

**LAKWOOD PARK CONDOMINIUM ASSOCIATION, INC.  
RULES AND REGULATIONS  
SIXTH AMENDMENT**

**THIS SIXTH AMENDMENT TO THE RULES AND REGULATIONS FOR LAKEWOOD PARK CONDOMINIUM ASSOCIATION, INC.**, a Florida not for profit corporation organized under Chapter 617 and 718 of the Florida Statutes, [hereinafter "Association"] is made and approved on **the 20th day of September, 2023**, by affirmative vote of the Board of Directors of the Association, for and on behalf of the Association, its heirs, successors, assignees, and grantees.

Under the condominium documents, the Board of Directors of **LAKWOOD PARK CONDOMINIUM ASSOCIATION, INC.** has the responsibility and authority for the operation of the Association, management of the Condominium Property and for the establishment and enforcement of the Rules and Regulations.

Every Owner and Resident shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-laws, and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or Resident to so comply shall be grounds for action, which may include, without limitation, an action to recover sums for damages, injunctive relief, or any combination thereof. In addition to all other remedies, a fine or fine may be imposed upon an Owner for failure of an Owner, or such Owner's family, guests, invitees, lessees, or employees, to comply with any covenant, restriction, rule, or regulation herein or in the Declaration, Articles of Incorporation or Bylaws, provided the procedures set forth in the Declaration for fining are adhered to. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or Resident shall be deducted from or offset against any damages the Association may otherwise be entitled to recover by law from such Owner or Resident.

These Rules and Regulations shall be cumulative with the Covenants, Conditions and Restrictions set forth in the Declaration of the Condominium, provided that the provisions of the same shall control over these Rules and Regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. These Amended Rules and Regulations may be modified, added to, or repealed at any time by the Board. Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time, except for its approval of resale or leases. These Rules and Regulations and all other hereinafter promulgated shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and make sure they are faithfully observed and will be held responsible for the actions of families, guests, invitees, servants, lessees, and other persons over whom they exercise control and supervision.

**The following are the Rules and Regulations for the Lakewood Park Condominium Association:**

1. A Unit Owner shall not permit or suffer anything to be done or kept in their Condominium Unit which will increase the insurance rates on their Unit, the Common Elements, or any portion of the Condominium or which will obstruct or interfere with the rights of other Unit Owners of the Association. No noxious, offensive, lewd, illegal, or indecent activity shall be carried on in any Unit or in the Common Elements or Limited Common Elements; nor shall anything be done therein, either willfully or negligently, they may be or may become an annoyance or nuisance to other Unit Owners or Residents, or that may be injurious to the reputation of the Condominium or Condominium Property.
2. The sidewalks, entrances, passages, hallways, unit entry doorways and like portion of the Common Elements (i.e., under stairwells) shall not be obstructed nor used for any purposes other than for ingress and egress to and from the Condominium Property. The personal property of Unit Owners and Residents must be stored in their respective Units; nor shall any carts, bicycles, carriages, chairs, benches, tables, clothing, shoes, or any other objects be stored therein, except in areas (if any) designated for such purposes. Any items placed in violation of this provision are subject to removal. No person(s) shall loiter in halls, stairways, or public areas. Installation of any storm/screen door requires prior written approval from the Architectural Review Committee. Temporary screens around the door frame are not allowed.

GRANT MALOY, SEMINOLE COUNTY  
CLERK OF CIRCUIT COURT & COMPTROLLER  
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RECORDING FEES \$78.00

3. PATIOS/BALCONIES:

THE FOLLOWING RULES GOVERN THE PATIO/BALCONY AREAS:

