

RULES AND REGULATIONS

A GUEST IS ANYONE VISITING IN LAKESIDE HILLS ESTATES WHO IS NOT A MEMBER

CLUBHOUSE:

1. ALL GUESTS ENTERING THE CLUBHOUSE MUST BE ACCOMPANIED BY A MEMBER AT ALL TIMES, with the following exceptions: Clubhouse privileges are authorized for interviewed and approved Domestic Partners of a lot owner. For this purpose, marital status is irrelevant. Guests may use the downstairs restrooms. (5/9/2012)
2. Special use of the clubhouse must be cleared with the Clubhouse Activities Chairperson. Only members may sponsor non-commercial functions in the Clubhouse.
3. The Clubhouse refrigerators are not to be used for storage of personal food.
4. No Clubhouse property will be removed for private use without the consent of the Clubhouse Chairperson or a Board Member. This does not apply to First Aid, Health Care equipment or Shop equipment, all of which have to be signed for.
5. The wearing of wet bathing attire is restricted to the laundry room, toilets and showers.
6. The Clubhouse will be left clean and orderly after any activity, i.e., chairs and tables in proper places, lights out, and doors locked, etc. If any extra cleaning is required, the member responsible for the affair will be charged accordingly.
7. Parking at the Clubhouse is restricted to the parking lots and on the north side of the building. Consideration should be given to the physically handicapped when parking on the upper level.
8. No Closed-Door meetings will be allowed in the Library, by any group. NO food or beverages will be consumed in the Library.

GAME ROOM:

1. Guests may use the game room facilities only when a member is present.
2. Return all equipment to its' proper place

EXERCISE ROOM:

1. No one under 16 years of age is permitted to use exercise equipment.
2. Do not use exercise equipment when wearing wet swimwear.

DOCK AREA

1. Adult guests 16 and over must have a guest badge displayed on their person
2. Children under 16 years of age must be accompanied by an adult.

MARINA:

SWIMMING POOL:

1. Regular swimwear must be worn when entering pool. No other clothing is permitted, i.e.; cutoff jeans, etc. with the exception of a white T-shirt or UV rated Swim Wear. (Motion revised 2-28-2017).
2. All children entering pool must be potty trained or wearing "Little swimmer type protection."
3. Everyone must shower well, using the shower provided at the pool area before entering pool.

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4. No horseplay or running on the pool deck.
5. No rafts, air mattresses or inflatable toys permitted.
6. Children under 16 years of age must be accompanied by an adult.
7. Children less than 16 years of age are not permitted in the hot tub.
8. Adult guests 16 and over must have a "Guest Badge" displayed on towel, unless accompanied by a member. Use of the pool by guests or visitors must be limited to actual houseguests or occasional day visitors while the resident host is at home in the park. Residents are requested NOT to issue open and standing invitations to local friends and relatives to make unlimited visits to our pool.
9. For "SAFETY" reasons, it is suggested that no one use the swimming pool or hot tub unless another person is present.
10. The dividing rope may be removed for the purpose of swimming laps in early AM or late PM, when the pool is least used. Rope to be put back after swimming laps.
11. All containers in the pool area must be plastic. All garbage must be removed or placed in trashcans at the pool.
12. No swimming while the pool cover is in place.

GENERAL:

