

Rules and Regulations
Lakevue Villas HOA Inc

LAKEVUE VILLAS HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

These rules and regulations are being set forth to preserve the appearance of your community and maintain your property value and promote the safety and welfare of all residents while maintaining a feeling of congeniality. They are to be followed by all owners, tenants, and visitors.

1. All house occupants are required to maintain uniformity of all external appearances of all structures, appearances and landscape on their property. This includes any approved visible appearance item or color or addition or modification of any appearance items, but not limited to these.
2. No building or addition or appurtenance may be constructed or placed on any lot in violation of any building or setback requirement of any government agency or architectural committee having jurisdiction thereof.
3. No commercial truck of any kind or size shall be parked on any lot or on any street in the Lakevue boundaries except on short-term temporary basis for deliveries or service calls. No vehicle of any kind shall be parked or stored on any grass covered area within the Association property. No boat, boat trailer, house trailer, mobile home, camper, travel van, recreational vehicle or other vehicle shall be parked or stored on any Association street (including the right-of-way therein) or upon any lot or common area. They may only be parked within a garage or other approved and designated areas.
4. Only automobiles and non-commercial small pick-up trucks that are used as automobiles may be parked in driveways. They may also be parked temporarily (not to exceed 24 hours) in driveway extensions provided they do not block driveways, walkways, garage access or driveway extension.
5. No lot, street, grass area or any other place within the Association boundaries may be used as a dumping ground for any solid or liquid matter or trash. All lots are to be kept clear and free of any accumulation of rubbish or trash, including garden, bush and tree waste matter. These must be placed in properly designated areas for trash pick-up on scheduled days.
6. No person shall discharge or deposit any substance or matter into the lake or waterways.
7. No structure of any nature may be constructed, installed or be permitted to remain in or over the lake or waterways without written permission of the Association and all affected governing and government agencies.
8. The only signs that are allowed at Lakevue are standard "FOR SALE" signs. The only exception to this rule would be one political sign at the time of elections and this sign must be placed and removed within 24 hours before and after the election. Any such sign must be located on the home-owners property, not in a common area. (Grass plots between house driveways are common areas)
9. Pets are allowed but **MUST BE LEASHED** if out of doors. This includes dogs, cats and any other ambulatory pet. The Ormond Beach Animal Control Unit will be called to pick up any animals that are found or seen running loose. Also, it is mandatory, and the local law, that you clean up after your pet wherever it soils the area.
10. All home owners are to furnish a copy of the Declarations page of their Home Owners

insurance policy to the property manager or to the Board of Directors. This is required by law.

11. Trash cans , receptacles, must be kept in good condition and may be put outside the house no earlier than dusk the night before scheduled trash collection. They must be returned to the garage before dusk the night of trash collection. Any bags, boxes or any other containers or rubbish must be kept in the garage prior to dusk of trash pick up.

12. The Association is not responsible for the maintenance of screen rooms or anything else that has been added to the unit, such as storm shutters, gutters, storm doors or other items; all of which had to have approval of the Architechural Committee prior to installation to be allowed to remain.

13. No obnoxious, harmful, noisy activity may be conducted or permitted to exist on any lot or on or in any unit. In case of tenants, the owner of the unit as well as the tenant will be notified of infractions. Serious infractions will be called to the attention of the Ormond Police Department.

14. The planting or placing of flowers, plants, trees, hedges, fences, statuary, or any other item on or in common areas is forbidden without permission of the Architechural Committee and full approval of surrounding neighbors. If approved the maintenance is the responsibility of the person placing such items. If the items have not received approval, the Association has the right to and will remove them and make any repairs at owners cost.

15. The normal day to day maintenance and appearance of the exterior of your unit is your responsibility. You are to keep the outside clean, trash free, rid of mildew, and in good repair; if not, the Association may have necessary work done and charged to you as an extra assessment. This is to keep our community looking good and presentable as we are sure you wish to do.

16. Nothing is to be placed in any common area that would impede the lawn maintenance without prior approval of the Architechural Committee. Anything that impedes access will be removed and disposed of.

17. The responsibility of the Association for tree trimming is restricted to Association common areas and only for the safety of all.

2/10/99

ADDENDUM

One

BUYER ACKNOWLEDGES that prior to closing SELLER will provide a complete copy of all covenants and restrictions of the Lakevue Unit 6-A Homeowners Association.

Included in these covenants and restrictions will be the cost of the monthly maintenance fee and the items to be covered.

To follow is a partial list of covered expenditures:

1. Monthly lawn maintenance including mowing, fertilization, hedge clipping and necessary tree trimming,
2. Maintenance of a common irrigation system including an existing well (installed by developer), sprinkler head replacement and electricity,
3. Reserve account to cover future outside maintenance:
 - A. Roof repairs,
 - B. Outside painting,
4. Termite Bond.

We thank you for your patience and know that you are as excited as we are about the development of this beautiful area !

Sincerely,

Lakevue Development

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