowed on porches or balconies, front or back. No flame producing devices are permitted within 15 feet of any wood structure.
- b. Outdoor cooking is permitted only in a clear area at least 15 feet from any structure or tree. Grills are not permitted in the pool area.
- c. A grill may be stored on the back porch; please ensure the grill is cool and safe for storage. Grill covers are preferred.

3. PETS

- a. No owner, tenant or guest may have more than two pets in their unit, and they are not more than a total of 30 pounds.
- b. All pets must be leashed or contained when outside.
- c. All pet waste must be picked up and disposed of appropriately.
- d. Pets are not to be left on porches or balconies unsupervised.
- e. No animals are allowed in the pool or pool area.
- f. Excessive barking from dog(s) is not permitted.
- g. Dogs are not to be on an extended chain unsupervised.

4. OUTDOOR APPEARANCE OF BUILDINGS

- a. Must comply with the Lakeside Villa HOA architectural standard.
 - i. All exterior painted surfaces are dark brown, and paint must match existing surfaces.
 - ii. Front doors must be flat. Raised panels, doors with windows or other styles are not permitted. Doors must be dark brown.
 - iii. Outdoor lighting cannot be changed.
 - iv. Screen doors are allowed but must be brown in color.
 - v. Unit numbers cannot be removed or changed.
 - vi. Balconies and porches cannot be altered or built upon.
 - vii. For efficiency units - former air conditioning slatted covers can be changed to the board and batten style paneling.

- viii. For one-bedroom units – the storage closet next to the front door cannot be changed and the door must slatted.
 - ix. All rear doors must be sliding doors.
 - x. Windows can be replaced but must retain the original size and style. The outside trim must be brown in color. Contact the Property Manager to ensure the window meet the Architectural Standard.
 - b. No change may be made without the approval of the Board. Please submit an Architectural Change Request (ACR) with the Property Manager.
- 5. GARBAGE AND TRASH
 - a. Place garbage/trash in designated trash dumpsters located near your unit.
 - b. Fines are issued to the HOA from the waste management company for items placed outside of the dumpster or exceeding the height of the dumpster.
 - c. Garbage and trash cannot be left on porches or balconies.
 - d. Do not overload a dumpster. If one is full, take your trash to another dumpster.
- 6. POOL
 - a. Pools are closed daily from 10pm to 5am.
 - b. No smoking in the pool areas.
 - c. Pools are for use by owners, tenants, and guests only.
 - d. Pools are an HOA amenity and are only to be used by owners in good standing.
 - e. Swimming pools are for use at your own risk as there are no lifeguards on duty.
 - f. Children under the age of 13 must always be accompanied by an adult.
 - g. No glass of any kind is permitted in the pool area.
 - h. All pool equipment and furniture must remain in the pool area.
 - i. Do not take the pool vacuums out of the pool.
 - j. Call 911 immediately in case of an emergency. Contact Property Management when it's safe to do so.
 - k. Please report all injuries to Property Management.
- 7. LAUNDRY ROOMS
 - a. Clean washers and dryers after use.
 - b. Laundry Rooms are self-serve. Cleaning materials have been provided in each laundry room. Pick a chore while doing laundry to help keep property expenses down.
 - c. Do not leave clothes unattended.
 - d. No smoking in laundry rooms.
 - e. Please make sure you place trash in the trashcans.
 - f. Laundry is an amenity provided by the HOA; they are not to be used by owners or their tenants not in good standing.
 - g. Maintenance of the machines is provided by the vendor, please call the posted number for repairs and refunds.
- 8. LAKE
 - a. No swimming or wading is allowed in the lake.
 - b. Catch and release fishing is allowed by owners, tenants, and guests only.
 - c. In case of an emergency call 911 and report the incident to the Property Manager.
- 9. FIRE EXTINGUISHER AND SMOKE DETECTORS
 - a. Each unit must have a working-class ABC fire extinguisher.
 - b. Each unit must have a working smoke detector.
 - c. Inspections will be done in January of each year by the manager and a Board member
- 10. PORCHES, STAIRS AND LANDINGS
 - a. Porches, stairs and landings are considered common areas which are maintained by the HOA.

- b. The exit of a unit cannot be blocked by items placed on the front or back porches, decks or landings. Please keep these areas clear for emergencies.
- c. Furniture placed in these areas should be in good condition and should be designed for outdoor use.
- d. Door mats are acceptable but must be maintained in good condition and replaced when they are worn.
- e. Potted plants are acceptable. The pots should be placed on a stand or tray to prevent water from rotting the timber floor planks. Plants must be in good condition, dead plants and unused pots must be removed. Standing water in an unused pot is a health hazard.
- f. Roll-up blinds and awnings are acceptable. They should be brown in color or an acceptable coordinating color. Please ask the HOA Board for approval if the color is not brown.
- g. Outdoor storage boxes such as deck or dock boxes are acceptable. These are the preferred methods for storing items on porches and balconies. Keep the boxes in good condition and only use storage boxes meant for outdoor use. Storage tubs are not acceptable (example: Blue Rubbermaid Tub).
- h. Bikes should not be stored on balconies, landings or porches. An acceptable place to store bikes is beside the porch on the first floor. The bike(s) may be locked to the railing or post of the porch. Use bike covers to help protect the bike from the weather. Derelict bikes (rusted, dirty or abandoned) are not allowed.
- i. Outdoor decorations must be in good condition and in the current season of the year. Decorations must be lightweight and not cause damage to the wood siding. If the decoration is removed, please fill in the mounting holes with acceptable wood filler. Please refrain from any political, religious or controversial symbols. We must all live together and get along. Lakeside Villa will be a safe place to live for all residents.
- j. Porches, Stairs and Landings cannot be built upon, altered or removed. These are common areas for HOA Property. Report needed repairs to the Property Manager.

