

## RULES AND REGULATIONS

In order to promote the general welfare, health, happiness and safety of the residents and guest of Lakewood on the Green Property Association Inc., the following rules have been promulgated over a period of time. Said rules are subject to change, to be added or amended by a majority vote of the Board of Directors and are incorporated into, and become part of the By-Laws, by references. The recreation areas referred to in these Rules and Regulations shall consist of the Clubhouse, Swimming Pool, Pool Deck, Shuffleboard Courts, Tennis Courts, and enclosures, and all other appurtenances within the confines of the recreation area. These Rules and Regulations shall apply to all owners of units governed by the Lakewood on the Green Property Association, their tenants, guests or other persons making use of the living units.

### GENERAL RULES

1. Members and guests (maximum of 3 guest per unit) use the clubhouse and recreation facilities at their risk.
2. Dogs and pets are not permitted in the recreation area.
3. No recreation equipment shall be removed from the Recreation Area at any time.
4. Unit owners shall be responsible for any damage cause by themselves, their children, or their guest in the recreation area.
5. Recreation area is to be used for recreation only and for no other purpose, except by permission of the board for groups of no more than 25.

### CLUBHOUSE

1. Clubhouse hours are from 9 a.m. to 11 p.m. Permission to stay open later for special occasions, parties, meetings and so forth may be had by approval of the Board of Directors
2. No smoking permitted at any time in the clubhouse.
3. No parking is permitted in front off the clubhouse.
4. One space shall be set aside closest to each entrance of the clubhouse, reserved only for handicapped as per state license.
5. Wet clothes or wet bathing suits are NOT permitted in the clubhouse at any time. Persons entering the clubhouse must wear at least shorts, a shirt or top, shoes, slippers or sneakers. No bare feet are permitted in the clubhouse
6. Only notices of community interest shall be place on the bulletin board. Notices of sales or rentals of units, or business solicitations will not be permitted.
7. No chairs or tables or any other equipment shall be removed from the clubhouse at any time.
- ~~8. Recreation area parking facilities may not be used for parking any recreation vehicles, boats, and trucks or used for permanent overnight parking by unit owners.~~
9. All users of the pool must wear a pool tag and wrist strap. Wrist straps can be obtained from the association office during normal office hours.

## BILLIARD ROOM

1. There shall be no limit on time of play, except if there be any person or persons waiting to play, in which event there shall be a maximum one hour limit.
2. Minors under sixteen (16) years of age are not permitted to play in the billiard room unless accompanied by a parent.
3. Cue sticks shall be replaced in the rack when play is completed. Balls shall be dropped into the pockets and bridges and racks shall be replaced in their proper places.
4. Food and or beverages are not permitted at any time.
5. No smoking at any time.

## SWIMMING POOL

1. Pool hours are from 7 a.m. to 10 pm.
2. Persons using the pool do so at their own risk.
3. Children under 10 years of age shall not be permitted in the pool area without an adult.
4. There shall be no running, jumping, ball playing, acrobatics, skating or bicycling in and around the pool area.
5. There shall be no diving or jumping into the pool from any area except the deep end. All dives shall be from a standing position only. No running dives at any time.
6. Rafts or other large pieces of floating equipments are not permitted in the pool. No snorkeling equipment is permitted in the pool.
7. NO ONE MAY ENTER THE POOL WITHOUT FIRST TAKING A SHOWER.
8. No glassware is permitted on the pool deck or in the pool at any time.
9. Smokers must deposit their ashes and butts in the ashtrays and butt cans provided for that purpose.
10. All pool side chairs, lounges, tables must be returned to their proper places and all umbrellas must be closed as you leave.
11. Only bathing suits shall be worn in the pool. No cut-off or other street wear will be allowed.
12. No reservation of chairs, lounges or any other equipment at the pool are shall be permitted at any time.
13. Persons having oil on their bodies must shower before entering the pool.
14. Anyone who is causing or creating a nuisance, making the use and enjoyment of the recreation facilities uncomfortable for other owners or guests will be asked to leave.

## PARKING

1. Except as otherwise provide in this section every vehicle stopped or parked upon a two way roadway shall be so stopped or parked with the right hand wheels parked to within twelve (12) inches of the right hand curb.
2. NO person shall park any vehicle upon a street, in such manner or under such conditions as to leave available less than ten (10) feet of the width of the roadway for free movement of vehicles traffic.
3. Where streets are not completely paved or curbs provided, the parking of a car shall not usurp more than twelve (12) inches of the paved portion of the street. (With two wheels on grass)
4. Every vehicle stopped or parked upon a two-way street shall be stopped or parked parallel to the curb in the direction of authorized traffic with wheels within twelve (12) inches of said curb.
5. No vehicle shall be parked in any area intended to be used as a walkway by the general public, whether located on public or private property.
6. All cars must have a parking sticker or temporary parking permit.

## SCREENING BUYERS

1. All buyers must be screened and approved by the board of directors. In order to conduct such screening all buyers must fill out an association application form and complete all information required on the form. Failure to complete the form will prevent the association from considering the application; the screening fee to be paid by the buyer will be 150.00 payable to the association at the time the application is submitted. This fee may be changed from time to time as the law permits. Buyer must also show proof of having received all Lakewood documents at the screening meeting or have purchased a copy of the documents from the association for a cost of \$125.00 and payable to LAKEWOOD ON THE GREEN POA prior to screening meeting. The board will not consider the application from the buyer if these provisions have not been satisfied. Approval or denial of applications will be on the 2<sup>nd</sup> Wednesday of every month. Violations of this rule will subject the sale of said unit to be null and void.
2. The fee for an Estoppels letter is \$250.00 payable to LAKEWOOD ON THE GREEN POA.

## LATE FEES

1. All quarterly assessments are due on the 1<sup>st</sup> of January, April, July and October.
2. Any payment paid after the tenth of the month due will be charged a **\$25.00 LATE FEE per unit.**
3. Any special assessment that is paid 11 or more days past the due date will also be charged a **\$25.00 LATE FEE per unit.**

4. Any account that is 45 days past the due date will be sent to the attorney for collection. Attorney fees and costs will be charged at this time. Interest will also begin accruing on the account once it is sent to the attorney.

## RENTALS

1. Section 8 subsidized Rentals are not permitted

PASSED BY THE BOARD OF DIRECTORS AUGUST 15, 1979

UPDATED AND PASSED BY THE BOARD OF DIRECTORS JULY 25, 1984

UPDATED AND PASSED BY THE BOARD OF DIRECTORS MAY 3, 1999

UPDATED AND PASSED BY THE BOARD OF DIRECTORS JUNE 2, 2004

UPDATED AND PASSED BY THE BOARD OF DIRECTORS July 13, 2007

UPDATED AND PASSED BY THE BOARD OF DIRECTORS FEBRUARY 13, 2008