1. Anyone under 21 years of age is limited to a total visit of 28 days per any 12-month period. (See also Covenants, article 8, pages 4-5).
2. Any guest over 21 years of age is limited to a total visit of 30 days per any 12-month period, after which they must complete an "Intent to Share" form and be interviewed and approved by the Board for a period of no more than 12 months, and pay an additional fee of \$100 per person, per month, for each person over the 2-person limit; See also Bylaws, section 4, Occupancy, page 2, (3/31/2015).
3. Lakeside Hills Estates members are responsible for the actions and any damages caused by their guests.
4. Any water lines feeding the homeowner's property that are on said property will be the financial responsibility of that owner, but any of the main water lines and feeder lines, no matter where they are located, will be the responsibility of Lakeside Hills Estates Association, Inc.
5. Small pets of the dog and cat variety no larger than 25 pounds will comply with Section 21 of the Declarations of Covenants, Restrictions, Limitations and Conditions. No pets are allowed in the Clubhouse, around pool area, common grounds or recreational grounds. (ANY GROUNDS OTHER THAN ENTRANCE TO THE PARK IS CONSIDERED RECREATIONAL GROUNDS.) In all areas, pets must be on a leash no longer than six (6) feet and all pet owners are required to clean-up pet feces and dispose of the same in a proper manner. Pets will be curbed on owners' property only.
6. Solicitations door-to-door are prohibited except for strictly park functions.
 - a. However, if a member wishes to solicit for other funds, a table may be set up following coffee hour to accept donations on a voluntary basis.
7. There can be advertising on the Bulletin Boards by members only. All messages posted on the bulletin boards must be SIGNED and DATED by a MEMBER.
8. "Intent to Sell" forms are available from all Block Captains.
9. All mailboxes must be black and should have a house number on it. (revised 3-28-2017)
10. Golf carts may not be operated by anyone under the age of fourteen (14).
11. Parking on grass is prohibited anywhere in the park, except for golf carts.
12. Our parking lot is not to be used for the storage of any vehicles, trailers, boats, etc. motorized or not.
13. Our park rules limit the parking of a motor home or other recreational vehicles to a forty-eight (48) hour period for loading and unloading at the owner's residence. Parking of all such vehicles on our park's parking lot is limited to a forty-eight (48) hour period. Each forty-eight (48) hour period must be separated by at least thirty (30) days. Under no circumstances are motor homes or other recreational vehicles to be occupied overnight while parked anywhere in our park. Guests vehicles must display a guest parking tag bearing the name, address and telephone number of the resident they are visiting.

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14. Owners are responsible for protecting siding on their homes and shed from damage by the lawn mowers and trimmers.
15. "No sexual offenders/designated predator, as described in Polk County, Florida Ordinance No. 06-0435, as amended by Ordinance No. 07-006, and as amended from time to time, shall reside in Lakeside Hills Estates."
16. Criminal background checks will be conducted on all potential new Members and new and renewing Intent to Share Guests. Denial will be limited to: Felony within the last 5 years, Sexual predator conviction, and applicants currently on probation. LHEA will not deny any Member or Intent to Share Guest based on race, religion, income, disabilities, gender, sexual orientation, ethnicity and culture. 3/31/15
17. Vehicle Parking Standards: Member vehicles must be parked in carport/driveway. Members with more than one vehicle should park all vehicles in carport/driveway or (tagged with owner name/address /telephone number) in the clubhouse parking lot. Street parking should be limited to delivery/service provider vehicles and guests not visiting overnight. Overnight guests' vehicles should be parked in the clubhouse parking lot and tagged with their host's name/address /telephone number. No car or truck parking on lawns at any time. Street parking directly across from another vehicle should be avoided to allow free and unobstructed passage of moving vehicles. All Lakeland City parking laws must be adhered to; including parking in the direction of traffic flow, etc. (motion 09/27/2016).
18. Required Year-Round Water Conservation: LHEA follows the City of Lakeland Water Conservation measures:
 - a. Addresses ending in 0, 2, 4, 6 or 8 may only irrigate on Thursday and/or Sunday
 - b. Addresses ending in 1, 3, 5, 7 or 9 may only irrigate on Wednesday and/or Saturday

All locations without a discernible address (such as common areas and subdivision entry ways) may only irrigate on Tuesday and/or Friday.

