

Lindsey Lanes Homeowners Association, Inc.

The Board of Directors of your Homeowners Association has prepared the following Rules and Regulations. They are provided for your convenient reference and are based upon the LLHOA Articles of Incorporation, Bylaws, and Declaration of Protective Covenants and Restrictions (CCR's) and in some cases, Florida and Federal law. The Rules and Regulations are also supplemented by the Architectural Criteria of the Lindsey Lanes Homeowners Association, Inc. Copies of the Governing Documents and the Architectural Criteria and application forms for ARC are available from any Board member and are available on our web site. In addition, our documents are recorded with the Indian River Clerk of Court.

This 2015 directory has been compiled in order to assist homeowners within LLHOA Community. A brief excerpt of the Rules and Regulations also known as (Covenants, Conditions and Restrictions – CCR's). Let's all work together toward the enjoyment of living in Lindsey Lanes.

All owners are being asked to police their own property for curb appeal; overgrown weeds, trees and bushes; mold; working light posts (must be on from dawn to dusk); proper storage of trash cans...etc...

NOTES:

Introduction: Lindsey Lanes was established and approved for incorporation in 1991. As it was explained to the LLHOA BOD (back in the day); lots were originally designated as “ranchettes” (a small scale ranch – typically with a few acres) by Stolle Corporation builders. Overtime, that idea wasn’t cost effective or profitable; For an unknown reason; Stolle Corporation sold remaining undeveloped tracts/lots to GHO Homes Inc., GHO developed 118 lots of which 117 homes currently exist. As of this edition, one lot remains.

Living in a deeded restricted community requires both a tolerant and cooperative attitude of its owners to enable the community to function with a minimum of friction. Rules and Regulations are essential to define the owner’s rights and privileges and to discourage practices which infringe on the rights of others or which are harmful to the community at large.

Rules and Regulations serve to protect the homeowner’s investment in their property as the value is largely determined by the appearance of the whole homeowner’s association; that includes our common areas along with individual homes.

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It is not the intent of these Rules and Regulations to infringe upon the personal liberties of anyone, but to establish a tranquil and peaceful atmosphere in Lindsey Lanes. Each owner must police their own conduct, their guests and their property in consideration of neighbors. Disregard of rules will be given the full attention of the Board of Directors, and a fine may be imposed if violations are not corrected in a timely manner. Any owner that is forwarded to our Community Attorney for action will be charged any and all attorney fees respectively.

Any owner wishing to submit changes to the Rules and Regulations must send in writing their requests to the Board of Directors. This request must be mailed by way of the USPS; and not dropped off in a mailbox. All requests not mailed by the USPS will be returned to the owner. A list of the 2014-2015 Board of Directors are located in the inside of the front cover. In addition, please be sure to visit our Website at www.lindseylanes.org.

The subject matter of this material acknowledges the CCR's, Articles of Incorporation and By-Laws and is an integral part of your purchase contract. Reference to the Board means the Board of Directors (BOD) of Lindsey Lanes Homeowners Association, Inc. Lindsey Lanes operates on a calendar year (January 1 – December 31).

COMMUNITY WATCH PROGRAM: LLHOA is under the Indian River County Community Watch Program. Owners are encouraged to contact the non-emergency Sheriff Department if you suspect unwanted activity in our Community to include vehicles that are suspicious of nature. The number is: **(772) 567.6700**

Assessments: As of 2015, Annual assessments are \$300.00 per year and are payable in quarterly installments at \$75.00 per quarter. Billing invoices are mailed (by our hired bookkeeper) to each owner at the beginning of each quarter as follows: 1st qtr (Jan-Mar); 2nd qtr (Apr-Jun); 3rd qtr (Jul-Sep) and 4th qtr (Oct-Dec). Assessments are expected to be paid in a timely manner are due before the 10th of the second month in the current qtr: i.e., 1st qtr (Jan-Mar) mailed to the owner by the first of Jan; payment due by Feb 10th (1st qtr) before late interest charges are applied to owners account. All late interest charges are 18% annually (as allowed by law). This is equated at 1.5% per month on the unpaid balance and equals 18% per year. Assessments not paid by the beginning of the next quarter will be forwarded to the attorney for collections. A lien may be filed by the Association, and all attorney costs will be applied to the owner account. A Judgment may also be filed against a owner if home is in foreclosure or if Bank owned. The Association may proceed to collect all funds due in any manner allowed by law, including, and without limitation. Your failure to pay assessments levied by a mandatory HOA could result in a lien on your property. A lien provided in the Florida Statutes 720, shall also secure reasonable attorney fees and costs incurred by the Association, incident to the collection of assessment or enforcement of the lien and any sums expended by the association to protect the security of its lien.

