



# *The Lake Club*

## HOMEOWNER MANUAL AND SUPPLEMENTAL RULES AND REGULATIONS

Updated and Revised December 2023

Welcome to The Lake Club in Lakewood Ranch.

Lakewood Ranch is a master planned community developed by LWR Communities, LLC, a subsidiary of Schroeder-Manatee Ranch, Inc. (SMR). SMR conducts a significant agricultural operation (cattle, citrus, turf, and landscape trees) on what was formerly a 30,000-acre ranch, most of which has been owned by the company for over 100 years. A portion of the land has been developed into a planned community that includes, in addition to office parks, shopping centers, schools, churches and a hospital, a wide range of living opportunities, including single family homes, villas, condominiums and rental apartments.

The Lake Club is a deed restricted community. While this does place usage restrictions upon the landowner, this protects the aesthetics, character, and property values of the community. Your welcome package will include a link to a copy of the Declaration of Covenants, Conditions, Restrictions and Easement for Lake Club recorded at Book 2066 Page 5453 of the Manatee County official records, as amended. This Declaration of Covenants governs the Lake Club community and imposes restrictions on your property that are designed to protect the ambience and value of the properties in the community.

The Lake Club has been designed to be a gated community containing single family homes of varying sizes as well as one or more neighborhoods containing multi-family residences. Each portion of the community will be developed in a manner compatible with the remainder of The Lake Club. The overall goal is to maintain quality, to protect the value of each property, and to suffer as little impact upon the environment as possible.

The Lake Club is located within the Lakewood Ranch Stewardship District, which is a special infrastructure financing and maintenance district created by an act of the Florida legislature. It includes about 22,000 acres of SMR land in Manatee and Sarasota Counties. Assessments for bond debt service and maintenance and operations charges of the Stewardship District will appear on your annual real estate tax bill.

Please use this manual as a guide and reference to learn your responsibilities as a homeowner in The Lake Club.

***If there are any inconsistencies between this manual and the Declaration of Covenants, the provisions in the Declaration of Covenants will prevail.***

## Homeowners Association

The Lake Club Homeowner's Association is operated by ICON Management and is located at the Grande Clubhouse in The Lake Club. The address for the Grande Clubhouse is 15804 Clearlake Avenue, Lakewood Ranch, FL 34202.

### Important Phone numbers and Emails

<b>Concierge</b>	<a href="mailto:Concierge@lakeclublife.com">Concierge@lakeclublife.com</a>	941-373-6411
<b>Samara Williamson</b> (General Manager)	<a href="mailto:Samara.Williamson@lakeclublife.com">Samara.Williamson@lakeclublife.com</a>	941-226-8282
<b>Chelseal Love</b> (Assistant General Manager)	<a href="mailto:Chelsea.Love@lakeclublife.com">Chelsea.Love@lakeclublife.com</a>	941-226-8260
<b>Jim Brinn</b> (Facilities Technician)	<a href="mailto:James.Brinn@lakeclublife.com">James.Brinn@lakeclublife.com</a>	941-226-8264
<b>Joseph Chouinard</b> (Executive Chef)	<a href="mailto:Chef@lakeclublife.com">Chef@lakeclublife.com</a>	941-226-8261
<b>Blake Shelton</b> (Food and Beverage and Social Director)	<a href="mailto:Blake.Shelton@lakeclublife.com">Blake.Shelton@lakeclublife.com</a>	941-226-8263
<b>Morgan Klein</b> (Community Coordinator)	<a href="mailto:Assistant@lakeclublife.com">Assistant@lakeclublife.com</a>	941-226-8267
<b>Graham Anderson</b>	<a href="mailto:AnchorFit941@gmail.com">AnchorFit941@gmail.com</a>	941-773-0181
<b>Todd Fisher</b> (Courts Sports Director)	<a href="mailto:Courts@lakeclublife.com">Courts@lakeclublife.com</a>	941-586-5194
<b>Jamie Kirchbaum</b>	<a href="mailto:J.Kirchbaum@icloud.com">J.Kirchbaum@icloud.com</a>	941-373-6411

## Governance

Every Owner of a Lot in The Lake Club is a member of The Lake Club Homeowners Association, Inc. (HOA). The HOA is responsible for enforcing the Declaration of Covenants, which governs all the land within The Lake Club.

The HOA is managed by a five-member Board of Directors. The Board of Directors is comprised of 2 Elected members and 3 Declarant Appointed members. When 90% of the Lots have been purchased by residents, all Board members will be elected by residents and Declarant must turn over control of the HOA, its finances, and its records to the residents.

Meetings of the Board of Directors and of committees are open and may be attended by residents. Residents may speak at Board and committee meetings, subject to time limits and procedural rules established from time to time.

### Board of Directors

<b>Tryn Stimart</b>	<b>President</b>	<a href="mailto:President@lakeclublife.com"><u>President@lakeclublife.com</u></a>
<b>Ron Charmoy</b>	<b>Vice President</b>	<a href="mailto:VicePresident@lakeclublife.com"><u>VicePresident@lakeclublife.com</u></a>
<b>Ron Charmoy</b>	<b>Secretary</b>	<a href="mailto:Secretary@lakeclublife.com"><u>Secretary@lakeclublife.com</u></a>
<b>Susan Patschak</b>	<b>Treasurer</b>	<a href="mailto:Treasurer@lakeclublife.com"><u>Treasurer@lakeclublife.com</u></a>
<b>Bud Aspatore</b>	<b>Director</b>	<a href="mailto:Director@lakeclublife.com"><u>Director@lakeclublife.com</u></a>
<b>Jay Traverso</b>	<b>Director 2</b>	<a href="mailto:Director2@lakeclublife.com"><u>Director2@lakeclublife.com</u></a>

Currently there are two committees: The Plan Review Committee (PRC) and the Compliance Committee.

Additional committees may be established by the Board from time to time.

### **Plan Review Committee.**

An Owner may not make any alteration to the exterior of the home, including changing paint color, nor make any alteration to the landscaping on the Lot, without first submitting a Modification Request Form ([Bulletin #13](#)) and receiving approval from the Plan Review Committee (PRC).

When enhancing or making changes to the landscape, neighbor friendly planting is encouraged. Species, quantity, character, and design should be carefully considered when planning the appearance of a lot.

Front yard plant selections should be ornamental in design and quality. All changes must be consistent with the character of Lake Club.

Landscaping in the rear yard can reflect personal taste by providing for special gardens and natural landscape arrangements.

Side yard plantings should be neighbor friendly. Natural planting layouts are encouraged. All changes to landscaping (excluding changing out annual flowers or replacing plants with others from the approved palette) must be approved in advance by the Plan Review Committee. At no time may a change infringe upon the established easement lines.

Failure to follow this policy could result in the infringement being removed at the homeowner's expense.

Modification Request Forms ([Bulletin #13](#)) are available at The Grande Clubhouse or by clicking this link [Bulletin 13 - Modifications Request Form](#).

Please refer to **Exhibit A (pgs.23-28)** for Modification Request Procedures.

### **Compliance Committee**

Violations of the Declaration of Covenants and the rules established thereunder by an Owner or an Owner's guest can be punished by the imposition of a monetary fine. Fines will only be imposed after the Board of Directors refers consideration to the Compliance Committee.

The HOA Board has delegated to the Management Office the authority to investigate observed or reported violations of the Declarations and Rules and Regulations, to dispose of situations determined not to be violations, to communicate with a resident deemed in violation and demand compliance or negotiate a timetable for the resident to come into compliance, and to take such actions regarding violations that are authorized by the Declaration and by Florida law. Such actions may include the suspension of privileges to use Common Areas and the imposition of monetary fines.

Residents should report a potential violation to the Management Office. Use of the form attached below is preferred.

As mandated by Florida law, fines will only be imposed after a hearing in front of the Compliance Committee. The hearing shall occur in front of a panel composed of three members of the Compliance Committee and in compliance with the following procedures.

The purpose of the compliance committee is to provide a hearing for a resident appeal of a fine levied by the Board of Directors through the Management Office for a violation of the Covenants. The compliance committee may not review or overturn any decision made by the PRC. That power shall reside solely with the HOA Board of Directors.

### **Deed Restriction Violation Form**

If you believe there has been a deed restriction violation you can fill out [Bulletin #14](#), this can be found on pg. 51 or online at [Lakeclublife.com](http://Lakeclublife.com) or you may request a copy from the Concierge at [concierge@lakeclublife.com](mailto:concierge@lakeclublife.com). Your HOA will do a site inspection and act if need.

## **FAQS**

### **How do we enter the community by car?**

Residents with transponders are encouraged to enter through the residents' gate. There are currently 4 usable Gates, two off University Parkway, one off Masters Avenue and one off Covenant Way.

Two transponders will be issued when you close on your home, all other transponders are \$25 per transponder. ([See Bulletin #12](#)).

### **How do we enter the community by foot/bike?**

Residents are issued 2 Key Fobs when they close on their home. These key fobs will work at Pedestrian gates within the Community. Additional Key Fobs can be purchased for \$15 each. More information on Key Fobs by clicking the link for [Bulletin #11](#).

### **What are the other uses of Key Fobs?**

Key fobs are used by residents to access gates that lock automatically, most common uses are for pedestrian gates, dog park access (with registration), fitness center (after hours) and other gates.

### **How do we register guests/deliveries coming to into the community?**

Please register guests through your account on Envera's online system [myEnvera](#) or by calling the Front Gate at (941) 929-2920.

### **Which gate do deliveries use?**

The rear gate at Masters Avenue is the gate that should be used for deliveries of any kind.

### **What days are Garbage and Recycling picked up? When do we put our bins out to the curb? Where do we pick up our bins?**

Garbage pickup days are Tuesdays and Fridays. Recycling is picked up on Friday, yard waste is picked up on Wednesdays.

Recycling bins can be picked up at the Manatee County Public Works Department when you open your utilities account.

Containers may not be placed out for collection sooner than 12 hours prior to scheduled collection and must be removed within 12 hours of collection.

### **Who Maintains Mailboxes?**

Maintenance of mailboxes will be done by the HOA. Please contact the [Concierge@lakeclublife.com](mailto:Concierge@lakeclublife.com) about any mailbox maintenance.

### **Where do we find information on Lakewood Ranch?**

<https://lakewoodranch.com/>

This is a community website to find information on Lakewood Ranch Community.

### **Where do we find information on The Lake Club (i.e.: hours of operation, statements, menus, services offered, Declaration of Covenants, financials)?**

<https://www.lakeclublife.com/>

There is a Lake Club Community website where you can access member statements, dining reservations, Lake Club happenings and much more.

### **Where do we find a modification request form?**

Modification request forms (**Bulletin #13**) can be found in this handbook on pg.54, by clicking this link [Bulletin 13 - Modifications Request Form](#) or you may pick one up at the Concierge desk or ask the Concierge to email you one.

### **How do we make reservations for the restaurant?**

You may make reservations through your account on <https://www.lakeclublife.com/> or by contacting the [Concierge@lakeclublife.com](mailto:Concierge@lakeclublife.com).

### **How do we make reservations for Tennis/Pickleball?**

You may reserve courts through your Salix account on <https://salixreservations.com/>.

### **How do I make reservations for the Spa?**

You can make reservations for the spa by contacting the [Concierge@lakeclublife.com](mailto:Concierge@lakeclublife.com), they will put you in touch with the Spa Director.

### **How do I use the dog park?**

Your dog must be fully vaccinated to use the dog park. A dog park registration must be filled out and turned in along with a copy of the vaccinations to the [Concierge@lakeclublife.com](mailto:Concierge@lakeclublife.com). Your key fob will then be activated to use the dog park. You may download the dog park registration [here](#).

