

Garden Lakes HOA Inc.
Rules & Regulations and Other Important Information:

PARKING

- The owners/tenants hereby accept formal notification that any vehicle found parked on lawn areas, lanes or sidewalks will be subject to immediate towing of the vehicle at the owner's expense. This includes ALL vehicles and applies to every homeowner, tenant, guest and service personnel.
- Any & all damage to the common areas, including but not limited to: lawn, sprinkler system or sidewalk pavement as a result of such improper parking or careless driving will be repaired and charged to the offending unit.
- Inoperable vehicles may NOT remain on the premises in excess of 24 hours. Repair work (oil changes, etc.) may not be performed on the premises. There shall be no assembling or disassembling of any kind of engine on the premises. Only emergency repairs such as battery replacement or flat tire repair is permitted.
- The undersigned is aware that it is their responsibility to inform any guest or service personnel and make them aware of these rules as the undersigned will be held accountable for the actions of these people.
- The undersigned understands they have two (2) assigned parking spaces only.

VEHICLES

- No commercial vehicles permitted unless on commercial business. Commercial vehicles may NOT be "covered" with magnets, tarps or any other type of covering or material in order to gain approval. Commercial vehicles may only park in the community during the course of business.
- "Commercial" means any vehicle which is used for commercial purposes or has an outward appearance of being used in connection with business, such as: visible work equipment, lettering or logos.
- All vehicles must be maintained so as not to create an eyesore, eyesore is considered: rust, more than one (1) color of paint on the body - excluding decorative artwork in good taste, flat tires, broken windows, etc.
- **No** pick up trucks allowed to be parked within the community between the hours of 9:00pm and 7:00am. Pick up trucks parked within the community during these hours are subject to tow at the owner's expense.

PETS

- Maximum of two (2) dogs or two (2) cats or four (4) birds per dwelling.
- The undersigned understands that their pet(s) must be on a leash at all times when outside of the home or patio.
- The undersigned understands that the pet walker MUST clean up after the pet and dispose of waste in a proper receptacle.
- Offensive, nuisance pet(s) may be removed by the Association after notice to the owner. Written complaints from two (2) separate dwellings or one (1) reported dog bite - verified by police report and hospital records shall constitute grounds for removal. Cost of removal to be borne by pet owner.

TRASH

- Trash shall be placed in receptacles. For sanitary reasons, all trash, except recyclable items placed in the appropriate containers, shall be placed in plastic bags, be securely tied and then be placed in trash receptacles. Plastic bags may **NOT** be placed at curbside. Large items maybe placed on the Circle, away from trees and signs, after 6:00 pm on a Tuesday or Wednesday pick up.

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SALES/RENTALS:

- **Prior** to selling or leasing your unit, the prospective purchasers/tenants are required to complete an application form and attend a welcome meeting.
- Owners are responsible to update the Association with changes to mailing addresses.
- Maximum of two unrelated adults per unit is permitted. The names of each adult who will be residing in the unit are to be provided. This information is to be shown on the sales contract or rental agreement.

EXTERIOR MAINTENANCE:

- **No** exterior alterations are permitted without completion of a request form (ARC). This includes but is not limited to: Landscaping, fencing, shutters, etc. Contact the management office for the current specifications for fences, hurricane shutters and approved plant list.
- **No** paint, stain or finishes of any kind may be applied the patio fences and concrete walkways. Should you choose to ignore this rule you may be requested to restore the area back at your expense.

OTHER

- BBQ grills are to be used and stored inside your courtyard. They are **NOT** permitted outside of your courtyard area.
- No clothes or similar items may be hung or placed on fences, hedges, railings, etc. unless they are below fence height and not visible from view from outside of the courtyard.
- Personal items of any kind, including but not limited to the following items: bikes, toys, dog tethers, clutter, construction materials, may not be placed outside of your courtyard at any time. Any and all items placed on the common areas are subject to removal at your expense and will be disposed of.
- Maintenance fees are due, in full, January 1, April 1 July 1 and October 1. Interest will be applied to delinquent accounts 1st of the following month. Non payment will result in legal action being taken at the owner's expense.
- No signs are permitted in the community. Signs placed in the common areas will be removed and disposed of.
- The speed limit for Garden Lakes Circle is 25 mph and is enforced by the Palm Beach Gardens Police Department. The speed limit within the Lanes is 5 mph.
- Skateboards/Motorized and like recreational transport are **NOT** permitted in the common areas, lanes, parking areas and sidewalks.
- Please respect your neighbors' right to "quiet enjoyment of their homes". Noise of any kind, caused by you or whomever is in your home, is a violation of the association's covenants and the City's ordinances and will be remedied by all available resources.
- The Association maintains hazard insurance on the buildings, which is paid for through the maintenance fee. Hazard insurance does not include "wear and tear" and conditions that might result from lack of maintenance. Each unit owner/tenant must maintain insurance for the inside of their home, contents, additions and improvements. To obtain a certificate of insurance, which is required by all banks and mortgage companies, call Mack, Mack and Waltz Insurance Group 954-640-6225.
- The mailboxes are known as "central boxes" and are owned/maintained by the US Post Office. Any questions or problems with keys, number, etc, must be directed to the Post Office in Palm Beach Gardens # 800-275-8777.

Signed: _____

Signed: _____

Print: _____

Print: _____

Date: _____

Date: _____