

The Lakes at the Savannahs Condominium Association, Inc.

RULES & REGULATIONS

VEHICLES:

- Homeowners and renters may have a maximum of **two (2) vehicles per unit.**
- All vehicles belonging to a homeowner or renter must have a decal placed on it by the Condominium Association or office staff.
- **No COMMERCIAL** vehicles or work vehicles may be parked on condominium property. These vehicles are not to be designated as the homeowner or renter's car and will not receive a decal. They are subject to towing.
- No unsightly or inoperable vehicles may be parked on the condominium property.
- Decaled Vehicles must be parked in your garage or driveway. **No vehicle with a decal** may park in the street designated spaces between **11 PM and 7 AM.**
- A PARKING PASS **must** be obtained from the office and displayed on the dashboard of your Guests Vehicle.
- **Overnight guests must be registered** with the office and the above mentioned PARKING PASS can be issued for up to **10 days max.**
- The PARKING PASS will not be renewed, unless a break of at **least 7 nights** has occurred if requesting a pass for the **same** vehicle.
- The posted speed limit in the community is **25 MPH.**
- No car washing is allowed on condominium property.
- **No boats, kayaks or any type of watercraft** may be parked on the condominium property. This includes the garage.

GENERAL:

- No More than 4 people to occupy any unit.
- No lawn ornaments, no unauthorized plantings. They will be removed.
- No satellite dish may be installed, unless the homeowner applies through ARB form and receives written BOARD approval for the proper placement in advance.
- BBQ grills, electric grills, charcoal grills, must be used at a minimum of ten (10) feet from the home and must be stored safely in the garage upon completion of use.
- NFPA Code 10.11.6 and NFPA Code 10.11.6.2 – No storage or use on balcony.
- Only household garbage placed in a tied plastic bag should be deposited into the dumpsters. No items can be left outside of the dumpster. Cardboard boxes should be broken down flat upon moving in, to use less room and keep the dumpster available for your fellow homeowners and renters.
- It is the responsibility of homeowners and renters to dispose of items too large for the dumpster, at city or county landfills. Not on Condominium property.
- Hurricane Shutters: Designating a person or firm to install the hurricane shutters is mandatory for seasonal owners. All shutters will be installed up or pulled into the closed position upon a storm warning being issued by the local authorities or State of Florida authorities. You have **five (5) days** to remove down or open the shutters after the storm passes or the evacuation order has been lifted.

POOL:

- Homeowners and renters are limited to 2 guests in the pool area and you must be present with them.
- Pool Rules are posted in the pool deck area.
- No WET bathing attire in the CLUBHOUSE, at any time.

PETS:

- Owners may have **one (1)** household pet per unit with a maximum weight of **25lbs**. **Renters may not have household pets.**
- We have a dog park. Please feel free to use it.
- **Dog Waste Clean Up** is the responsibility of the homeowner.
- All Pets must be registered, and a photo of the pet must accompany the registration form.
- Pets must be kept on a leash at all times no more than 6 feet in length and cannot be let out of the front/lanai sliding door unleashed.

All Rules apply to homeowners and renters, and their guests. Homeowners and renters are responsible for their guests and their compliance with all Condominium Association Rules and Regulations.

This document is not inclusive of applicable rules. Please know your Condominium Documents.

Any communication that involves a violation must be sent to the office in writing to:

Watson Association Management

430 NW Lake Whitney Place

Port St. Lucie, FL 34986

772-871-0004 – Phone

772-871-0005 – Fax

Email Paminfo@watsonrealtycorp.com

THIS SET OF RULES & REGULATIONS IS A QUICK REFERENCE TO THE USE RESTRICTIONS OF THE LAKES AT THE SAVANNAHS CONDOMINIUM ASSOCIATION AND IT DOES NOT CONSTITUTE A COMPLETE SET OF DOCUMENTS.

Signature

Signature

Date

Date