- a. Only patio furniture or outdoor/garden furniture in good condition is allowed on any patio/balcony. Patio furniture is not permitted in the Common Elements. Any type of indoor furniture is not permitted.
  - b. Plantings, potted plants, landscape lights, and yard ornaments may not be placed in the Common Areas.
  - c. Landscape alterations can be made with prior written approval of the Architectural Review Committee.
  - d. Outdoor rugs, indoor carpeting, artificial turf, tile, or any covering that will cover the patio/balcony area are NOT permitted, with the following exception:
    - i. Doormats are permitted with a maximum size restriction of 3 feet by 5 feet.
  - e. Plants are allowed on any patio/balcony and must not impede access to the Unit. All pots and plants should not detract from the appearance of the Unit and should be well cared for. A pot protector must be used under all pots to prevent water and dirt from staining the surface.
  - f. All Unit Owners and Residents shall properly maintain and clean all exterior lighting located on any patios/balconies of their Unit. All exterior lighting fixtures must be of an approved style set forth in the Architectural Review Guidelines. Ceiling fans are strictly prohibited on any patio/balcony.
  - g. A clear egress path must be maintained at all times to a Unit's front door, all stairways, breezeways, front balconies, patios and fire extinguishers.
4. No garbage cans (other than trash valet service bin), supplies, bottles, or other articles shall be placed in the halls, on the balconies, on the patios, or on the staircase landings. No linens, cloths, clothing, shoes, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, patios, railings, or any other portion of the Condominium Property. Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material.
5. No Unit Owner or Resident shall allow anything to fall from a window or door of the Unit or Association Property, nor sweep or throw from the Condominium or Association Property any dirt, or other substance onto any of the balconies, patios, or elsewhere in the building or upon the Common Elements. Each Unit Owner or Resident shall be responsible for cleaning up after themselves, and their guests, tenants, and invitees within the Condominium Property and Association Property, including, without limitation, placing all trash and/or garbage in the proper receptacles (i.e., trash valet service bins, and trash compactor). Cigarette butts must be disposed of properly and not thrown on the ground, especially around buildings.
6. Dryer vents are the responsibility of each Unit Owner and must be periodically cleaned and maintained free of obstructions such as lint.
7. In accordance with (i) the Association's Insurance Carrier, (ii) the Association's governing documents, and (iii) the City Fire Codes, the use of turkey fryers, hibachis, charcoal grills, gas-fired grills, or other such similar devices used for cooking, heating, or any other purposes, is prohibited on or in any Limited Common Element such as balconies, patios, landings, or on any Common Elements of the Condominium Property. Grills cannot be stored on any balconies, porches, or patios. Electric grills are permitted. **NOTE:** The Association and its Insurance Carrier retain the right to recoup any expense incurred to repair any damage caused to any structure or claims for personal injury arising from the unauthorized use of a grill.
8. No garbage, refuse, trash, or rubbish shall be deposited anywhere except as permitted by the Association. Refuse and bagged garbage shall be deposited in the trash valet service bin provided to each Unit. All refuse must be bagged in sealed garbage bags prior to being deposited in the trash valet service bin. The following guidelines and requirements of the company or agency providing trash removal services for disposal or collection shall be complied with:
- a. All boxes and large items should be broken down and brought directly to the trash compactor.
  - b. Garbage bags or the like shall not be left on the breezeways at any time.
  - c. Service days for trash collection are Sundays, Mondays, Tuesdays, Thursdays, and Fridays.
  - d. There is no trash collection on Wednesdays or Saturdays, as well as the following holidays: New Year's Day, Easter, Memorial Day, Juneteenth, Independence Day, Labor Day, Thanksgiving, Christmas Eve, Christmas Day, and New Year's Eve.
  - e. Trash should be placed in containers between 5:00 a.m. and 7:00 a.m. to ensure collection. Trash should not be placed the night before.
  - f. Violations will be documented with photographs.