### **Can we rent our home out?**

Yes, however there is a procedure to follow, and details can be found under the Rentals Bulletin, [Bulletin #3](#) on pgs. 34-35.

### **How long can we have a moving POD/UHAUL/Construction Dumpster at our home?**

Temporary PODS or U-Hauls may be parked in a driveway for one week to facilitate moving. Dumpsters may be parked in a driveway for two weeks to facilitate construction. If extenuating circumstances require a longer term, permission should be requested from the Management Office, which will evaluate requests on a case-by-case basis.

### **Are signs allowed?**

No, all signs are prohibited.

***\*These are just some of the most asked questions, there is more information in the Rules and Regulations, Modification Rules and Regulations, Landscaping Rules and Regulations, Exhibits A, B and D, and Bulletins #1-#15.***

## **Supplemental Rules and Regulations**

**\*Violations may be issued if Rules and Regulations are not being followed in accordance with the Declaration of Covenants.**

### **Businesses on Premises**

- While a member of the family may conduct business from the home, at no time shall such activities provide services or manufacture goods for sale on the premises.



- The business may not cause an increase in foot or vehicle traffic of any sort except for deliveries such as Federal Express or UPS. There shall be no signs erected on the property to advertise business activities within the home.

### **Obstruction of Visibility**

- A resident shall not create any obstruction to visibility at the street or common area intersections. The HOA shall not be liable for damages, injuries, or deaths in any manner to any person or entity arising from violations of this section. This includes owners and their guests.

### **Boating**

- Boating is permitted subject to restrictions. See [Bulletin #6](#).

### **Driveways and Walkways**

- Owners are required to keep their driveways and walkways relatively free of stains such as grease, oil, rust, and mold.

### **Fishing**

- Fishing is permitted subject to restrictions. See [Bulletin #6](#).

### **Flags**

- Homeowners do have the option of adding a Flag.
- Brackets may be attached to the house or garage to hold a pole for an American flag which is no larger than three feet by five feet.
- The American flag will be flown in accordance with Federal Statutes.

### **Garage Doors**

- Garage doors must be kept closed at all times except when in actual use and during reasonably limited periods when the garage is being cleaned or other activities are being conducted which reasonably require the door(s) to be left open. Each garage must be sufficiently free of storage so that it can accommodate the parking of at least one car.

### **Garage Sales**

- Garage Sales are prohibited except for private estate sales by appointment only.

### **Generators (Emergency)**

- Emergency generators are allowed subject to restrictions. See [Bulletin #9](#).

## **Golf Carts**

- Golf Carts are allowed subject to restrictions. See [Bulletin #10](#).

## **Irrigation**

- Owners are responsible for providing proper irrigation.
- The irrigation system and its usage must follow existing Southwest Florida Water Management District, Lakewood Ranch and Governmental Regulations.
- There is a time schedule for watering in each neighborhood. Your irrigation timer must be set in compliance with the schedule. Overwatering is a violation of Florida law as well as a violation of the Declaration of Covenants.

## **Lighting**

- Homeowners have the option to add additional low-voltage lighting to highlight sidewalks and planting beds.
- Any exterior light that is determined to be a nuisance to neighbors will be considered a violation and the owner will be required to adjust or remove the light.

## **Parking**

- Parking any vehicle on the street overnight is prohibited.
- No commercial or public service vehicle may be parked in a driveway overnight.
- Parking of any vehicle of any sort on dirt or grass areas, whether private property or common is prohibited.
- Vehicles cannot be parked so that they obstruct public walkways.

## **Pets**

- In accordance with Manatee County code and HOA regulations; cats and dogs outside of the home must be leashed unless they are confined in a fenced rear yard.
- Pets may not be leashed, unattended in a fenced rear yard.
- Maximum of 5 pets, 3 of which can be dogs.
- Owners are responsible for the immediate clean-up of pet solid waste on personal property and common areas.
- Disposing of pet waste in the lakes is strictly prohibited.
- Doghouses and cages are prohibited.
- Animals may not be left outside overnight.
- No livestock, including potbellied pigs, reptiles, wildlife, or poultry are allowed for any purpose.
- Dogs are not allowed to remain outdoors, whether confined or not, if they bark excessively and are a nuisance to neighbors.

## **Porch (Front)**

- Front Porches may contain furniture that is designed for outdoor use.
- Front Porches are not allowed to be screened in.

## **Scooters, Miniature Cars, Bicycles (Motorized)**

- Motorized vehicles are strictly prohibited on Sidewalks by Florida Law.
- Motorized vehicles of any type may be operated on roadways only by licensed drivers.
- Motorized vehicles such as dirt bikes are not allowed on common areas.

## **Sidewalks**

- HOA is responsible for all cleaning of common area sidewalks.
- HOA is responsible for repairs to all sidewalks.
- Owners are responsible for cleaning sidewalks in front of and on side of homes.

Changing material or color of sidewalks is not allowed unless it is a continuation of the driveway and has been approved ([See Bulletin #13](#)).

## **Recreational Vehicles and Trailers**

- Recreational vehicles and boat trailers may be parked in driveways for not more than eight (8) hours while loading and unloading, which shall not occur more than twice per month.
- In no event shall any recreational vehicle, boat, or other trailer or vehicle be used to provide living or sleeping accommodations while parked within The Properties.

## **Rentals**

Rentals are allowed with approval. ([See Bulletin #3](#))

## **Shutters**

- Hurricane shutters may remain in place from the time the storm watch is issued until seven days after the storm.

## **Tents**

- Tents for celebrations or for children's overnight activities may stay up for a twenty-four-hour period.
- Manatee County requires a permit for any tent larger than 10ftx10ft.

## **Modification Rules and Regulations**

**\*Violations may be issued if Rules and Regulations are not being followed in accordance with the Declaration of Covenants.**

### **Address Treatments**

- Numbers or letters must be not less than 3in wide and no more than 5in in high.
- The location must be near the front entry of the home or garage.
- No address treatments shall be attached to the yard light post.

### **Awnings**

- **Require a Modification Approval [\(See Bulletin #13\)](#)**
- Must match or contrast with the color of the house.
- Retractable awnings are not allowed except within a screened enclosure.

### **Birdhouse and Bird Feeders**

- Owners may put up birdhouses or bird feeders in rear yard, but must receive approval of the Plan Review Committee before installation.

### **Communication Devices**

- Satellite dishes 24 inches in diameter or less are permitted in per the Declaration of Covenants (18 inches or less is preferred).
- Devices must not be able to be seen from street view and owners are encouraged to provide a site plan indicating the location of such devices.

### **Decorative Yard Items**

- Homeowners can place decorative yard items in planting beds adjacent to the home. They may not be more than ten feet from the front of the house. There should be no more than three such items in front of the house and the maximum height are thirty inches in earth tone colors (shades of brown, gray and white).

### **Decorative Fountains and Birdbaths**

- **Require a Modification Approval [\(See Bulletin #13\)](#)**
- These will be considered on a case-by-case basis. A color picture of object, information on dimensions and material and a proposed location picture (clearly showing surrounding landscaping) must all be submitted with modification request.
- Garden Globes are not permitted in front of the home.
- Any wall ornaments outside the entry of the home and visible from the street and require approval [\(See Bulletin #13\)](#).

## Driveways and Walkways

- **Require a Modification Approval ([See Bulletin #13](#))**
- Driveways and walkways may be changed from original design with modification approval.

## Equipment/Mechanical

- Walls or landscaping are required to screen above ground utility access equipment and mechanical equipment (pool pumps, heaters, water softeners, air conditioners, etc.) from public and neighbor view. Refer to [Denise.Jodoin@lakeclublife.com](mailto:Denise.Jodoin@lakeclublife.com) for **Design Criteria**.

## Fencing/Walls

- **Require a Modification Approval ([See Bulletin #13](#))**
- Invisible fencing may only be placed in rear yard.
- Freestanding arbors, fences and trellises are allowed upon approval.
- Fences are not permitted in Maintenance Free Neighborhoods

## Gutters

- Gutters may be added anytime, the color must match the approve fascia color or be white.

## Landscaping

- Owners of all properties are required to maintain their landscape in a manner that is in keeping with the standards of The Lake Club. This maintenance requirement includes plantings, mowing of the grass, edging, trimming, and fertilizing on a regular basis. Weed Control and insecticide applications must be done as needed.
- The size and shape of trees and shrubs must be maintained so as not to pose a safety hazard by restricting visibility or hanging over public sidewalks.
- Landscape changes **Require a Modification Approval ([See Bulletin #13](#))**
- Consult [Bulletin #8](#) prior to planning any landscape changes.
- See landscaping guidelines on pg. 18 for more information.

## Painting (exterior of home)

- **Require a Modification Approval ([See Bulletin #13](#))**
- If you are changing the color of your home, it must be approved.
- If you are leaving your home the same color it does not need to be approved.

## Patio and Patio Extensions

- **Require a Modification Approval ([See Bulletin #13](#))**
- The metal for the screening must be black or bronze.

- Only single-story screen enclosures are permitted. ([See Bulletin #7](#))

### **Pools (swimming), Spas, Hot Tubs**

- The setback lines are the maximum boundaries of such attachments.
- Screening metal supports must be bronze or black and can only be single story.
- All pools shall be in ground.
- Pools, Spas and Hot Tubs may not be visible from the front street and must either be fenced or within a screened cage.
- It is suggested that child safety fencing also be used.
- Privacy screening for spas and hot tubs must be mounted within the screened enclosure and must be painted white or tinted to match the metal of the cage.
- All electrical utilities, pumps and piping must be screened from view.
- Must be Mansard style roof cage.

### **Sheds, (Storage) Auxiliary Buildings**

- On a screened lanai, these are allowed, however they may not be visible to a neighbor or public view. If privacy screening is used, it must be installed inside the screened area and must be painted white or tinted to match the metal of the screened enclosure.
- If they are not screened in, Sheds (Storage) Auxiliary buildings, they will need to be approved. ([See Bulletin #13](#))

### **Shutters**

- **Require a Modification Approval** ([See Bulletin #13](#))
- Decorative shutters must match or contrast with the color of the house.
- Hurricane shutters may remain in place from the time the storm watch is issued until seven days after the storm.

### **Solar Panels**

- **Require a Modification Approval** ([See Bulletin #13](#))
- Solar panels are allowed, an approval is needed. See [Bulletin #1](#) before signing any contracts or buying any materials.

### **Swing Sets and Children's Playground Equipment**

- **Require a Modification Approval** ([See Bulletin #13](#))
- Swing sets and children's playground equipment is allowed upon approval. See **Bulletin #2** before purchasing any equipment.

## Landscaping Rules and Regulations

### Artificial Landscaping

- Artificial grass, plants and vegetation are Strictly Prohibited on the exterior portion of any lot. (Note: The Plan Review Committee (PRC) may approve artificial rocks.)

### Buffer planting

- Vegetable gardens and screen enclosures must be screened using landscape materials of at least (24) twenty-four inches in height when planted.

### Fertilizer

- The use of liquid fertilizer on turf areas of lakefront property is Strictly Prohibited, (50% slow-release granular fertilizer is strongly recommended). Please note homeowners are responsible for fertilizers applied to their turf by professional lawn service companies.

### Grass

- Empire Zoysia is the only grass allowed.

### Mowing

- Owners of lakefront property are responsible for mowing and maintenance of the lake bank down to the water line.
- Owners adjacent to a preserve buffer will be required to maintain any buffer planted in grass.
- Landscaping may not be added to the wetland buffers.