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Architect Review Committee (ARC): Owners must submit to the Board of Directors in writing a request for any exterior modification and/or exterior alteration to their home. We have provided two (2) forms in this booklet for your use and is also available on our website. Some examples are: Painting the exterior of you home to include driveways; installation of a flagpole; installation of a swimming pool; installation of a fence, mailbox, etc.. The request should give specific details of what is to be accomplished. If painting, color sample (s) must accompany the request (unless painting is the same existing color). Requests must be submitted in advanced before beginning your project. No work may begin until the owner receives ARC approval in writing. Work must be completed within thirty (30) days (**except swimming pool installation). Extensions may be granted on a case-by-case basis.

Rental and Sales Information: All homeowners must complete the LLHOA rental registration package in order to rent out their home. This registration package is available on our web site. Notification to the Association must be 14-21 days in advance prior to their tenant moving in. Rentals must be for one (1) year. A rental application form (self explanatory) has been provided in this booklet and is available on our web site. All applications must include a copy of the lease attached. Owners may “blackout” monthly rent figures. It is highly recommended that a complete background check be done. Incomplete applications will be returned to owner.

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RULES AND REGULATIONS

Trash and Recycling Materials: Solid waste (trash and garbage) and materials for recycling may be placed only in front of the residence (driveway) no earlier than 7:00 p.m. on the day preceding the scheduled collection in the proper container. It is recommended not to leave your trash bags (plastic or paper) on the street due to the wildlife in our area. Tree and yard trimmings must be tied/secured in 4 foot lengths (in accordance with Waste Management Pick-up). Bulk pick-up must be called in and scheduled with Waste Management. All trash receptacles/cans must be removed from the front of the residence the same day of collection and must be stored in the garage or in an area out of sight, and not on the side of your home, or left in front of your garage. Materials for recycling must be in approved containers. The “blue recycling” containers are free from the County at several locations; for Lindsey Lanes residents the blue bins are available from: 4350 41st (Utility Department) the hours are 7-3pm Mon-Fri, and closed on weekends.

Rental Property: Owners are responsible for the behavior of their tenants, guests, and visitors of tenants. Owners will be notified in writing by the BOD of any violations by their renters and/or their guests/visitors.

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Pets: Only common household and domestic pets (including service pets) are permitted in the community. No farm animals allowed (chickens) etc., The number of pets per household cannot exceed four (4). The owner of a pet assumes liability for all damage caused by the pet. The Board may request removal by way of Animal Control of any vicious animal that is creating a nuisance or unreasonable disturbance to the community and its residents. Indian River County has an Animal Control Ordinance. Owners with pets are urged to obtain a copy of this ordinance and totally adhere to it. Indian River County ordinance requires pets to have a current rabies vaccination and a county license for every dog and cat. Licenses are required annually. Licenses for dogs and cats can be purchased Monday through Friday at the Animal Control Division office from 8:30 a.m. to 5:00 p.m. Proof of current rabies vaccination is required in order to purchase a license. Licenses are also available at other locations and through the mail. Call Animal Control at (772) 226-3485 for information.

License Fees FOR PETS:

A one year license for a sterile pet is 10.00 dollars or 25.00 dollars for a three year license. A non-sterile pet is 20.00 dollars for a one year license or 50.00 for a three year license. Please note a three year license can only be purchased if your pet has had a recent three year rabies vaccination. One year licenses can be purchased with a three year rabies vaccination, but will have to pay full price for a one year license. A replacement tag can be purchased for 5.00 dollars.

Roadways and Vehicles: The roadways (streets) within Lindsey Lanes are Public and maintained by Indian River County. For safety's sake,

please drive at a safe speed and obey all traffic signs. The un-posted speed limit is 20 miles per hour. No commercial vehicles, campers, mobile homes, motor homes, boats, jet skis, house trailers or trailers of any other description shall be permitted in Lindsey Lanes. (continued)

Roadways and Vehicles (continued): Boat owners are allowed to bring their boat to their residence on Friday in preparation for fishing within 24hrs, and must be removed by sundown on Sunday. All vehicles in Lindsey Lanes must have proper sound muffling devices and must be operable at all times. All vehicles must have current registration displayed. Non-working vehicles must be covered with appropriate vehicle cover. If vehicle cover gets destroyed, ripped or damaged; it must be replaced. Operating unlicensed or unregistered vehicles including, but not limited to motorcycles, ATV's, motor bikes, dirt bikes, motor scooters, golf carts and the like are prohibited within Lindsey Lanes.