9. The trash compactor should be used for household refuse only. No furniture or appliances may be disposed of or placed on or near the trash compactor. Dumping of construction or commercial debris is prohibited. Anyone found in violation of improper use of the trash compactor may be subject to a \$250.00 fee.
10. No Unit Owner or Resident or their families, employees, pets, agents, tenants, visitors, or licensees shall permit any conduct by such persons or pets that will interfere with the rights, comforts, or conveniences and quiet enjoyment of other Unit Owners or Residents. No Unit Owner or Resident shall play or permit to be played any musical instrument, nor operate or permit to be operated, a phonograph, television, radio, or sound amplifier in their Unit in such a manner as to disturb or annoy other residents. No Unit Owner or Resident shall conduct, or permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
11. Sound/Odor Transmission: No Unit shall be altered in any manner that would increase sound/odor transmission to any surrounding Unit, including, but not limited to, the replacement or modification of any flooring or floor covering or the penetration of any wall, floor, or ceiling that would increase sound/odor transmissions to any Unit (please refer to the ARC Guidelines for additional requirements).
12. No sign, advertisement, notice, or other graphics or lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of the Condominium or Association Property, except signs used or approved by the Condominium Association. Additionally, no awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls or roof of the building or on the Common Elements, without the prior written consent of the Board of Directors of the Association. Video doorbells/cameras may only be installed on a Unit's exterior door. They are not permitted on any part of the doorframe.
13. No items should be placed on knee walls or balcony railings. No nails or hooks may be placed anywhere on the building exterior. EXCEPTION: Holiday decorations may be hung using damage-free hanging products. No security cameras or video doorbells may be affixed to any part of the exterior of the building. No decorative items can be hung on the exterior of the building. Decorative items can be hung below a Unit's door number and must not obstruct the view of a Unit's door number at any time. Unit Owners are responsible for any damage to Common Elements or Limited Common Elements caused by themselves, their families, guests, invitees, tenants, or any other persons who are on the Condominium Property because of such Unit Owner.
14. SEASONAL DECORATION GUIDELINES: Seasonal lighting and decorations shall not create a nuisance to the adjacent residents or the community. Seasonal lighting and decorations used to celebrate Christmas, Hanukkah, or other holiday, may be installed commencing on Thanksgiving and shall be removed no later than January 15<sup>th</sup> following the holiday. Only damage-free hanging products can be used for decorating and must be removed at the time the decorations are removed. Special decoration displays for Valentine's Day, St. Patrick's Day, Easter, Memorial Day, Independence Day, Halloween, Veteran's Day, Thanksgiving, or any other religious holiday may be placed fifteen (15) days prior to the special day and must be removed five (5) days after the special day. No Unit Owner or Resident shall place any lights, cords, or decorations on the Common Areas of the Association.
15. A Unit Owner or Resident shall not cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, balconies, railings, or windows of the building. Notwithstanding the foregoing, a Unit Owner or Resident may display one portable, removable United States flag in a respectful way, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display one portable, removable official flag in a respectful way, not larger than 4 ½ by 6 feet, that represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.
16. The Association shall retain a key to all Units. In the event the Unit Owner fails to supply a key, and entry to the Unit by the Association is permitted in accordance with the Declaration, Articles, By-laws, or these Rules and Regulations, the Association shall not be responsible for any costs or expenses incidental to a forced entry into the Unit. The Association has the irrevocable right of access to each Unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a Unit maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the common elements to a Unit. This right shall include the right to inspect a Unit for the purpose of assessing suspected damage both to the common area and/or another Unit. The agents of the Association, or any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for the purposes permitted under the terms of the Declaration of the Condominium or Bylaws of the Association. Entry will only be made after an attempt at pre-arrangement with the

respective Unit Owner or the Resident of the Unit. Nothing herein shall relieve the Association of its duty of ordinary care in carrying out its responsibilities, nor from its negligence or willful activities that caused damage to a Unit Owner's property.

17. No Unit Owner or Resident shall direct, supervise, or in any manner, attempt to assert any control over the employees of the Association. Unit Owners or Residents shall not impair or impede, in any manner, the work of the Board of Directors, or employees, vendors, or contractors of the Association.
18. Owners and Residents are forbidden to hire Association employees to do work on their Unit(s) during regular working business hours.
19. Complaints regarding any vendors or contractors of the Condominium Property shall be made in writing to the Association.
20. **PARKING GUIDELINES:**

General Guidelines: The Parking Guidelines have been developed for the Condominium Association and apply to all Owners and Residents, as well as their tenants, guests, and invitees within the community. All vehicles located, whether standing or parked, within the community are subject to the laws of the State of Florida, Seminole County, City of Altamonte Springs, and to the rules set in these Guidelines. Owners and Residents are responsible for the actions of their tenants, guests, and invitees. Any vehicle in violation of the aforementioned state, county, city, and/or community rules shall be subject to ticketing and/or towing at the vehicle owner's expense.

**THE FOLLOWING RULES GOVERN LIMIT THE NUMBER OF VEHICLES:**

Residents shall be allowed a maximum number of cars parked within the Association Common Parking Areas as follows:

- a. Each one (1) bedroom unit may have a combined maximum of 3 vehicles.
- b. Each Two (2) bedroom unit may have a combined maximum of 5 vehicles.