### Mulching

- Mulching is considered part of general maintenance and should be maintained.
- Pine straw and pine bark are the only approved types of mulch.
- White marble chips and white stones are **NOT** permitted as mulch.

### Plants, Flowerbeds and Shrubs

- Shrub and flowerbed edging must be properly installed and maintained.
- Any plant material that dies shall be removed and replaced with plant material of the same variety and size within 60 days.
- Changing plants in the original beds, if using plants from the approved planting palette is a Homeowner's option.
- Modifying existing beds, creating new beds, and using shrubs or perennial flowers not on the approved palette requires **Modifications Approval** ([See Bulletin #13](#)).

## Street trees

- Street trees that are in the County easement may not be removed by the owner.
- The lower canopy of all trees (both in and outside of rights- of-way) must be kept a minimum of eight (8) feet above all sidewalks.
- County Requirement: The lower canopy of all trees must be kept a minimum of fourteen (14) feet above all travel and turning lanes (includes branches and foliage).
- County Requirement -Where no sidewalk exists, trees to be planted must be a minimum of five (5) feet behind curbs or edge of pavement and shrubs or foliage must be a minimum of two (2) feet behind curbs or edge of pavement. Where sidewalk exists, trees should be planted outside of the walk (6' Typical), unless waived by the Department due to unreasonable dimensions or insufficient right-of-way.
- When changing, adding, or removing trees a **Modifications Approval is required** ([See Bulletin #13](#)).

## Trees

- When changing, adding, or removing trees a **Modifications Approval is required** ([See Bulletin #13](#)).

## Grande Clubhouse Rules

*The Club Plan Rules set forth below are the Club Plan Rules that are effective as of the date of recording of the Declaration of Covenants, Conditions, Restrictions and Easements for Lake Club.*

*Club Owner has the right at all times to modify, amend, rescind and adopt rules and regulations governing the use of the Clubhouse Facilities ("Rules and Regulations").*

*All Members and all other persons entitled to use the Clubhouse Facilities shall at all times comply with the Rules and Regulations then currently in effect.*

*It is not a requirement that Rules and Regulations be recorded; therefore each Member, Lessee and other persons permitted use of the Clubhouse Facilities are hereby notified to request a copy of Rules and Regulations from the Club and become familiar with same.*

***\*For purposes of the Club Plan, an "Adult" shall mean a person who is age twenty-one (21) years or older.***

## Rules and Regulations:

- Except as may otherwise be allowed by means of signs posted at certain of the facilities, children under 16 years old are permitted to use the Clubhouse Facilities only if accompanied by or supervised by an adult Member or a member of such adult Member's immediate family;



provided however that no person under 16 years old shall be permitted in the fitness center at any time.

- While using the Clubhouse Facilities, each Member shall be solely responsible for such Member's health, safety and welfare and personal property, and that of such Member's immediate family members and guests.
- The Club shall not be responsible for any loss or damage to private property used or stored on the Clubhouse Facilities. All persons utilizing the parking areas of the Clubhouse Facilities assume any and all risk of loss with respect to their car in the parking areas. All persons within the Clubhouse Facilities assume any and all risk of loss with respect to their equipment and personal property, including without limitation sports equipment, jewelry, clothing, wallets, books, or any other personal property stored or left in any area of the Clubhouse Facilities.
- No Member shall remove or relocate to any place within or without the Clubhouse Facilities, any property or furniture belonging to the Club.
- All Members, and such Member's family members, guests or other persons who engage in any activity or accept the use of any equipment, apparatus, appliance, privilege or service owned, leased, operated, organized, or sponsored by the Club, whether within or without the Clubhouse Facilities, shall do so at their own risk. Every Member shall be liable for any and all property damage and/or personal injury occurring on the Clubhouse Facilities premises, or at any activity or function operated, organized, arranged or sponsored by the Club, caused by any Member or such Member's family members, guests or other persons.
- Each Member, and such Member's family members, guests or other persons who utilize the Clubhouse Facilities agree to indemnify and hold harmless the Club Owner and Club Manager, and their officers, agents, employees (collectively "Indemnified Parties") against all actions, injury, claims, loss, liability, damage, costs and expenses of any kind or nature whatsoever incurred by or asserted against any of the Indemnified Parties from and after the date that the Declaration is recorded, whether direct, indirect or consequential, as a result of or in any way related to such Member's membership, including without limitation, use of the Clubhouse Facilities by Members, and such Member's family members, guests or other persons, or the interpretation of the Club Plan and the Rules and Regulations and/or from any act or omission of the Club or of any of the Indemnified Parties.
- Should any Member and/or such Member's family members, guests or other person utilizing the Clubhouse Facilities with such Member bring an action against any one or more of the Indemnified Parties for any claim or matter and fail to obtain judgment against such Indemnified Parties, such person bringing such action shall be liable to such parties for all losses, including without limitation, costs and expenses incurred by the Indemnified Parties in the defense of such action, including attorneys' fees and paralegal fees at trial and upon appeal.

- Club Owner may waive the application of any Rules and Regulations to one or more Members in the Club Owner's sole and absolute discretion. A waiver may be revoked at any time upon notice to the affected Member(s).
  
- The Club Owner or Club Manager may suspend the membership rights of a Member for any of the following reasons:
  1. If such person is not an Owner.
  2. The Member violates one or more of the Rules and Regulations.
  3. If a Member's immediate family member, guest, or other person for whom a Member is responsible violates one or more of the Rules and Regulations.
  4. Failure to pay Club Dues or failure to pay Membership Fees in a proper, timely manner.
  5. Upon a Member or Member's immediate family member, guest, or other person for whom a Member is responsible, injuring or harming any person within the Clubhouse Facilities, or injuring, harming, damaging, destroying, or stealing any personal property within the Clubhouse Facilities whether such property belongs to a third party or to Club Owner, or is part of the Clubhouse Facilities.

***\*ALL CLUB DUES AND MEMBERSHIP FEES SHALL CONTINUE AND MEMBER SHALL REMAIN FULLY OBLIGATED FOR SAME WHILE MEMBERSHIP RIGHTS ARE SUSPENDED.***

## **Exhibit A**

### **Modifications Request Procedures and Forms**

#### **Procedures for Modification Request/s**

- An application to the Plan Review Committee is required for ANY (not previously authorized) change to the exterior appearance of the property no matter where the change is located on the Lot. A fee for outside consultant may be charged.

- An application must be submitted to the PRC and written approval received prior to commencement of ANY change.
- When a homeowner commences a major modification such as, but not limited to, driveway resurfacing, fencing, exterior painting, room additions or swimming pools to their property without approval of the Plan Review Committee, a fine not to exceed \$100 will be imposed.
- Modification request forms must be filed at Management Office during normal business hours. The address of the Management office is 15804 Clearlake Avenue, Bradenton, FL 34202. Forms and accompanying paperwork may also be emailed to [Denise.Jodoin@lakeclublife.com](mailto:Denise.Jodoin@lakeclublife.com). As Modification request forms are received, they will be checked for complete information. If an application is incomplete, the homeowner will be contacted for additional information. If contact is not possible, the application will be returned with a request for the missing information.
- All complete applications will be reviewed by the PRC which meets once a week to review modification requests.
- If the modification request is approved, the homeowner will receive an approval letter via email. The original application will remain on file at the Management Office. Upon receipt of written approval, a homeowner may proceed with filing for building permits, if applicable, and commencing with the modification.
- If the application is not approved, the PRC Chairman or Management Office representative will contact the homeowner and render assistance to bring the application into conformance with the major policy guidelines process and procedures contained within this Manual and required by the PRC. The revised application will then be submitted to the PRC.
- If the homeowner is still not satisfied with the decision, he/she may, within ten working days appeal in writing to the LCHOA Board of Directors. Every effort will be made to notify the homeowner in writing of the Board's decision within ten working days of receipt of the appeal.

### **General Criteria for Modification Request(s)**

*The following guidelines are general in nature and apply, with some modifications depending on product type, to all the residences in Lake Club.*

Each application for modification will be reviewed based on the following:

### **Relation to the Open Spaces, Lakes, Wetlands, Wetland Preserve Areas and Streets**

- The proposed modification should relate favorably to the landscape, the existing structure, and the neighboring elevations.
- The primary concerns are access, view, and drainage. Fencing or walls, removal of trees, planting of new landscaping materials, disruption of the natural topography and changes in rate or

direction of storm and/or irrigation water run-off can have adverse effects on open spaces, lakes, wetlands, wetland preserve areas, adjacent properties, and streets.

- As appropriate, modifications will be reviewed with these factors in mind.

### **Conformance with Covenants**

- All applications are reviewed to confirm that the request is in conformance with all applicable Covenants, including any Neighborhood Supplemental Declaration, as recorded in the records of Manatee County.

### **Design Compatibility**

- The proposed improvement must be compatible with the architectural characteristics of the applicant's residence and adjoining residences.
- Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color, construction details and materials.

### **Location and Impact on Adjacent Properties**

- Fences or walls may obstruct views or access to neighboring property; enclosures, additions or placement of landscaping may cast unwanted shadows on an adjacent patio or infringe on a neighbor's privacy.
- Play equipment may cause a noise problem to the adjacent residence.
- When a proposed modification has a possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with his/her neighbors before submitting application to the PRC. It may be appropriate (in some cases) to provide a neighbor's comments along with the PRC application. The PRC, in its sole discretion, can require a neighbor's approval, if the modification is deemed to adversely impact adjacent properties.

### **Scale**

- The size (in three dimensions) of the proposed modification must integrate with the original residence and the original landscape.

### **Color**

- Color should be used to soften or intensify the visual impact of a modification. Parts of the modification that are similar to the existing residence, such as roofs and trim, must be matched in color to the existing residence.
- When color is part of a modification application, a house/trim color palette will be made available at the Association office to assist in the selection within three days of a written request.
- The PRC will take into consideration the colors of adjacent residences in their review process.

## **Materials**

- Continuity is established by use of the same or compatible materials as were used in the original construction of the residence.

## **Workmanship**

- Workmanship is another standard, which is applied to all modifications.
- The quality of work must be equal to, or better than, that of the existing residence. Poor construction, besides causing the homeowner problems, is visually objectionable to others. Poor workmanship can also create safety hazards.
- The PRC assumes no responsibility for the safety or design of new construction by virtue of its approval; however, poor workmanship will not be tolerated.

## **Time to Complete Construction**

- Modifications that remain uncompleted for long periods of time are visually objectionable and are a nuisance and safety hazard for neighbors and the community.
- All applications must include estimated completion dates.
- The PRC has established the maximum length of time to complete a modification as six months. Failure to commence the work within this time frame will cause cancellation of the approval and require re-submittal to the PRC.
- At no time shall a homeowner be allowed to start a modification and cease construction without its completion.

## **Construction Damage**

- Any damage to streets and curbs, drainage inlets, sidewalks, street signs, or utility lines including telephone, cable television, electrical, gas, water or other utility lines cut in error must be reported to the Association office, appropriate utility company or County immediately.
- The homeowner will remain responsible for adverse physical affects that are caused by modifications (i.e., erosion, pooling of water on adjacent property, etc.) The repairs will be made as soon as possible, and the cost will be the responsibility of the homeowner. If repairs are not made in a timely manner, the Association may proceed with the repairs and such costs will be billed to the homeowner.