11. TV AND SATELLITE ANTENNAS

- a. No satellite dish or antenna may be placed on any common areas such as a roof, porch, walkway, railing or exterior wall of any building.
- b. All antennas must be on a pole on the ground near the building and must have approval of the property manager for placement.
- c. Each antenna must have the condo unit number on it and must be in good working order with no rust, mold or cracks.
- d. Please remove unused antennas and satellite dishes and their associated wiring.

12. GARDENS

- a. Gardening is acceptable and encouraged at Lakeside Villa.
- b. Feel free to trim the shrubbery, weed the landscaping and rake leaves in the front and rear of your unit. This activity helps save the HOA money and keeps your unit looking its best. If you are unsure of what is allowed or how to maintain the greenery – attend a Garden Club event and meet other gardeners at Lakeside Villa.
- c. The preferred method of gardening in the rear of your unit is a raised-bed garden. Raised-bed gardens provide a clear border and make it easier for mowing and maintenance. Use quality materials in a coordinating color. Premade or constructed raised bed gardens are allowed.

- d. Keep the garden in the rear of your unit in good condition and clear of any exits. Violations will be issued for abandoned gardens. If necessary, the garden may be removed.
 - e. Both second floor and first-floor units may participate. Work together and decide where each unit will focus their gardening efforts. For example, you may decide the second floor can work on the front and the first floor will garden in the back. Find an arrangement that will work for both units.
 - f. No plants may touch the siding, railings, stairs or other wooden architectural elements.
 - g. Do not plant any spreading, climbing or invasive plants.
13. NO UNLAWFUL ACTIVITY OR NUISANCE
- a. Quiet hours are observed daily from 10pm to 6am.
 - b. Loud, abusive, or vulgar language is not permitted.
 - c. No illegal activity of any kind is allowed on the property.
 - d. No businesses may be run from your property. This does not include work-from-home arrangements or unit rentals.
 - e. Threatening, intimidating or coercive activity is never allowed and will result in a violation. This includes in-person, electronic (email, messages, social media, etc.) and any other possible means. In extreme cases, this behavior may result in police intervention and possible prosecution.
 - f. If you feel in danger, please call 911 and report the incident to the Property Manager.
14. INTERIOR RESPONSIBILITIES
- a. All work on the inside of your unit must be accomplished by a licensed and insured contractor. Before starting work, please contact and advise the property manager.
 - b. Any damage caused by modifications or lack of maintenance in your unit that affects other units is your responsibility.
 - c. Any damage to the common areas or the structure of a building caused by your modifications or lack of maintenance is your responsibility.
 - d. You must have a walls-in insurance policy. A copy of this policy must be filed with the HOA Office. No exceptions.
15. AIR CONDITIONERS
- a. Air conditioners are not permitted on the porches, landings or balconies.
 - b. Air conditioners must be placed on a cement pad next to the first-floor porch.
 - c. Existing air-conditioners may remain where they are, but when replaced the unit must be placed in the correct area.
 - d. Mini-split air-conditioning units are allowed but not recommended due to the mold they generate if not properly cleaned.
16. WATER AND WATER APPLIANCES
- a. Water is paid for by your HOA dues.
 - b. Water is the most damaging utility we have at Lakeside Villa. It is everyone's responsibility to maintain their units and prevent water leaks. Any water leaking from your unit that damages other units or the building structure is your responsibility.
 - c. Know where the water shutoff valve is for your unit. Ensure the valve is functional. If you do not know where the water shut off valve is or there is a problem with the valve, contact the Property Manager immediately.
 - d. Report water leaks immediately to the Property Manager. Whether the leak is in your unit, a neighbor or on the property.

- e. Excessive water usage is not allowed and may incur an additional charge to your unit.
- f. Dishwashers
 - i. Dishwashers are allowed.
 - ii. Ensure your dishwasher is inspected and is not causing any leaks.
 - iii. Any damage your dishwasher causes to other units or the building is your responsibility.
- g. Water Heaters
 - i. Tankless water heaters are not recommended. These water heaters place a strain on the old outdated electrical system.
 - ii. A pan must be placed under the water heater to prevent leaks. The pan should be plumbed into a drain in case of an overflow.
 - iii. Any damage your water heater causes to other units or the building is your responsibility.
- h. Washer Dryer units
 - i. Washer Dryer units are allowed but select small combination units that don't require 220-volt electricity and don't require outside venting.
 - ii. Washer Dryer units must be professionally installed.
 - iii. A pan must be placed under the washing machine to prevent leaks. It is preferable to plumb the pan into a drain that leads to the main stack to prevent an overflow.
 - iv. Any damage your washer dryer causes to other units or the building is your responsibility.

17. VIOLATIONS

- a. Owners who do not follow the rules will be given a written warning.
 - i. Property Violations will be given 30 days to remediate the issue.
 - ii. Behavior Violations will be a violation for each incident.
- b. Owners are responsible for their tenants. It is the owner that will receive the warnings and the fines. We do not manage tenants.
- c. A second notice of the violation incurs a \$100 fine.
- d. A third notice and subsequent notices incur \$200 fine.
- e. Failure to pay violations will result in late-fees, liens and possible foreclosure proceedings.
- f. Violations may be appealed by appearing before the HOA Board. Please contact the property manager to inform them you would like to appeal for the violation.

Approved by Lakeside Villa HOA Board: March, 2026