Exterior Home Maintenance: Owners are responsible for maintaining all improvements located upon their lot, including maintenance of driveways and fences, removal of mold and rust. Owners are required to maintain and repair these surfaces. Appearances of lawns must be clean and neat in appearance. The Board will notify owners in writing that their homes do not meet community standards and are in need of repair, as appropriate.

Landscaping and Landscaping Maintenance: Individual owners shall be responsible for the maintenance of all trees, plants, shrubbery, and landscaping effects. The Association will notify an owner that their landscaping does not meet community standards, specifying the reason therefore requiring the owner to bring the landscaping into compliance with community standards. By way of example, but not limitation, the

Board may require an owner to remove and replace dead or diseased landscaping. Trees, bushes and other planting material must be planted at least 8-ft from main electrical boxes located on their property. FPL will remove unauthorized plantings if electrical interference should occur without notification to the owner. Fair Warning!

Swales and their Maintenance: Our Community is designed with swales so that excess water flows toward our retention ponds. Owners are responsible to maintain their own swales and to ensure that the swales are free of overgrown grass and debris. In addition, the drain pipes that are installed under our driveways must also be clear and free of debris that may block or disrupt the flow of water. Drainpipe ingress/egress openings must be clear and free of overgrown grass. Each owner must police their own swale for any blockage and remove overgrown grass/debris.

Holiday Decorations: Are permitted and must be removed within ten (10) days following the holiday.

Garage Sales: Are permitted at owners discretion. LLHOA holds two (2) yard sales annually; in the Spring and Fall of each year. This is at no cost to the owner, and is open to the public. LLHOA will publish this in the Press Journal at no cost to the owners.

Hurricane Shutters: Installation of hurricane shutters are permitted over window and door openings during the threat of a hurricane. Shutters must be removed no later than two weeks after the hurricane warning are cancelled for this area by governmental authorities.

Garbage/Trash Containers: All garbage/trash containers must be stored out of sight so that they are not visible from any adjoining lot or any street. There shall be no burning of trash or other waste material. Loose

boxes, and packing material etc., must be enclosed into a plastic bag or trash can and secured from the wind.

Basketball Backboards: Shall be affixed to a free standing pole and may not be affixed to any home. Basketball Backboards must not be placed on any common street or sidewalk.

Playstructures/Treehouses/Platforms: Such structure of any/like kind or nature shall not be constructed on any part of a lot/yard must get approval from the ARC before installation.

Fountains/Statures: No Statue, windmill, fountain or similar item (s) will be allowed which are visible from any street or adjoining LOT without approval from the ARC.

Vehicles; Parking and any advertising: All vehicles must be parked in the driveway or on the street, and off the “grass”. Vehicles must be parked in the direction of the flow of traffic; and not the opposite flow of traffic. Commercial advertising is not authorized in LLHOA. Owners with vehicles that display commercial advertising will be asked to remove such advertising or park the vehicle in the garage. When vehicles are parked on the swales; overtime the embankment on the street side will push/compact the earth in a downward direction toward the bottom of the swale and will eventually block any water flow. Keep vehicles off the swales.

Post Lights: All owners are to maintain the maintenance of their light post. This includes that a light post is in working order, and must have a “Solar Eye” installed on the light post. The solar eye allows for the light post to come on automatically at dusk and automatically off at dawn. Post lights may not be “relocated” without ARC approval. Owners with

inoperative lights will be contacted by the LLHOA BOD to repair light post.

ENFORCEMENT

The successful operation of our community requires the understanding and cooperation of all owners, tenants, guests, and visitors. It is therefore important that all residents, their guest, and visitors be familiar with and observe all Rules and Regulations. The Board has limited authority to enforce these Rules and Regulations and will obtain Attorney/Legal assistance if necessary. Attorney/Legal expenses/charges incurred will be the responsibility of the owner in violation. In addition, the Association may, with or without court approval and depending on the circumstances, remedy violations of these Rules and Regulations by fines and direct action. Where the Association is successful in enforcing a rule or regulation, the Association is entitled to recover all of its expenses, including attorney's fees and costs, which may constitute a lien against an owner's property.

MEMBERSHIP MEETINGS

Members have the right to attend all membership meetings and to speak at any meeting with reference to all items opened for discussion and/or included on the agenda. Members wishing to have an item placed on the agenda must do so in writing to the President at least ten (10) days prior to the schedule meeting and must be mailed by way of the USPS.

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