## **Job Site Conditions**

- All job sites will be kept in a neat and orderly condition. Construction materials shall be placed inside the residence or garage.
- During Daylight Savings Time, construction hours are weekdays 7:00a.m. to 7:00 p.m., and on Saturdays, from 8:00 a.m. to 5:00 p.m.

- When Eastern Standard Time occurs, construction hours are weekdays 7:00 a.m. to 5:30 p.m., and on Saturdays from 8:00 a.m. to 4:00 p.m. The Developer may adjust these hours from time to time after notification of homeowners.
- All construction operations must be performed in accordance with local government ordinances.
- No signs of any kind shall be permitted on the construction site.
- No Sunday construction is permitted.

### **Supplemental Items to Include with Modification Request(s)**

#### **Lot Survey**

- A Lot survey is a diagram of the property showing the location of the residence and the boundaries of the property. In all cases, show the location of the residence in relation to the adjacent residences. Proposed changes should be indicated, including dimensions and distances from adjacent residences, open spaces, lakes, wetlands, wetland preserve areas and streets.

#### **Materials and Samples**

- Samples of the materials and colors to be used and an indication of the existing colors and materials should be provided. In most cases, a statement that a proposed modification is to be painted to match the existing residence trim or major residence color is sufficient. Where materials and/or colors are compatible but different from those of the existing structures, samples or color chips must be submitted.

#### **Drawings and Photographs**

- A graphic description should be provided. Homeowners should not be intimidated because they are not draftsmen; a graphic description may be in the form of manufacturer's literature or photographs, as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the application. The sketches or photographs should be accompanied by a written description.

#### **Third Party Comments**

- Written comments from neighbors about proposed modifications may be sent to the Plan Review Committee. These comments will be considered during the review process.
- The Plan Review Committee, however, still must make its decisions based on these major policy guidelines and procedures and guidelines set forth in the Covenants.
- ***When a proposed modification has a possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with his/her neighbors prior to submitting application to the Plan Review Committee. It may be appropriate (in some cases) to provide a neighbor's***

***comments along with the Modification request form. If the modification is deemed to adversely impact adjacent properties, the impacted neighbor(s) must be informed. The Plan Review Committee, at its discretion, can require neighbors' approval.***

*Applications for modifications may be obtained from The Lake Club Concierge or by clicking on this link for [Modification Request Form](#).*

*Completed applications should be sent to Denise Jodoin at [Denise.Jodoin@lakeclublife.com](mailto:Denise.Jodoin@lakeclublife.com). Properly completed forms will be forwarded to the Plan Review Committee (PRC) for review at the next available scheduled meeting.*

***Note: The Plan Review Committee is responsible for approvals of all new construction and any additions to existing homes.***

*For some homeowners, the most difficult part of the application is adequately describing their requests. If a request is not clear, the PRC may defer its decision and request that the homeowners resubmit a clarified application. To avoid this situation, it is recommended that homeowners review the application with a Management Office representative prior to submittal.*

## **Exhibit B**

### **Environmental Maintenance**

***\*This section clarifies the Lake and Wetland Preserve maintenance practices as performed by Lakewood Ranch Stewardship District***

#### **Regulations**

- The Wetlands and Lakes within Lakewood Ranch are Lakewood Ranch Stewardship District (District) property and part of the Master Stormwater Management System (MSMS) and are monitored closely by the Environmental Consultant, District Personnel, SWFWMD, and Manatee County. The maintenance programs and policies that are implemented by Lakewood Ranch are developed in a manner that conforms to strict regulations imposed by Local, State, and Federal agencies. Those laws and regulations are subject to frequent updating and change by the regulatory agencies.

#### **Wetland Maintenance**

- Wetlands are monitored regularly for ecological balance and stability as well as hydrology and drainage. Removal of exotic nuisance plant species such as Brazilian Pepper is currently not mandated by the regulatory agencies except in mitigation and designated enhancement sites.

- The District does implement routine removal of exotic vegetation as permitted by the regulatory agencies on a quarterly basis as dictated by necessity and budgetary limitations.
- All activities within the wetlands including, but not limited to, trimming, weeding, and general maintenance is performed by the District Environmental Consultant ONLY. Activity in the wetlands by any other individual is strictly prohibited and such action could result in fines imposed by the regulatory agencies.
- Cuttings and other organic debris that is generated as a result of maintenance activities is typically left within the wetland environment to decompose except in cases whereby aesthetics is an issue.

### **Buffer Zones**

- Wetland Buffers are areas of land, typically grassy vegetation 30'-50' wide that surround the wetlands. Many of the same restrictions that apply to the wetlands also apply to their associated buffers.
- The District is permitted, but not required, by the regulatory agencies to perform limited maintenance within the buffers, typically by high mowing twice per year to eliminate germination of weeds. Organic biomass resulting from mowing activities is typically removed in cases whereby "clumping" occurs.
- Buffer Zones typically begin at the back boundaries of adjacent properties.
- Mowing activities within the buffers by property owners is strictly prohibited and regularly inspected by Manatee County.
- **Violations will result in fines imposed by the County.**

### **Lakes**

- Lake maintenance activities consist of inspections for water quality/clarity, algae, and various other conditions.
- Appropriate corrective measures are implemented as needed consisting of spraying and manual removal of algae and other inorganic materials.

### **Littoral Zones**

- Littoral Zones are the areas within the lakes that are planted with aquatic vegetation as required by SWFWMD. The plants are beneficial to the lakes by absorbing nutrient run-off from fertilizers and other organic and inorganic materials before storm water is deposited in to the environmentally sensitive wetlands.
- Littoral plants that have spread beyond the designated littoral zones may be removed by the District upon request by the Neighborhood Committees and as dictated by budgetary.



## Exhibit D

### A Resolution of the Lake Club Homeowners Association, Inc. (the "Association")

#### Adopting a Uniform Policy for The Payment and Collection of Assessments

**WHEREAS** the collection of assessments ("Assessments") from members of the Association (the "Owners") is essential if the Association is able to meet its financial obligations;

**WHEREAS** owners who do not timely pay their Assessments place the Association in a difficult financial position;

**WHEREAS** the Association's authority to collect Assessments comes from the Association's governing documents (i.e. the Declaration of Covenants and the By-Laws) (the "Governing Documents") and the applicable Florida Statutes;

**WHEREAS** the Association's board of directors (the "Board") is granted the authority to act on behalf of the Association in the collection of Assessments;

**WHEREAS** a uniform and strictly enforced policy for the payment and collection of Assessments will help reduce delinquencies and facilitate and expedite the collection of any such delinquencies by the Association; and

**WHEREAS** the Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for the payment and collection of Assessments and for dealing with delinquent Owners in a timely manner;

**BE IT RESOLVED** that the following Assessment and Payment Collection Policy (the "Policy") is hereby adopted by the Association in its entirety. Any capitalized term used but not defined herein shall have the meaning ascribed to it in the Governing Documents.

#### Assessments and Payment Collection Policy

##### Payment Procedures

Certain Assessment amounts (e.g., Common Assessments, Neighborhood Assessments and Assessments relating to the Club) are determined at the time the Association's annual budget is approved. All coupons, statements, invoices, or reminder letters are provided by the Association as a courtesy to Owners. The Association's failure to provide these items does not relieve the Owners from their obligations to pay their Assessments in a timely manner.

**The Association, in conjunction with its management agent, (the “Property Manager”), will accept payments of Assessments from Owners in the following ways:**

**Payment by Check.** The Association will utilize the services of a lockbox for the collection of Assessments (the "Lockbox") for Owners who wish to pay their Assessments by check. Checks must be mailed directly to the Lockbox designated by the Association. Payments by check cannot be processed on-site by the Association or the Property Manager and will be forwarded to the Lockbox for processing if delivered to the Association's on-site office. Each payment by check should be accompanied with a coupon and reflect the Owner's complete home address (including unit number if applicable). Owners should limit one payment and one coupon per envelope and should not enclose any written correspondence or notes in the payment envelope. Owners who choose to pay using their individual bank's online bill payment service should enter their individual account number in the “Memorandum” section of the check and the payment should be programmed to be sent on or before the applicable due date to allow time for the processing of the check prior to the date the payment would be considered late.

**Payment though “AutoPay”.** Owners can enroll in automatic ACH payments (“AutoPay”) which provides for the direct debit of Assessments from an Owner’s designated bank account.

### **Collection Procedures**

Regular Assessments are due and full payment must be received by the Association by the first day of each year (Common Assessments or Assessments relating to the Club) or each calendar quarter (Neighborhood Assessments for landscaping). Individual Assessments (including fines) and Special Assessments are due and payable on the date specified in the relevant notice to the Owner. Any such date on which a payment is due is referred to herein as a “Due Date”.

Payments are considered late if received by the Association after a Due Date. An Owner who does not pay the full amount of an Assessment to the Association within thirty (30) days after the applicable Due Date shall be referred to herein as a “Delinquent Owner.” A Delinquent Owner will be charged a “Late Fee” of Twenty-five Dollars (\$25) for each Assessment not paid in full within thirty (30) days after the applicable Due Date.

The Association may, at its option, by written notice to a Delinquent Owner, require that such Delinquent Owner pay in advance the full amount of the next twelve (12) months’ worth of installments of all Assessments. Such accelerated amounts shall become due and payable in full immediately upon delivery of the notice of acceleration to the Delinquent Owner.

All overdue sums (regardless of whether they are accelerated or not) not paid within thirty (30) days after the Due Date shall bear interest from the Due Date until paid at the rate of eighteen percent (18%) per annum, or the highest lesser rate that is then the maximum rate allowed under Florida law.

Each Delinquent Owner will be sent a letter (the "Late Letter") indicating that the Association did not receive the Assessment by the end of any applicable grace period provided by the Governing Documents. The Association will charge a Delinquent Owner a Late Fee of Twenty-five Dollars (\$25.00) and the Owner must reimburse the Association for the administrative fee charged by the Management Company for preparing and sending the Late Letter. The Late Letter will provide the Delinquent Owner with a fifteen (15) day period of time to pay all amounts due to the Association, including the Late Fee and administrative fees.

If the Delinquent Owner still has not paid the Association the full amount of the Assessments due (plus all other charges) by the end of the fifteen (15) day period (the "Default Date") provided in the Late Letter, the Association will send a notice of default to the Delinquent Owner (the "Default Letter"). The Association will require the Delinquent Owner to reimburse the Association for any fee, charge or cost charged to the Association by the Management Company for preparing and sending the Default Letter (the "Default Letter Costs"). The Default Letter will provide the Delinquent Owner with a final fifteen (15) day period of time in which to pay all amounts due the Association, including the Late Fee and administrative fees, prior to the Delinquent Owner's account being referred to the Association's law firm (the "Law Firm") for collection.

If the Delinquent Owner has not paid the Association the full amount of the Assessment due (plus all other charges) by the end of the fifteen (15) day period provided in the Default Letter, the Delinquent Owner's account will be referred to the Law Firm for collection. the Association shall require the Delinquent Owner to reimburse the Association for any fee, charge or cost charged to the Association by the Management Company for preparing the Delinquent Owner's account for collection by the Law Firm and monitoring such collection (the "Legal Referral Costs").