Rules to Follow:

- a. The two day a week schedule above must be followed
- b. Watering is allowed before 10 am or after 4 pm (but not both)
- c. Variances are available, through the Southwest Florida Water Management District
- d. Hand watering (with automatic shut-off device) or micro-irrigation of non-lawn landscaping is not currently restricted by day or times
- e. Spot treatment by hand watering of affected sod is allowed any day
- f. These restrictions apply to private residences

Violations of these restrictions are a civil infraction punishable with fines up to \$500.00

- a. First Violation – Written Warning
- b. Second Violation - \$35 Fine
- c. Third Violation - \$75 Fine
- d. Fourth or More – Mandatory Court Appearance Up to \$500 Fine (plus Court Cost)

To report a possible violation please call the City of Lakeland Water Utilities: 863-834-8316

Some Residents of LHEA irrigate nearly every day – rain or shine. As you know, we have a community-wide water system. This means we (you and I), are paying for them to over-water their lawns. This is wasteful and expensive. So, if you are leaving for the summer months, please turn your sprinklers off. (motion 01-31-17)

19. Any resident wanting to make changes to their property that requires Board approval must have the area for this change marked out, where and with correct dimensions. This must be seen by no less than two board members before board approval. Turn in a drawing of said project. Drawing must contain all utility and property lines. (Motion 4-24-2018)

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Caregivers: A "caregiver" shall be defined as any person who provides assistance to another who cannot provide basic or specialized care for themselves. Caregivers may be either full time live-in or part time.

Any member who wishes to have a live- in caregiver must provide the Board of Directors (thru the Membership Committee) with verifiable information supporting their claim that a caregiver is necessary.

The following is the minimum acceptable proof:

- A letter from a licensed physician stating that a need for a caregiver is necessary.
- The letter must be on the physician's letterhead, with the physician's name printed and signed and valid telephone number of the office.
- The letter should state the length of time the caregiver's services are necessary.

If a full-time caregiver is the third person in a household (lot) the water usage charge will be levied. (approved 5/8/2012)

ADVERTISED PARK SALES: It shall be considered a violation of Covenants Article #2 for any person who owns, or is responsible for, household property located within the boundaries of Lakeside Hills Estates, to advertise outside the park to promote a sale such as, but not limited to, carport, garage, patio, moving, yard or estate sale. Notice of sale may only be posted within the community, in the LHEA newsletter and/or on the bulletin board in the Clubhouse downstairs. No advertising outside the park (such as signs or ads posted on the main roads, in the local newspapers, or online) unless approved by the Board (motion 10/28/1986). There is no soliciting and no junk/recycling done in our park. As for garage sales, carport sales, etc. no more than two (2) sales to be held a year per lot plus one estate sale or moving sale lasting no more than two days each time. A permit needs to be obtain from the Board prior to sale and must be displayed during the sale (motion 3/27/2018).

CLOTHES LINES: It shall be considered a violation of Covenants article #16 to install a clothesline without prior written approval from the Board. Existing clotheslines may only be used on Mondays, Tuesdays, Fridays & Saturdays. They should not be visible from the street and may not be used to display flags, banners, or signs, etc.

TV ANTENNA OR DISH: It shall be considered a violation of Covenants Article #14, to install a TV antenna or dish without prior written approval of the Board. Keep in mind that basic cable service is covered in the monthly assessment, and installation of a private antenna or dish does not exempt you from paying this proportionate share of the cost of the current cable company contract.

NEW UNIT REQUIREMENTS:

1. Must have the property surveyed by a licensed surveyor.
2. Must have a drawing of the dimensions of the home and location within the property lines and be submitted to Board for approval before purchase.
3. Must have at least one window facing any street with a minimum area of 2 ft x 4 ft.
4. Must have a water box installed in front of home for water access.
5. Must pay an IMPACT FEE deposit of \$250. 00.
6. Also refer to Covenants and Restrictions, page 5, items 10-13, and page 7, items 25-26.

FREE STANDING SHEDS:

1. A site plan showing existing building and proposed shed with specifications must be submitted to and approved by a majority of the Board of Directors.

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2. Base of shed to be constructed of treated lumber to prevent rot and insect infestation.
3. The shed will be secured to ground with hurricane anchors or bolted to a concrete base.
4. The shed will be as close to existing building as possible.
5. The shed will be no higher than the lowest point of the roof of existing building.
6. Color of shed will match existing building.
7. The shed will be skirted.

The above are our park rules. Be advised they do not supersede nor invalidate any state or city laws that may be more restrictive than ours. Our streets are city streets and therefore subject to city laws, including parking laws and these laws are enforced.