**THE FOLLOWING RULES GOVERN THE USE OF ALL PARKING AREAS IN THE COMMUNITY:**

- a. Parking areas shall be used solely for the parking of approved vehicles as defined herein. Vehicles may only be parked in designated parking spaces and areas. Motorcycles and mopeds may be parked in a parking space and may not be stored inside a unit, or on patios/balconies. Vehicles must be parked within the space provided and in such a manner as to not obstruct other parking spaces or impede access. Vehicles may not be parked in any fire lanes, cross-hatched areas designated as NO PARKING AREAS or double parked at any time.
- b. Parking spaces may be used for approved vehicles that are in operating condition. An "operable" vehicle is defined as a vehicle that can be physically driven on public streets. Inoperable vehicles are not permitted as they cannot be physically driven on public streets (EXAMPLES: one or more flat tires, not having all wheels mounted, are in substantial disrepair, lacking the required current license plates, or a current registration tag). Inoperable vehicles will be towed at the owner's expense.
- c. Vehicles are allowed to be parked for a period of 7 days. Any vehicle left in a parking space longer than the allotted time frame can be towed at the Owner's expense.
- d. All residents are required to register their vehicle(s) with the Association Office and have a sticker placed on their vehicle for gate entry and identification.
- e. Repairs and maintenance of vehicles is prohibited on Association Property.  
EXCEPTIONS: Emergency repairs such as changing a flat tire, changing a dead battery or spark plug.  
NOT PERMITTED: any routine repair or maintenance involving fluids or hazardous materials such as changing oil, transmission fluid, brake repairs or tune ups.
- f. Campers, recreational vehicles, boats, trailers, or any other vehicle not susceptible to registration by the State of Florida as an "AUTOMOBILE" may not be parked in parking spaces.
- g. Campers, recreational vehicles, boats, and trailers may be stored in the designated storage area located on property for a monthly fee.

**VISITORS OF RESIDENTS MAY PARK UNDER THE FOLLOWING CONDITIONS:**

- a. Visitor's vehicle must be an operable automobile, van, pickup truck, motorcycle or moped.

- b. Visitor's vehicle may not have more than two (2) axles and must be used primarily for personal purposes
- c. A VISITOR TAG must be obtained and displayed for any vehicle remaining more than 48 hours. No visitor can exceed fourteen (14) days without the expressed written consent of the Association Office.

21. COMMERCIAL VEHICLES:

THE FOLLOWING RULES GOVERN THE PARKING OF COMMERCIAL VEHICLES IN THE COMMUNITY:

- a. No commercial vehicle(s), EXCEPT THOSE PRESENT ON BUSINESS, shall be parked on any part of the Condominium Property.

DEFINITION OF A COMMERCIAL VEHICLE: A commercial vehicle is defined as any vehicle that is used primarily for business or non-residential purposes, regardless of the size or appearance of the vehicle. In addition, the following specific features are not allowed:

- a. Vehicles with more than two (2) axles.
- b. Vehicles that exceed twenty-two (22) feet in length.
- c. Vehicles weighing more than 26,001 pounds.
- d. Any vehicle containing hazardous materials regardless of length or weight.
- e. Vehicles with visible advertising or signage or wraps.
- f. Vehicles with attached tools or equipment on racks.

The following exceptions to the Commercial Vehicle rules have been granted:

- a. Vehicles with visible advertising, signage or wraps must always be covered while on the Condominium Property with the use of a car cover or magnetic boards (EXCEPTION: The vehicle is permitted to remain uncovered for no more than one (1) hour for such circumstances as meal breaks).
- b. Vehicles with tool and/or equipment racks must have all tools/equipment removed while parked on property.
- c. Police/rescue vehicles are exempt from these rules.