Upon receiving the Delinquent Owner's account, the Law Firm will forthwith send the Delinquent Owner, in the manner required by Florida Statutes, a notice that the Association intends to file a lien against the Delinquent Owner's home or unit (the "Notice of Intent to Lien"). The Notice of Intent to Lien will provide the Delinquent Owner with a set number of days (as required by statute) from the date the Notice of Intent to Lien is delivered, in which to pay all amounts then due to the Association in order to prevent a lien from being placed against the Delinquent Owner's home or unit. The amount due to the Association at the time the Notice of Intent to Lien is sent will include the amount of the unpaid Assessments, the Late Fee, and all administrative fees, costs and legal fees due to the Law Firm and, if applicable, interest due on any past due Assessments as provided in the Governing Documents and Florida Statutes. If the Delinquent Owner does not pay all such amounts due as directed in the Notice of Intent to Lien, then the Law Firm shall forthwith file a lien in favor of the Association against the Delinquent Owner's home or unit (the "Lien").

After the filing of the Lien, the Law Firm will forthwith send the Delinquent Owner, in the manner required by Florida Statutes, a notice that the Association intends to foreclose on its Lien (the "Notice

of Intent to Foreclose'). The Notice of Intent to Foreclose will provide the Delinquent Owner with a set number of days to pay: forty- five (45) days from the date the Notice of Intent to Foreclose is delivered, in which to pay all amounts then due to the Association in order to prevent a foreclosure action being filed by the Law Firm on behalf of the Association. The amount due to the Association at the time the Notice of Intent to Foreclose is sent will include all amounts that were due at the time the Notice of Intent to Lien was sent, plus any additional costs and legal fees incurred by the Association after the sending of the Notice of Intent to Lien, including, but not limited to, any costs or legal fees incurred in connection with the preparation and filing of the Lien and the preparation and transmission of the Notice of Intent to Foreclose, as well as any additional interest that may have accrued.

If the Delinquent Owner does not pay all such amounts due as directed on the Notice of Intent to Foreclose, then the Law Firm shall forthwith prepare and file a lawsuit seeking to foreclose the Lien on behalf' of the Association, unless the Association decides after consulting with the Law Firm that the filing of a foreclosure action is not in the Association's best interests.

Payments made after a Due Date shall be applied in compliance with the applicable Florida Statute, which currently requires that payments be applied in the following order: first to accrued interest, then to administrative fees, then to collection costs including attorney fees, and last to the principal amount of the delinquent Assessment.

In the event that any payment by check made by an Owner is not honored by the Owner's bank, the Association will charge the Owner the maximum fee allowed by Florida Statutes. The amount of such fee will be added to any other amounts due the Association as provided above in this Policy.

In addition to all of the rights, remedies and procedures described above in this Policy, the Association, after consulting with the Law Firm, may also avail itself of any other rights, remedies or procedures that are authorized under the Governing Documents and/or Florida Statutes to collect unpaid Assessments from Delinquent Owners.

Such other rights, remedies or procedures may include, but are not limited to, the suspension of certain of the Delinquent Owner's use rights and the making of a demand for the payment of rents from any tenant of a Delinquent Owner. Initially, the Board has determined that the Property Manager shall deactivate the key fobs allowing access to recreational facilities for any Delinquent Owner who has not paid the account in full by the Default Date, and that the Property Manager shall deactivate the key fobs or transponders allowing passage through the community gates for any Delinquent Owner whose account has been referred to the Law Firm for collection, Such Delinquent Owner shall still be permitted access through the visitor lane upon presentation of identification.



## **Bulletin #1**

### **Solar Panels**

*Solar panels are permitted as a matter of law; however, the Association has the right to place certain conditions on the installation and to require that a modification request form be submitted prior to installation of the panels.*

#### **EQUIPMENT SPECIFICATIONS**

An illustrated brochure clearly depicting the unit and the materials to be used in the installation must accompany the application.

A construction drawing for the proposed installation must be provided. The drawing must show the location and number of collectors. As well as the method of attachment to the roof structure and the location of any other exterior system components. Aluminum trim, if used and visible, must be anodized or otherwise color treated.

A system approval issued by an authorized rating organization (such as SRCC or FSEC) must also be provided.

#### **LOCATION OF PANELS**

In accordance with Section 163.04 of Florida Statutes, the Association reserves the right to select the side of the roof for the solar panels, (south, or within 45 degrees east or west of south).

In addition, the Association reserves the right to choose the specific position on the side of the roof that was selected.

These conditions are intended to minimize the visual impact and to reduce the amount of piping on the roof.



*The Lake Club*

**Bulletin #2**

**Playground Equipment**

Swing sets and children's playground equipment may only be placed in the rear of a home and must not extend past the side perimeter.

Swing sets and play equipment must be located on a site plan and submitted for approval.

Swing sets and play equipment should not exceed eight-feet (8') in height and must be screened from neighbors and public view.

Basketball hoops – Only one (1) basketball hoop may be installed in the rear yard of the property and shall be approved by the Plan Review Committee in accordance with the Design Criteria. All basketball hoops will be permanent and affixed to a separate, free-standing post not attached to the home. Landscape screening is required.

Portable play equipment and playhouses must be stored when not in use.

Trampolines are prohibited.



## **Bulletin #3**

### **Rentals**

#### **Lease Agreement**

Owner/landlords must submit to Management Office for approval a copy of the lease agreement prior to occupation of the residence by lessees.

They must also sign a document attesting to the fact that lessees have received a copy of the Homeowners' Manual.

Leases must be a minimum of one year.

#### **Landscape/Irrigation Maintenance**

Owner/landlords must hire professional landscapers (A person or individuals in the business of providing landscape maintenance) to maintain yards and irrigation system in each rental unit unless an exception is granted by Management Office, which will be determined by guidelines set forth by the Board of Directors.

A copy of the landscape/irrigation maintenance contract must be delivered to Management Office as needed and must provide for regular maintenance to include mowing, trimming, disease/pest control and fertilizing.

#### **Owner Deposit**

Owner/landlords are required to deliver to Management Office the sum of \$2,000.00 (made payable to The Lake Club HOA) to be deposited in an escrow account for each rental unit to cover damage and/or needed maintenance to the outside of the property or the common areas.

In the event that the renter of the unit violates the Covenants and the owner/landlord is fined, this account shall also be used to recover unpaid fines, if any.

Any balance remaining in the escrow account when the owner is no longer going to lease his property, less an administrative charge not to exceed \$50.00 and exclusive of any interest retained by the Association, shall be returned to the owner within (60) sixty days after the last tenant vacates the unit.

Deposits are subject to forfeit in the event of an early termination of the lease if any subsequent lease is commenced on the lot prior to the expiration of the term of the previous lease.

### **Escrow Account**

The Association Board will establish a non-interest bearing escrow account for the purpose of holding deposits from landlords. Sums deposited in the account may be used to cover damage and/or needed maintenance to the outside of the property or the common areas and unpaid fines connected with each of their rental units.

### **Owner/Tenant Application Forms**

All of the above will be attached to an Association Rental Application Form that will be executed by the property owner and tenant.

The form will also include information such as number of people to occupy property, number and/or kinds of cars, resident key fob information and acknowledgement that the tenant has read and will abide by the Deed Restrictions.

No tenant will have access to the facilities or be given key fobs or transponders unless all of the above is submitted to Management Office.

***Failure to comply with this policy will result in a fine of \$25.00 per missing item per day.***





## **Bulletin #4**

### **Antennas**

**Subject to the terms and conditions set forth in this restriction each owner shall be permitted to install the following, (referred to herein as “antenna”) on his or her lot:**

Owners are encouraged to use satellite dishes that are (18) eighteen inches or less in diameter, designed to receive direct broadcast satellite service.

Antennas designed to receive television broadcast signals; provided, however, that no antenna mast may be higher than necessary to establish line of sight with the transmitter.

#### **Location of Satellite Dish Antennas**

Satellite Dish Antennas shall be placed in a location not visible from any street, if such placement would permit reception of an acceptable quality signal.

No satellite dish antenna may be mounted on the front of a residence or on the front half of either side of the residence unless an acceptable signal cannot be received in the rear of such residence, except (18) eighteen-inch satellite dish antennas may be mounted on the side wall of a residence as close to the rear of home as possible. Separate posts or mounting structures are not permitted.

Satellite Dish Antennas and mounting brackets attached to a building shall be painted to match the color of the residence at the point of attachment.

Notwithstanding the foregoing, owners of a residence with a pool cage or screened lanai are encouraged to mount any antenna inside such structures consistent with the receipt of an acceptable signal.

Any 24 inch satellite dish antenna may be mounted inside an enclosed screen area, such as a pool cage or lanai. Any installation on the ground must be screened from public or neighbor view by the use of landscape material. Please submit **Modification Request (Bulletin #13)** so that placement of Satellite Dish and Antenna can be approved.



## **Bulletin #5**

### **Painting**

Repainting the exterior of a home, if it is a duplication of the original color scheme for that house is a homeowner option, and as such does not require approval.

#### **Changing the exterior color to another color**

If you select new color(s) for your home, they must be approved. The Plan Review Committee will submit your new color(s) to the architectural consultant for review.

You must file a Modifications Request (**Bulletin 13**).

If requested by the Plan Review Committee, paint a 4x4 sample of the proposed color on a wall or on a separate board. If the samples are to be placed on the wall it must be in an inconspicuous place. You must also paint an eight-inch (18") border of the proposed trim color on the sample. The Plan Review Committee will contact you to make arrangements for an onsite inspection. It may take up to sixty (60) days before a decision is rendered.



## *The Lake Club*

### **Bulletin #6**

### **Boating and Fishing**

#### **Boats**

#### **Boat Size Restrictions:**

<b>BOAT TYPE</b>	<b>MAXIMUM LENGTH</b>
Canoe/Kayak	16 feet
Sailboat	14 feet
All Other	15 feet
Pontoon Boats	Not Permitted

Electric motors can have a maximum thrust of 47 pounds (3HP).

If a larger size boat or motor is desired, it must be approved by the Board as a variance.

Boaters are restricted from using the lake bank for docking or beaching of boats (temporary 2-hour beaching of boats on lake bank behind homes allowed).

Boats may be launched only at designated launching sites.

No boats may be stored on lake banks behind homes.

***If there are any inconsistencies between this manual and the Declaration of Covenants, the provisions in the Declaration of Covenants will prevail.***

#### **Fishing**

Fishing is restricted to one rod/reel or drop/hand line per person fishing. No setlines are allowed.

No gill or throw netting of any fish is allowed, and fishing with “live bait” is prohibited.

Fishing in any lake is subject to all laws of the Florida Game and Fresh Water Game Commission.

Fishing is allowed unless posted otherwise and is subject to general use guidelines.

Fishing is not allowed behind or on the side of any residential property (except by property owner).

Residents are not allowed to park a vehicle along a street, roadway, or common area adjacent to any lake in order to fish on the bank.

“Catch and release” is encouraged in all lakes. Any fish removed MUST be between 14” – 20” in length.

**\*All use of Water Recreation Areas shall be at the sole risk of residents unless posted otherwise at individual areas.**

**\*Caution should be used in all freshwater lakes in Florida due to the risk of alligators, snakes, and other native inhabitants.**

**\*No swimming allowed in any lakes.**



## **Bulletin #7**

### **Pool Cage and/or Lanai Extension**

#### **POOL CAGE & LANAI EXTENSION REQUIREMENTS**

Only single-story, Mansard style screen enclosures are allowed.

Screen enclosure may not extend beyond the sides of the home.

**The following items must be submitted along with a Modification Request ([Bulletin 13](#)) for a pool and cage and/or lanai extension:**

Surveyed site plan indicating the location of the structure.

Rear elevation indicating attachment to the home, dimensions, and type of structure (See sample included in this Bulletin).

Specification sheet for pool and cage.

Access form signed by neighbor (Included in Bulletin 7).

