

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

GENERAL RULES & REGULATIONS

In order to provide a clean, comfortable, pleasant and safe environment for all Towns at Lakeside Association, Inc. residents and guests, these policies are intended to clarify and regulate the use of these areas.

General Policies

1. Parents and/or legal guardians shall be responsible for the conduct of their children at all times.
2. All residents and guests shall leave the common areas clean after each use.
3. The Association is not responsible for any lost or stolen personal property.
4. No subscriptions, petitions, notices, flyers or related materials that have not been approved by the Board of Directors shall be allowed to be posted anywhere in the community. All approved communications such as Committee or Board membership meetings are to be posted on the bulletin board(s) on Jonah Drive – the official posting location for the community utilized by the Association pursuant to Florida Statute 720.303(2).
5. The cost of replacing any community property that is broken, damaged, effaced or moved by a resident or their guest shall be charged to the appropriate unit owner.
6. There shall be no solicitation by any person anywhere in the community for any purpose.
7. All trash and debris shall be placed in the proper receptacles at each unit. Trash cans shall be kept inside the garages at all times, the exception being that they may be placed at curbside for trash pick-up no earlier than the evening prior to scheduled pick-up, and shall be returned to the garage no later than the evening of pick-up.
8. Mail kiosks shall be maintained by the Association, and any defective locks shall be replaced by the Association upon presentation of the keys to the Association. In the event a resident shall lose their mail kiosk keys, it shall be the responsibility of the resident to have the lock changed and new keys made. All owners shall be responsible for issuing keys to the mail kiosk to their tenants.

9. Garage sales shall not be permitted. However, residents may participate in the annual Lakeside Plantation CDD garage sale for the entire community.
10. All residents and guests shall be subject to the specific rules and regulations regarding Animals as outlined in Article IV, Section 8, Page 13 of the Declaration of Covenants.
11. ONLY commercially made 'For Sale/Lease' and appropriate 'legal notice' signs (as may be required by legal proceeding) are allowed, under architectural control 'location' specifications, to be displayed to the public view. Such signs must be less than 15" X 15" and be affixed to the **inside** of the front door window.

ADOPTED BY THE BOARD OF DIRECTORS ON FEBRUARY 26, 2009