- 22. Unit Owners and Residents may not wash their cars or any other form of motorized vehicles except in the designated car washing area. Unit Owners and Residents may not use the water faucet outside or on the exterior of a building for personal for individual use. Any hoses found attached or near an Association water faucet shall be subject to removal as abandoned property without liability to the Association for claim of loss, theft, damage, or conversion.
- 23. No flammable, combustible, or explosive fluids, chemical or substance shall be kept in any Unit, Limited Common Element assigned thereto or storage area, except other than as is reasonable and customary in vehicles and/or in cleaning supplies. The use, storage, or discharging of fireworks on Community Property is prohibited.
- 24. A Unit Owner or Resident who plans to be absent during the hurricane season must prepare their Unit prior to their departure by designating a responsible firm or individual to care for the Unit should the Unit suffer hurricane damage, by furnishing the Association Office with the name(s) of such firm or individual.
- 25. Curtains, drapes, and shutters (or linings thereof) which face an exterior window or glass doors of a Unit shall be white in color. Any other color will be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.
- 26. Installation of satellite dishes by Unit Owners or Residents shall be restricted in accordance with the Satellite Addendum Guidelines of the Association. Subject to exemption by federal or state law, television antennas, satellite dishes, and cable antennas may be placed within the Unit's balcony and patio area in accordance with Federal Telecommunications Act of 1996, as amended from time to time, provided however, no antenna or dish may be projected outside of any Unit or patio. No one shall alter the outside appearance of any window of any Unit with the prior written consent of the Association. The consent of the Association to all or any of the above may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors of the Association.
- 27. No window air-conditioning unit(s) may be installed by Unit Owners or Residents. No Unit shall have any aluminum foil, or any reflective or tinted substance placed on any window or glass door or be visible through such window or glass door.

28. Children will be the direct responsibility of their parents or legal guardians including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other Rules and Regulations of the Association. Loud noises by children will not be tolerated.
29. No skateboarding or rollerblading will be allowed on sidewalks, curbs, or in the breezeways. No use of ramps, trick boarding, or interferences with automobile traffic will be allowed.
30. Pets, birds, fish, and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:
  - a. Unit Owners or Residents are allowed not more than a total of two (2) pets per Unit.
  - b. The Board may, from time to time, determine at its sole discretion, that certain breeds or individual animals are dangerous. No breeds or animals determined by the Board to be aggressive, vicious, or dangerous shall be allowed on the Property. Currently banned breeds are: Pit Bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, Siberian Huskies, aggressive or dangerous dogs per Animal Control.
  - c. Dogs and cats shall not be permitted outside of their Owner's Unit unless properly attended by an adult and on a leash no more than six (6) feet long. Said dogs and cats shall be walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. Unit Owners shall pick up all solid wastes from their pets and dispose of same appropriately. Pet waste receptacles have been placed throughout these designated areas.
  - d. At no time should a dog or cat ever be walked or taken on or about any recreational facilities (pool,
  - e. Dogs and cats must be kept within the confines of the Unit and not allowed to roam free.
  - f. All pets required by Seminole County to be licensed must have a current license. In addition, all pets must be registered with the Association Office.
  - g. Fish and caged domestic animals (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.
  - h. Pets shall not be allowed on the patio or balcony of a Unit unless the Unit Owner or Resident is present.
  - i. Pet food is not allowed to be left outdoors.
31. The lakefront area is for the enjoyment of all Residents. The docking of water vessels is prohibited. Kayaks/canoes/rowboats must be stored inside an Owner's or Resident's Unit or storage closet. They may not be stored on patios/balconies. They may also be stored in the designated storage area in the community for a fee. **NOTE:** Bodies of water in Florida carry a great risk for wildlife which may be harmful. Residents should swim at their own risk. No lifeguard is on duty.
32. **FITNESS CENTER:** All users must sign the proper release form before they can obtain an access card and use the Fitness Center.

**RULES:**

- a. Fitness Center hours: 5:00 a.m. – 10:00 p.m.
- b. No food or drink is allowed inside the Fitness Center (EXCEPTION: water).
- c. No glass bottles are allowed inside the Fitness Center
- d. Be courteous to others while using the facility. Limit your time on the equipment to 30 minutes when others are waiting. Do not slam or drop weights while working out. All equipment should be clean and dried with a towel after use. Return all equipment to their designated places.
- e. No foul language or loud noise. Radios are permitted. The use of headphones is required.
- f. No smoking.
- g. Proper attire is required. Dry, closed-top shoes are required. No dress shoes, boots, or sandals are permitted.
- h. Report all accidents, injuries, or broken and missing equipment to the Association Office.
- i. Minors are not authorized to be on the equipment.
- j. The Fitness Center is cleaned on a regular basis. It is not sanitized.

33. **POOL/SPA AREAS:** The use of the Pool/Spa areas are restricted to registered Owners and Residents. Only two (2) guests PER UNIT are allowed and must be accompanied by the registered Resident.