*\*Please make sure all items are included with your request.*



*The Lake Club*

**Property Access Form**

**The Lake Club**

OWNER \_\_\_\_\_

LOT NUMBER: \_\_\_\_\_ NEIGHBORHOOD: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

In constructing a pool and/or lanai extension on the above referenced property, we, the owner(s), agree to repair and pay for any damage that may occur to the neighbor's property or Stewardship District property while our pool and/or lanai is being constructed.

We, the neighbor(s) on lot \_\_\_\_\_ acknowledge that we are aware a pool and/or lanai is being constructed and understand that the owner(s) of lot \_\_\_\_\_ agree to repair and pay for any damage that may occur to my property or Stewardship District property while their pool and/or lanai is being constructed.

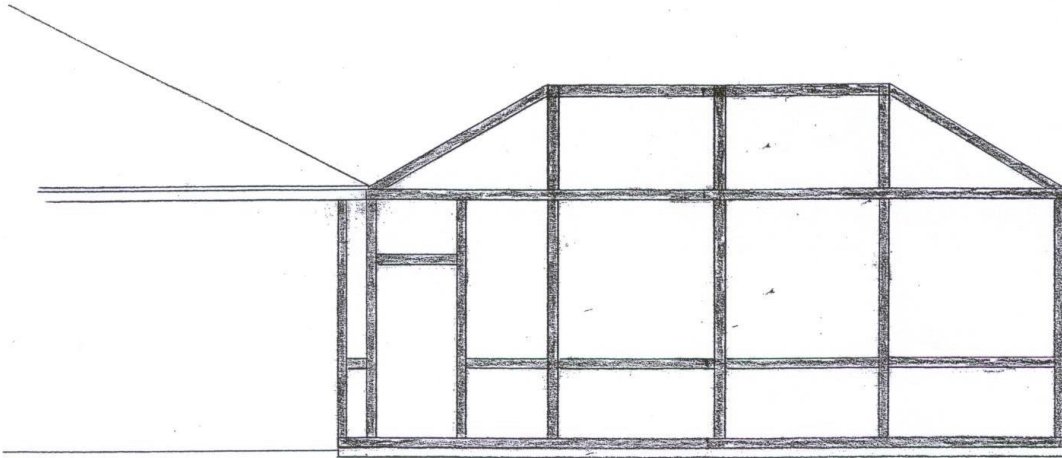
We further grant permission for access on our property, if requested.

Date: \_\_\_\_\_

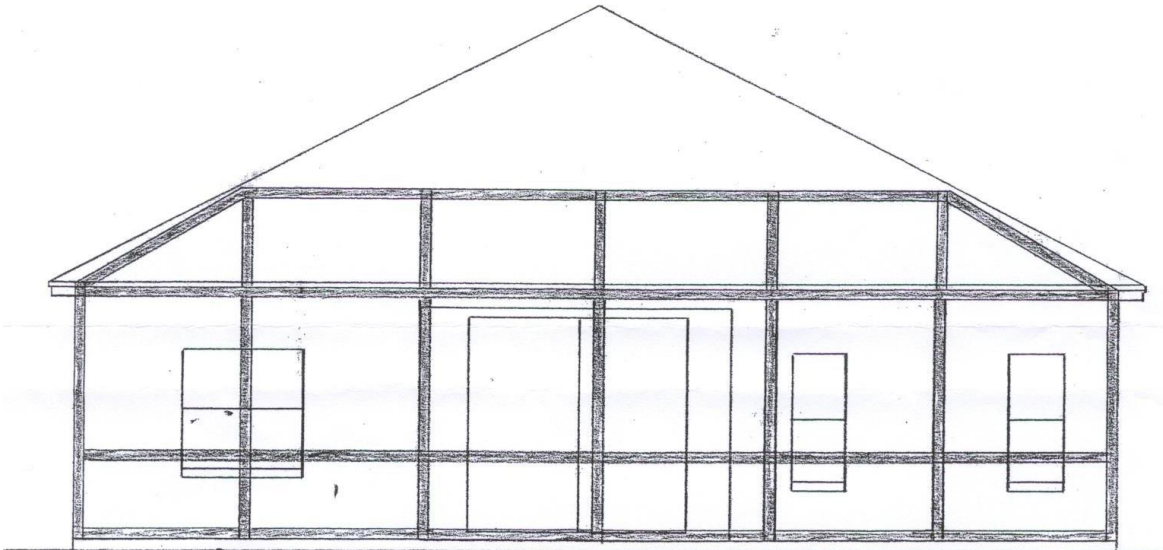
Owner(s): \_\_\_\_\_

Neighbor(s): \_\_\_\_\_

*Rear and Side Elevation Sample*



LEFT VIEW SHOWING SCREEN CAGE  
 $\frac{1}{4}'' = 1'$



REAR VIEW                      SHOWING SCREEN CAGE  
 $\frac{1}{4}'' = 1'$



## **Bulletin #8**

# **Landscape Standards and Criteria**

### **Overview**

One of the objectives of The Lake Club is to establish a visual sense of community, while also allowing for the expression of individual taste and style. The Landscape Design Criteria provide the framework for this type of development to occur.

The landscape guideline “framework” to be used is one in which a single-family ambience is established. By maintaining open views of natural areas, landscape, and water, through the use of large canopy trees in a uniform planting palette; the desired landscape character will be created and enhanced. This character can be reflected in a more formal use of the planting palette as part of the single-family lot landscaping.

### **Choosing the Right Plants**

We want to remind you of several sources of valuable information to help you choose for the widest varieties of new plants for your yards and to provide the best care possible for the plants and grass you currently have.

We should first remember the phrase “Right Plant-Right Place.” Our area is in Hardiness Zone 9B. Also, our soil is mostly alkaline. Plants suited for warmer zones and acid soils have been grown successfully here; however, they usually require more maintenance than plants more appropriate for our region.

Please refer to The Lake Club Design Criteria for a listing of approved landscape materials.

Waterwise Florida Landscapes is an excellent reference available at the CSO Manatee County Cooperative Extension Service (Ask for Bulletin on Native Florida Plants for Home Landscapes), 1303 17th St. W, Palmetto, FL 34221 (Telephone: 942-722-4524)

Florida Native Plants, Inc. is a retailer you may call or mail and ask for a list of their native plants. Their address is 730 Myakka Rd., Sarasota, FL 34240 (Telephone: 941-322-1915).

For minimum landscape criteria per lots please reference **Bulletin #15**.





## **Bulletin #9**

### **Emergency Generator Criteria**

***\*Generators are to be used for emergency purposes only when commercial electrical power is not available.***

#### **Design Criteria for Generator**

The generator must be enclosed by a wall. The wall must be constructed of concrete block; covered with stucco and painted to match the exterior of the home. Installation of a wall around the unit would require adequate air circulation per the manufacturer's specifications.

***\*Note: Villa and Park lots do not need to construct a wall to enclose equipment, but landscaping is required to screen the equipment from neighbor and public view.***

#### **Submission to the Modifications Committee for approval is required and must include:**

Manufacturer's specifications for unit, wiring, mounting, and sound level production.

Copy of surveyed site plan showing the location of the generator relative to the home.

Location and types of medium shrubs (as described in the Design Criteria) to be used to screen the view of the wall on all three sides are to be indicated on the plan.

#### **Guidelines for Generator**

Installations of generators must comply with state and county regulations.

A county permit is required. If the county permitting process causes any changes in what was approved by the Modifications Committee, the changes must be submitted to the Committee.

The generator must be installed professionally. It must be electrically connected by a licensed electrician.

The generator must be at least 5 feet from any door or window opening, and at least 10 feet from all neighbors.

Generators must be located on the exterior of the home, excluding the lanai.

Sound levels produced by the generator may not be greater than 72db(A) @ 23 feet while operating at full load. Generators may be operated once a week for test and maintenance purposes, but for no longer than 15 minutes and only on weekdays between the hours of 10:00 a.m. and 2:00 p.m.



## **Bulletin #10**

### **Golf Carts**

Any golf cart used within The Lake Club must either be a personal cart leased from Lakewood Ranch Golf & Country Club or a cart owned by a Lake Club resident and registered with the HOA management office.

To register a cart, the resident must submit to the HOA management office an executed copy of the attached Golf Cart Agreement along with a check payable to the HOA in the amount of \$100 and proof of insurance.

#### **Proof of Insurance**

Insurance coverage must include use of the golf cart on community roads and cart paths.

Insurance coverage must include property damage of at least \$100,000 and general liability of at least \$300,000 and must name as an additional insured "Lake Club Investors, LLC and its affiliates and Lake Club Homeowners Association, Inc."

#### **Cart Registration Requirements**

Carts to be registered must have brake lights, rearview mirror and red reflector warning devices front and rear.

Carts to be used from dusk to dawn must have headlights and turn signals.

#### **Golf Cart Rules**

The operator of a golf cart must use roads, not sidewalks, and must obey all traffic laws and signs.

Every operator of a golf cart must hold a valid driver's license.

An operator holding a learner's permit may operate a cart only when accompanied by a parent or guardian.

The cart must be maintained in proper working condition and its appearance must be clean and presentable.

Reckless driving or violation of the rules can result in revocation of registration, suspension of use rights, and/or a fine of not more than \$100 per violation (or \$100 per day for continuing violations).

## **Golf Cart Agreement**

This Golf Cart Agreement (Agreement) is entered into as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between The Lake Club Homeowners' Association, Inc. and \_\_\_\_\_ (Owner) whose address is \_\_\_\_\_ and whose phone number is \_\_\_\_\_.

### **HOA and Owner hereby agree as follows:**

Owner is hereby granted a revocable license to use a properly registered and maintained golf cart as outlined on the Golf Cart Rules of The Lake Club and as modified from time to time by the Board of Directors of the HOA .

Upon execution of this Agreement Owner has paid a one-time registration fee in the amount of \$100.00. By its execution of this Agreement below, HOA acknowledges receipt of the fee. The HOA decal must be properly placed on both side of the golf cart and maintained there for the duration of the use of that cart within The Lake Club. This Agreement and fee are not transferrable to any other golf cart. If Owner wishes to replace the cart, Owner must submit a new agreement and fee for registration of the replacement cart.

In the event Owner fails to observe the Rules and such failure occurs again after written notice of the infraction from the HOA to the owner, the HOA may exercise its remedies hereunder.

If Owner breaches any provision of this Agreement and if such breach is not cured within five (5) days after written notice from HOA to Owner setting forth the nature of the breach, the HOA may exercise its remedies hereunder. Such remedies shall include immediate revocation of the License, temporary suspension of the License for a period of time specified by the HOA, and/or imposition of a fine of up to \$100 per violation (or \$100 per day for continuing violations)

Owner represents and warrants that Owner is the owner or lessee of the cart being registered and that the cart is currently insured as represented under the proof of insurance presented to HOA in conjunction with this registration.

In consideration of the grant of the License, Owner hereby agrees to comply with the Rules and to cause his or her family members and invitees to comply with the rules.

To indemnify, defend and hold harmless HOA and Lake Club Investors, LLC and its affiliates, and their respective employees, partners, shareholders, directors, officers, successors and assigns (collectively referred to herein as "Indemnatee"), against any and all claims for property damage , personal injury or death arising from or related to the use of the registered golf cart by Owner, Owner's family or Owner's guests and invitees, notwithstanding any ordinary negligence of an Indemnatee. Such defense shall include all counsel fees and courts costs at the trial and appellate levels.

To maintain in full force and effect, at all times the cart is present in The Lake Club, the insurance coverage presented at registration or equivalent or better coverage from the same or another carrier. Upon request of HOA, Owner shall within thirty (30) days deliver to HOA a certificate of coverage demonstrating that the required insurance is in place.

In connection with any litigation arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover as costs all of such party's expense incurred in connection therewith, including reasonable attorney fees at the trial and appellate levels. Venue for any action hereunder shall be Manatee County, Florida.

**Description of Vehicle:** \_\_\_\_\_

**TLC Registration Decal Number:** \_\_\_\_\_ **Proof of Insurance Attached:** \_\_\_\_\_

**Executed this** \_\_\_\_\_ **day of** \_\_\_\_\_, **20** \_\_\_\_\_.

**Lake Club Homeowners Association, Inc.**

**Owner**

**By:** \_\_\_\_\_

\_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_



## **Key Fobs**

### **Bulletin #11**

The key fob allows entry of residents into the various recreational areas of The Lake Club.

A resident is defined as a person living full time in the home. Each key fob can be programmed to allow access to specific areas and for a specific amount of time.

Key fobs will allow entry to the Fitness Center 24 hours, 7 days a week; pool gates from dawn until dusk and pedestrian gates 24 hours, 7 days a week.

Two key fobs will be issued free of charge per household. Parents and/or guardians will be responsible for all minors' use.

Recreation areas are for use only by Lake Club residents. Distributing key fobs to other than Lake Club residents is not allowed.

Lost or damaged key fobs can be replaced at a cost of \$15.00 per card. Please report any lost or stolen key fobs as soon as possible in order that they may be reprogrammed for non-entry.

Residential lease agreements transfer community recreation rights to the tenants. In this case the owner's privilege will be transferred to the tenant. Owners are encouraged to include a deposit for key fobs in their lease agreement. It is the owner's responsibility to provide the management office with a copy of all leases on any property in Lake Club and to report any lost, stolen or unreturned key fobs. Key Fobs will be programmed to expire in coordination with the termination of the lease.

Key fob registration along with household registration can be filled out at the Concierge desk at the Grande Clubhouse, after registration you will be issued your key fobs. Replacement key fobs can also be picked up and paid for at the Concierge desk.



## **Transponder**

### **Bulletin #12**

Transponders are for residents of The Lake Club only.

The first two transponders are free. All transponders thereafter will be \$25.00.

Transponders are available at The Grande Clubhouse.

The following information will be needed at the time of receiving your transponder:

Vehicle Registration

Photo Identification

You will need to fill out Envera paperwork before receiving transponders. Paperwork is at the Grande Clubhouse, you may request paperwork from the [Concierge@lakeclublife.com](mailto:Concierge@lakeclublife.com) to be emailed to you if you would like to fill it out beforehand or by clicking [here](#).

If the transponder is removed from the headlight or side mirror it will deactivate and the purchase of a replacement will be required.

Handheld transponders will only be issued to homeowners who are currently using a rental vehicle.

Handheld transponders will only be activated for 6 months. At the end of the 6 months, the homeowner must present a current rental agreement to again reactivate the handheld.



## Modification Request Form

### Bulletin #13

Lake Lot \_\_\_\_\_  
Preserve Lot \_\_\_\_\_

Date: \_\_\_\_\_

To: Attention: Plan Review Committee  
From: 15804 Clearlake Avenue  
Lakewood Ranch, FL 34202

**Deadline for review is 12:00 pm on Friday for a decision the following Thursday.**

Neighborhood: (941) 226-8260 Lot# \_\_\_\_\_ Phase# \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

Email Address: \_\_\_\_\_

Modification Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Description of Modification: \_\_\_\_\_  
\_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

**Approved**

**Approved with Requirements**

**Denied**

Site Plans and color samples may be required. Photos as necessary. If your modification requires review by an outside consultant, a fee will be charged.





## Deed Restriction Violation Form

### Bulletin #14

Please complete this form to request action for a violation of the use restrictions.

Management Office, if applicable, will do a site inspection of the violation, make a courtesy phone call to the owner, and do any necessary follow up.

**Please be sure to fill in all the information in the below completely:**

Submitted by: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Please be sure to fill in all the information below completely:**

Location of Perceived Violation: \_\_\_\_\_

Nature of Violation: \_\_\_\_\_

Time and Date of Violation: \_\_\_\_\_

Signature of Homeowner Witness \_\_\_\_\_

**For Management Use Only:**

Action Taken: \_\_\_\_\_

\_\_\_\_\_

Management Signature \_\_\_\_\_



## Bulletin #15

### Minimum Lot Landscape Design Requirements

All landscaping alterations must be approved by the Plan Review Committee (PRC) before changes can be made.

A Modification Request Form (See Bulletin #13) must be completed and submitted along with supporting documents (landscaping site plan, materials list, etc.) to the Homeowners Association.

Completed Modification Request submissions may be sent to Denise Jodoin at [denise.jodoin@lakeclublife.com](mailto:denise.jodoin@lakeclublife.com) or dropped off at the Grande Clubhouse's concierge desk. Submissions Received by noon on Friday will receive a decision by the Following Thursday.

Please note that decisions may be delayed a week during holidays and when committee members are out of the office for personal time.

Minimum lot landscaping requirements are to be complied with and can be found in the pages immediately following this bulletin.

Requirements will vary according to lot size.

#### Lot Sizes

<b>Plantation</b>	<b>160'</b>	<b>Meadow</b>	<b>100'</b>
<b>Estate</b>	<b>140'</b>	<b>Park</b>	<b>84'</b>
<b>Manor</b>	<b>120'</b>	<b>Villa</b>	<b>65'</b>

To confirm your lot size, please contact the Concierge at (941) 373-6411 or at [concierge@lakeclublife.com](mailto:concierge@lakeclublife.com).

<b>THE LAKE CLUB</b>							
<b>MINIMUM LOT LANDSCAPE REQUIREMENTS</b>							
<b>84' Product - Park Lot</b>							
<b>Location on the Lot</b>							
				<b>Min. Planting Requirements</b>			
<b>Public Zone (Tree Lawn)</b>							
Canopy Shade Street Trees (by Developer) 1				2 typ.			
Canopy & Focal Point Palm Trees				discretionary			
Understory Accent Trees				discretionary			
Shrubs & Groundcover				discretionary			
Grass Sod				100% max.			
<b>Semi-Public Zone (Front Yard)</b>							
Canopy Shade Trees 6				2-3 typ.			
Understory Accent Trees or Palms				3-5 typ.			
Canopy Palm or Evergreen Trees 2				1-3 typ.			
Focal Point Palm Trees 5				discretionary			
Shrubs and Groundcover 7,9				50% min. coverage			
Grass Sod				50% max. coverage			
<b>Semi-Private Zone (Both Side Yards)</b>							
Canopy Shade Trees 6				1-3 typ.			
Understory Accent Trees or Palm Trees				4-6 typ.			
Canopy Palm or Evergreen Trees 2				5-7 typ.			
Focal Point Palm Trees 5				discretionary			
Lakeside Trees 3				3-5 typ.			
Shrubs and Groundcover 7,9				50% min. coverage			
Grass Sod				50% max. coverage			
<b>Private Zone (Rear Yard)</b>							
Canopy Shade Trees 6				2-4 typ.			
Understory Accent Trees or Palm Trees				4-6 typ.			
Canopy Palm Trees 6				discretionary			
Focal Point Palm Trees 5				discretionary			
Lakeside Trees 3				3-5 typ.			
Shrubs and Groundcover 7,9				50% min. coverage			
Grass Sod				50% max. coverage			
<b>Footnotes</b>							
1. Street trees installed by the Master Developer may be used toward satisfying this requirements. On corner lots, street trees shall be provided at a maximum spacing of 50' o.c.							
2. Canopy and/or evergreen trees shall be provided in the side yards to screen views and break up large expanses of building wall.							
3. Required on lakefront lots on the lake banks and a minimum of seven (7) feet from the lot or property line on the lake side. Required in side yards only if the side yard is adjacent to a lake.							
4. On corner lots, any side yard facing the street will be treated as a front yard.							
5. Focal point palm trees comprised of Royal, Bismark, Paurotis, Canary Island date, Mekool, Senegal Date, Wild Sylvestris may be substituted for required canopy shade trees on a one-for-one basis.							
6. Canopy palm trees comprised of Queen, Chinese Fan, Cabbage and Washingtonian may be substituted for required canopy shade trees on a three-for-one basis.							
7. All pool and/or rear yard perimeter fences and/or walls are required to be located entirely in shrub and/or groundcover beds.							
8. Minimum coverages refer to each zone of the lot, not the entire lot. The provision of shrubs and/or groundcover in excess of the minimum 50% in each zone of the lot is encouraged.							
9. All ground and wall-mounted utilities are required to be screened from public view by landscaping or an opaque wall or fence. This may require locating ground utilities such as irrigation meter boxes and transformers in shrub or groundcover beds rather than sod areas and/or making adjustments or additions to the installed landscaping to satisfy this requirement after the utilities are installed.							

<b>THE LAKE CLUB</b>							
<b>MINIMUM LOT LANDSCAPE REQUIREMENTS</b>							
100' Product - Meadow Lot							
<b>Location on the Lot</b>	<b>Min. Planting Requirements</b>						
<b>Public Zone (Tree Lawn)</b>							
Canopy Shade Street Trees (by Developer) 1	2 typ.						
Canopy & Focal Point Palm Trees	discretionary						
Understory Accent Trees	discretionary						
Shrubs & Groundcover	discretionary						
Grass Sod	100% max						
<b>Semi-Public Zone (Front Yard)</b>							
Canopy Shade Trees 6	2-3 typ.						
Understory Accent Trees or Palms	4-6 typ.						
Canopy Palm or Evergreen Trees 2	2-4 typ.						
Focal Point Palm Trees 5	discretionary						
Shrubs and Groundcover 7,9	50% min. coverage						
Grass Sod	50% max. coverage						
<b>Semi-Private Zone (Both Side Yards)</b>							
Canopy Shade Trees 6	2-4 typ.						
Understory Accent Trees or Palm Trees	5-7 typ.						
Canopy Palm or Evergreen Trees 2	6-8 typ.						
Focal Point Palm Trees 5	discretionary						
Lakeside Trees 3	4-6 typ.						
Shrubs and Groundcover 7,9	50% min. coverage						
Grass Sod	50% max. coverage						
<b>Private Zone (Rear Yard)</b>							
Canopy Shade Trees 6	3-5 typ.						
Understory Accent Trees or Palm Trees	5-7 typ.						
Canopy Palm Trees 6	discretionary						
Focal Point Palm Trees 5	discretionary						
Lakeside Trees 3	4-6 typ.						
Shrubs and Groundcover 7,9	50% min. coverage						
Grass Sod	50% max. coverage						
<b>Footnotes</b>							
1. Street trees installed by the Master Developer may be used toward satisfying this requirements. On corner lots, street trees shall be provided at a maximum spacing of 50' o.c.							
2. Canopy and/or evergreen trees shall be provided in the side yards to screen views and break up large expanses of building wall.							
3. Required on lakefront lots on the lake banks and a minimum of seven (7) feet from the lot or property line on the lake side. Required in side yards only if the side yard is adjacent to a lake.							
4. On corner lots, any side yard facing the street will be treated as a front yard.							
5. Focal point palm trees comprised of Royal, Bismark, Paurotis, Canary Island date, Mekool, Senegal Date, Wild Sylvestris may be substituted for required canopy shade trees on a one-for-one basis.							
6. Canopy palm trees comprised of Queen, Chinese Fan, Cabbage and Washingtonian may be substituted for required canopy shade trees on a three-for-one basis.							
7. All pool and/or rear yard perimeter fences and/or walls are required to be located entirely in shrub and/or groundcover beds.							
8. Minimum coverages refer to each zone of the lot, not the entire lot. The provision of shrubs and/or groundcover in excess of the minimum 50% in each zone of the lot is encouraged.							
9. All ground and wall-mounted utilities are required to be screened from public view by landscaping or an opaque wall or fence. This may require locating ground utilities such as irrigation meter boxes and transformers in shrub or groundcover beds rather than sod areas and/or making adjustments or additions to the installed landscaping to satisfy this requirement after the utilities are installed.							