**RULES:**

- a. Pool/Spa hours: 8:00 a.m.- 10:00 p.m.
- b. The gate should never be braced open and should be allowed to close completely.
- c. All users should shower before entering the pools/spas.
- d. No diving is permitted.
- e. Food, alcoholic beverages, glass containers, or animals are strictly prohibited.
- f. Proper bathing attire must be worn. No cutoffs, jeans, thong bathing suits, or diapers.
- g. No horseplay or running around pool decks.
- h. Pool furniture is not to removed from the pool deck areas.
- i. Smoking is not permitted in the pool/spa areas.
- j. Headphones must be used when playing music.
- k. People with health problems and people using alcohol, narcotics, or any other substance that may cause drowsiness should not use the pools/spas without first consulting a doctor.
- l. The Pool/Spa/Restroom areas are cleaned on a regular basis. They are not sanitized.

34. **CLUBHOUSE RENTAL:** The Clubhouse is available to rent for a fee to all residents. Reservations must be made at least two weeks prior to the event. At the time of booking, a security deposit of \$250.00 will be collected and a contract signed. Without this deposit, an event will not be reserved. The rental fee is non-refundable (see rates below). The \$250.00 deposit will be held for a period of one week after the event to assess for any damages or inordinate cleaning problems. The contract will contain a clause holding the Resident(s) responsible for any expenses exceeding the \$250.00 deposit. Clubhouse rental requests are made through the Association Office by Unit Owners or Residents on a "first come, first served" basis. Once an event has been booked, there will be a \$100.00 cancellation fee should the reservation be cancelled within seven (7) days of the event.

**RENTAL RATES:**

<b>Monday – Friday</b>	<b>4-hour limit</b>	<b>Available 6:00 p.m. – 10:00 p.m.</b>	<b>\$ 50.00</b>
<b>Weekends</b>	<b>6-hour limit</b>	<b>Available 12:00 p.m. – 10:00 p.m.</b>	<b>\$100.00</b>

**NOTE:** Exceptions/changes can be made on occasion with Board approval.

**RULES:**

- a. No alcohol (in any form) may be served.
- b. All garbage must be bagged and disposed of in the trash compactor.
- c. Clubhouse must be left in the same condition in which it was found.
- d. No smoking. If guests go outside to smoke, the host must provide a smoking receptacle.
- e. The Pool/Spa areas are off limits at all times of the event.
- f. The Clubhouse is cleaned on a regular basis. It is not sanitized.

35. **Tennis Courts:** The Tennis Courts are for the exclusive use of Lakewood Park Residents and their guests. The Tennis Courts cannot be used at any time for instructions/lessons due to liability issues.

36. Short-term leases are not allowed. The initial Lease Agreement must not be less than seven (7) consecutive months. In addition, the following is required:

- h. Copies of the Lease Agreement must be filed with the Association Office.
- i. There must be a clause in the Lease Agreement stating:

**“TENANT ACKNOWLEDGES THE CONDOMINIUM ASSOCIATION’S GOVERNING DOCUMENTS AND IS LEGALLY REQUIRED TO ABIDE BY THE ASSOCIATION’S GOVERNING DOCUMENTS AND CANNOT BE IN VIOLATION OF THE ASSOCIATION’S**

**DOCUMENTS OR RULES AND REGULATIONS OR COULD BE HELD IN VIOLATION OF THEIR LEASE AGREEMENT.”**

- j. A set of keys for each Unit **MUST** be deposited with the Association Office. When a Unit Owner changes any lock, it is the Unit Owner's responsibility to provide the Association Office with a copy of said key. If an emergency occurs and the Association Office needs to access the Unit, and no key has been provided, the Association has the right to enter the Unit forcibly at the Owner's expense (also applies to Owner-occupied Units).
  
- 37. Solicitation, whether verbal or by any distribution of forms, other papers, and/or documents is not permitted on the Condominium Property.
  
- 38. Cars entering through the exit gate and/or exiting through the entrance gate will be subject to any and all legal remedies.
  
- 39. No Unit Owner or Resident shall be allowed to improperly access the Condominium Property via jumping the walls or fences.
  
- 40. Shopping carts are not permitted on the Condominium Property.
  