<b>THE LAKE CLUB</b>							
<b>MINIMUM LOT LANDSCAPE REQUIREMENTS</b>							
<b>120' Product - Manor Lot</b>							
<b>Location on the Lot</b>		<b>Min. Planting Requirements</b>					
<b>Public Zone (Tree Lawn)</b>							
Canopy Shade Street Trees (by Developer) 1		2 typ.					
Canopy & Focal Point Palm Trees		discretionary					
Understory Accent Trees		discretionary					
Shrubs & Groundcover		discretionary					
Grass Sod		100% max.					
<b>Semi-Public Zone (Front Yard)</b>							
Canopy Shade Trees 6		3-4 typ.					
Understory Accent Trees or Palms		5-7 typ.					
Canopy Palm or Evergreen Trees 2		3-5 typ.					
Focal Point Palm Trees 5		discretionary					
Shrubs and Groundcover 7,9		50% min. coverage					
Grass Sod		50% max. coverage					
<b>Semi-Private Zone (Both Side Yards)</b>							
Canopy Shade Trees 6		3-5 typ.					
Understory Accent Trees or Palm Trees		6-8 typ.					
Canopy Palm or Evergreen Trees 2		7-9 typ.					
Focal Point Palm Trees 5		discretionary					
Lakeside Trees 3		5-7 typ.					
Shrubs and Groundcover 7,9		50% min. coverage					
Grass Sod		50% max. coverage					
<b>Private Zone (Rear Yard)</b>							
Canopy Shade Trees 6		4-6 typ.					
Understory Accent Trees or Palm Trees		6-8 typ.					
Canopy Palm Trees 6		discretionary					
Focal Point Palm Trees 5		discretionary					
Lakeside Trees 3		5-7 typ.					
Shrubs and Groundcover 7,9		50% min. coverage					
Grass Sod		50% max. coverage					
<b>Footnotes</b>							
1. Street trees installed by the Master Developer may be used toward satisfying this requirements. On corner lots, street trees shall be provided at a maximum spacing of 50' o.c.							
2. Canopy and/or evergreen trees shall be provided in the side yards to screen views and break up large expanses of building wall.							
3. Required on lakefront lots on the lake banks and a minimum of seven (7) feet from the lot or property line on the lake side. Required in side yards only if the side yard is adjacent to a lake.							
4. On corner lots, any side yard facing the street will be treated as a front yard.							
5. Focal point palm trees comprised of Royal, Bismark, Paurotis, Canary Island date, Mekool, Senegal Date, Wild Sylvestris may be substituted for required canopy shade trees on a one-for-one basis.							
6. Canopy palm trees comprised of Queen, Chinese Fan, Cabbage and Washingtonian may be substituted for required canopy shade trees on a three-for-one basis.							
7. All pool and/or rear yard perimeter fences and/or walls are required to be located entirely in shrub and/or groundcover beds.							
8. Minimum coverages refer to each zone of the lot, not the entire lot. The provision of shrubs and/or groundcover in excess of the minimum 50% in each zone of the lot is encouraged.							
9. All ground and wall-mounted utilities are required to be screened from public view by landscaping or an opaque wall or fence. This may require locating ground utilities such as irrigation meter boxes and transformers in shrub or groundcover beds rather than sod areas and/or making adjustments or additions to the installed landscaping to satisfy this requirement after the utilities are installed.							

<b>THE LAKE CLUB</b>							
<b>MINIMUM LOT LANDSCAPE REQUIREMENTS</b>							
<b>140' Product - Estate Lot</b>							
<b>Location on the Lot</b>		<b>Min. Planting Requirements</b>					
<b>Public Zone (Tree Lawn)</b>							
Canopy Shade Street Trees (by Developer) 1		3 typ.					
Canopy & Focal Point Palm Trees		discretionary					
Understory Accent Trees		discretionary					
Shrubs & Groundcover		discretionary					
Grass Sod		100% max.					
<b>Semi-Public Zone (Front Yard)</b>							
Canopy Shade Trees 6		4-5 typ.					
Understory Accent Trees or Palms		8-10 typ.					
Canopy Palm or Evergreen Trees 2		4-6 typ.					
Focal Point Palm Trees 5		discretionary					
Shrubs and Groundcover 7,9		50% min. coverage					
Grass Sod		50% max. coverage					
<b>Semi-Private Zone (Both Side Yards)</b>							
Canopy Shade Trees 6		4-6 typ.					
Understory Accent Trees or Palm Trees		7-9 typ.					
Canopy Palm or Evergreen Trees 2		8-10 typ.					
Focal Point Palm Trees 5		discretionary					
Lakeside Trees 3		6-8 typ.					
Shrubs and Groundcover 7,9		50% min. coverage					
Grass Sod		50% max. coverage					
<b>Private Zone (Rear Yard)</b>							
Canopy Shade Trees 6		5-7 typ.					
Understory Accent Trees or Palm Trees		7-9 typ.					
Canopy Palm Trees 6		discretionary					
Focal Point Palm Trees 5		discretionary					
Lakeside Trees 3		6-8 typ.					
Shrubs and Groundcover 7,9		50% min. coverage					
Grass Sod		50% max. coverage					
<b>Footnotes</b>							
1. Street trees installed by the Master Developer may be used toward satisfying this requirements. On corner lots, street trees shall be provided at a maximum spacing of 50' o.c.							
2. Canopy and/or evergreen trees shall be provided in the side yards to screen views and break up large expanses of building wall.							
3. Required on lakefront lots on the lake banks and a minimum of seven (7) feet from the lot or property line on the lake side. Required in side yards only if the side yard is adjacent to a lake.							
4. On corner lots, any side yard facing the street will be treated as a front yard.							
5. Focal point palm trees comprised of Royal, Bismark, Paurotis, Canary Island date, Mekool, Senegal Date, Wild Sylvestris may be substituted for required canopy shade trees on a one-for-one basis.							
6. Canopy palm trees comprised of Queen, Chinese Fan, Cabbage and Washingtonian may be substituted for required canopy shade trees on a three-for-one basis.							
7. All pool and/or rear yard perimeter fences and/or walls are required to be located entirely in shrub and/or groundcover beds.							
8. Minimum coverages refer to each zone of the lot, not the entire lot. The provision of shrubs and/or groundcover in excess of the minimum 50% in each zone of the lot is encouraged.							
9. All ground and wall-mounted utilities are required to be screened from public view by landscaping or an opaque wall or fence. This may require locating ground utilities such as irrigation meter boxes and transformers in shrub or groundcover beds rather than sod areas and/or making adjustments or additions to the installed landscaping to satisfy this requirement after the utilities are installed.							

<b>THE LAKE CLUB</b>							
<b>MINIMUM LOT LANDSCAPE REQUIREMENTS</b>							
<b>160' Product - Plantation Lot</b>							
<b>Location on the Lot</b>	<b>Min. Planting Requirements</b>						
<b>Public Zone (Tree Lawn)</b>							
Canopy Shade Street Trees (by Developer) 1	3 typ.						
Canopy & Focal Point Palm Trees	discretionary						
Understory Accent Trees	discretionary						
Shrubs & Groundcover	discretionary						
Grass Sod	100% max.						
<b>Semi-Public Zone (Front Yard)</b>							
Canopy Shade Trees 6	4-5 typ.						
Understory Accent Trees or Palms	9-11 typ.						
Canopy Palm or Evergreen Trees 2	5-7 typ.						
Focal Point Palm Trees 5	discretionary						
Shrubs and Groundcover 7,9	50% min. coverage						
Grass Sod	50% max. coverage						
<b>Semi-Private Zone (Both Side Yards)</b>							
Canopy Shade Trees 6	5-7 typ.						
Understory Accent Trees or Palm Trees	8-10 typ.						
Canopy Palm or Evergreen Trees 2	9-11 typ.						
Focal Point Palm Trees 5	discretionary						
Lakeside Trees 3	7-9 typ.						
Shrubs and Groundcover 7,9	50% min. coverage						
Grass Sod	50% max. coverage						
<b>Private Zone (Rear Yard)</b>							
Canopy Shade Trees 6	6-8 typ.						
Understory Accent Trees or Palm Trees	8-10 typ.						
Canopy Palm Trees 6	discretionary						
Focal Point Palm Trees 5	discretionary						
Lakeside Trees 3	7-9 typ.						
Shrubs and Groundcover 7,9	50% min. coverage						
Grass Sod	50% max. coverage						
<b>Footnotes</b>							
1. Street trees installed by the Master Developer may be used toward satisfying this requirements. On corner lots, street trees shall be provided at a maximum spacing of 50' o.c.							
2. Canopy and/or evergreen trees shall be provided in the side yards to screen views and break up large expanses of building wall.							
3. Required on lakefront lots on the lake banks and a minimum of seven (7) feet from the lot or property line on the lake side. Required in side yards only if the side yard is adjacent to a lake.							
4. On corner lots, any side yard facing the street will be treated as a front yard.							
5. Focal point palm trees comprised of Royal, Bismark, Paurotis, Canary Island date, Mekool, Senegal Date, Wild Sylvestris may be substituted for required canopy shade trees on a one-for-one basis.							
6. Canopy palm trees comprised of Queen, Chinese Fan, Cabbage and Washingtonian may be substituted for required canopy shade trees on a three-for-one basis.							
7. All pool and/or rear yard perimeter fences and/or walls are required to be located entirely in shrub and/or groundcover beds.							
8. Minimum coverages refer to each zone of the lot, not the entire lot. The provision of shrubs and/or groundcover in excess of the minimum 50% in each zone of the lot is encouraged.							
9. All ground and wall-mounted utilities are required to be screened from public view by landscaping or an opaque wall or fence. This may require locating ground utilities such as irrigation meter boxes and transformers in shrub or groundcover beds rather than sod areas and/or making adjustments or additions to the installed landscaping to satisfy this requirement after the utilities are installed.							



## **Bulletin #16**

### **Photography Policy**

#### **Policy on Photography Sessions at The Lake Club Grande Clubhouse**

The Grande Clubhouse staff has encountered random occasions where large groups of people (usually teenagers attending local proms and homecomings) show up unannounced wanting to take couples and group photographs before their events. While we enjoy homeowners and their children/guests utilizing the facility, there is a practical need for large groups of people to be handled appropriately and in an orderly fashion.

Many times, when these events occur, the restaurant staff is serving our homeowners meals on Friday or Saturday evening dinner times and trying their best to provide a great dining experience. When large groups show up unannounced, it hinders the environment and service level that one would expect when having a nice dinner. Furthermore, the restaurant staff then must engage in crowd control, trash pickup, parking limitations, (and the like) that are typically associated with handling a large group of people.

**Therefore, such requests for photo times in the clubhouse or on the clubhouse premises will need to be made directly with the General Manager.**

Since there is currently not a cost or contract required to reserve this time, if Management is dealing directly with the request, then the information can adequately be flowed to each department in the clubhouse so that staffing requirements are met, and crowd control can be properly anticipated and handled.