- 41. ALTAMONTE SPRINGS FIRE SAFETY DEPARTMENT CODES: The following Rules and Regulations are in compliance with the Altamonte Springs Fire Code. It is the responsibility of Unit Owners and Residents to see that any violations of the Fire Code are proactively observed and corrected. The following codes must be observed:
  - a. Door number plates must always be visible. They may not be obstructed in any way by any decorative items.
  - b. Video doorbells/cameras may NOT be installed on edges of a door frame to not compromise the weather stripping and sealing. Weather stripping must be maintained in good condition.
  - c. Unit Owners must periodically clean dryer vents and assure they are free from debris/lint.
  - d. All doorways, breezeways, balconies and patios must be clear of any obstructions including furniture and plants.
  
- 42. The Association may deny permission to lease any Unit or Limited Common Element (LCE) on any reasonable grounds the Association might find including, without limitation, because a Unit Owner is delinquent in their payments of assessments to the Association (or becomes delinquent while their Unit is leased) or has any outstanding fine(s).
  
- 43. VIOLATION POLICY: The Board of Directors has the responsibility and authority for the operation of the Association, management of the Condominium Property, and for the establishment and enforcement of the Declaration of Covenants and Restrictions, Articles of Incorporation, Bylaws, and the Rules and Regulations. These governing documents will be enforced consistently for all Owners and Residents.

PROCEDURES:

  - a. The Association Manager is responsible for issuing a Violation Notice.
  - b. Upon the occurrence of a violation, the Owner will receive a COURTESY NOTICE (V1) making them aware of the violation.
  - c. It is the Unit Owner's responsibility to notify their Tenant if a violation occurs. The Association will not contact the Tenant directly.
  - d. If the violation remains uncorrected after fourteen (14) days, an Owner will then receive a VIOLATION NOTICE (V2) requesting action be taken and a date given for compliance. An Owner will also be given a chance to make a request for appeal, in writing, if the violation cannot be corrected.
  - e. If the violation remains uncorrected after the request for compliance date has passed, and an Owner has not requested an appeal, a REQUEST FOR ACTION NOTICE (V3) will be sent.
  - f. After the COURTESY NOTICE, VIOLATION NOTICE, AND REQUEST FOR ACTION NOTICE have been sent, and the violation remains uncorrected, the matter will be forwarded to the Board of Directors for further action (i.e., sent to the Association's Attorney).
  - g. After review by the Board, an Owner will receive a FINAL NOTICE TO CORRECT stating the Board's decision.



WHEREFORE, the Board of Directors with quorum unanimously voted upon a duly noticed and established meeting hereby promulgates and adopts the above Rules and Regulations as evidenced by the signature of the Board of Directors president and secretary. Upon signing, the Board of Directors shall have cause to have the original recorded by its attorney or management company without further delay.

1. The Lakewood Park Condominium Association Board of Directors reserves the right to:
  - a. Change or revoke existing Rules and Regulations.
  - b. Make such additional Rules and Regulations from time to time, as in its opinion, that shall be necessary or desirable for the safety and protection of the buildings, and their occupants, promote cleanliness, and the good order of the Condominium Property.
  - c. Assure the comfort and convenience of Unit Owners, provided the same shall be subject to the restrictions on such changes, amendments, or modifications as set forth in the Declaration, the Articles, and the Bylaws of the Association.
  
2. The Board of Directors may, pursuant to Florida Statutes, Section 718.803(3), impose fines in such reasonable sums as they deem appropriate, not to exceed \$100.00 per violation or \$1,000.00 in aggregate, against Unit Owners for violation of the Declaration, Articles, Bylaws, and/or these Rules and Regulations by the Unit Owner, Tenant, and/or guests. Each day a violation continues shall be deemed a separate violation. All fines will include any postage and legal fees incurred.

Wherefore, the Board of Directors with quorum unanimously voted upon a duly noticed and established meeting hereby promulgate and adopts the above Rules and Regulations as evidenced by the signature of the Board of Director's president and secretary. Upon signing, the Board of Directors shall cause to have the original recorded by its attorney or management company with further delay.

  
Board President

  
Board Secretary

State of Florida  
County of Seminole

The foregoing instrument was acknowledged before me the 20TH day of SEPTEMBER 2023, by BRIAN MCGEARRY, President of the board of Directors and by DEBORAH VAUGHN, Secretary of the Board of Directors, and who are personally known to me.

  
NOTARY PUBLIC



ANGELA ALVAREZ  
Print Name  
Commission Expires: 8/23/25