Lakeside Patio Homes Rules & Regulations

Living in a homeowners association can be a happy and rewarding experience. The various rules and regulations are for the purpose of protecting Association property and making community living a pleasant experience. Your cooperation is essential in order to accomplish these purposes. Common sense and consideration for your neighbors is the key to its success.

Rules & Regulations

These rules and regulations are in addition to those governing the Lakeside of Naples Residents Association, Inc. and the Documents of Lakeside Patio Homes Neighborhood Association.

General Conditions of the Rules & Regulations

1. Lakeside of Naples Residents Association, Inc. (LNRA) shall be referred to as the Master Association and Lakeside Patio Homes Neighborhood Assoc., Inc. shall be referred to as Patio Homes.

2. Nothing in these rules and regulations shall be construed to be less stringent than those presently by the Master Association. Any change to the Master Association Rules and Regulations shall govern the Patio Homes.

3. The Patio Homes Board of Directors (BOD) shall determine if there is a conflict between the Patio Homes and the Master Association Rules and Regulations.

4. Violations of the Master Association Rules and Regulations may be enforced by either the Patio Homes or by the Master Association. In no instance shall both Associations be able to enforce the same infraction against a resident of the Patio Homes.

5. Only the Patio Homes BOD may enforce Patio Homes Rules and Regulations. Procedures for enforcement are provided in the Association Documents.

6. Within the Patio Homes property, the Patio Homes BOD has the right to determine what is unsightly or a nuisance to the Neighborhood.

Miscellaneous Common Areas

1. All in ground plants are the property of the Association.

2. No one is permitted to add or remove vegetation or trim existing vegetation without the prior approval of the BOD.

LAKESIDE OF NAPLES

3. The property may be used for single-family residential living only. No trade, business, profession, or other type of commercial activity may be conducted on any part thereof.

4. No tents, trailers, shacks, or similar structures, temporary or accessory buildings or structures shall be erected or permitted to remain on site.

5. No aerial antenna, radio, television, satellite dish, or wiring shall be affixed in any manner to the exterior of any buildings on property without prior approval.

6. No vehicle may be parked in a manner that impedes traffic flow.

7. No on-street parking shall be permitted in Lakeside of Naples between the hours of 12:00 AM and 6:00 AM daily. Violators will be towed at their own expense based upon the following notification policy. The first violation will be subject to a "Warning Ticket". If there is a second violation, the vehicle will be towed away without further notification at their expense.

8. Parking on the grass is strictly prohibited. The owner is responsible for any damage to landscaping and irrigation systems. Violators are subject to being towed at their own expense.

9. No trucks, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles or vans, as determined by the BOD shall be placed, parked or stored upon any site, the Master common areas or in the Neighborhood common areas. Violators are subject to be towed at their own expense.

10. Notwithstanding the foregoing, trucks or service vehicles may be parked in Lakeside of Naples after 6:00 AM and before12:00 AM daily. Violators are subject to being towed at their expense.

11. Visitors or owners may park trucks, recreational vehicles or other motor vehicles in the Lakeside Management Office lot with a permit on weekends and between 6:00 PM and 7:00 AM weekdays. Permits must be obtained from the onsite Office and may not exceed 15 days. Only two non-consecutive 15-day permits can be issued in any one calendar year.

12. No garments or other objects may be hung from any portion of any site, including windows. No wash lines of any kind will be maintained outside an owner's Patio Home.

13. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any site, the Master Association Common Areas or the Patio Homes Neighborhood Common areas. The owners of each Patio Home may keep one (1) pet, of a normal domesticated household type such as a cat or dog. No pets are permitted in any recreation areas or the Clubhouse. Each pet owner shall be responsible for the removal and disposal of their pet body waste. The ability to have such a pet is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet which becomes a reasonable source of annoyance to other residents of Lakeside. No pets of any kind are permitted in a leased Patio Home. Animals must be leashed at all times when outside a Patio Home, and no animal shall be allowed to run loose at any time.

14. No signs or banners shall be displayed to public view, with the exception of street or traffic signs.

15. No automobile garage shall be permanently enclosed or converted to other use.

16. No rubbish, trash, garbage, or other waste materials shall be kept or permitted on any site, except in designated areas approved by the Association. Sanitary containers may not be placed outside of any site except for a reasonable period for refuge pickup.

RENTING A PATIO HOME

1. When renting a Patio Home:

- All tenants are required to be registered and approved by the Association prior to occupancy.
- A copy of the Lease Application must be submitted and transfer fees and application fees must be paid prior to Association approval.
- Tenants are the responsibility of the home owner and any action taken by the Association due to a tenant may be directed against the owner.
- The Association reserves the right to take action directly against a tenant. Such action could be an eviction. Any expense incurred by the Association, such as Attorney fees, regarding a tenant is recoverable from the unit owner.
- No Patio Home may be rented for less than 30 days, no more than three (3) times per calendar year . No lease may be longer than one (1) year in length.
- No subleasing or assignment of lease rights is allowed.
- ***Tenants are not permitted to keep pets of any kind.***
- Owners renting their Patio Home transfer any privilege to use Master Association facilities or the Patio Home property to that of their tenant. Owners may not store a vehicle in common areas while renting their Patio Home.
- An Owner's guest is the responsibility of the Owner.
- It is strongly recommended that family and friends staying at a Patio Home in the absence of the Owner be registered. This will assist them in accessing the property and save them embarrassment with the Master Association when using the facilities.
- An Owner intending to make a Lease of their Patio Homes must give to the BOD or its designee written notice at least twenty (20) days prior to the proposed transaction, together with the name and address of the proposed lessee and such other information as the BOD may reasonably require. The BOD or its designee may require the personal appearance of any lessee and his/her spouse, if any, as a condition of approval.
- All vehicle information shall be given including make, year, color, license plate number, and state. Failure to provide such information will be automatically denied approval.
- Approval – After the required notice and all information or appearances requested have been provided, the BOD or its designee shall approve or disapprove the proposed lease within fifteen (15) days. If the BOD or its designee neither approves nor disapproves within the time stated above, such failure to act shall be deemed the equivalent of approval.
- Disapproval – Approval of the Association shall be withheld if a majority of the whole BOD so votes, and in such case the lease shall not be made. The BOD may not approve a lease when the payment of assessments for that Patio Home is delinquent.

Miscellaneous

1. Garbage Tidbits…

A. Trash pick up is twice per week (Wednesdays & Saturdays). Recycle pick up is once per week (Wednesdays). Please place your container (s) on the curb or at the end of the driveway instead of on the grass (to preserve the sod and irrigation) area after 6PM the evening before scheduled pickup and remove as soon as trash pick up is completed. Owners who have electronic items for the trash should call Waste Management at (239) 252-2380 one week in advance before putting the item out for trash pick up.

2. For Sale Signs…

A. Owners are not permitted to place "For Sale" signs on common property or in their windows.

3. Storage of Miscellaneous Articles…

A. Articles belonging to homeowners may not be left or stored outdoors when not in use. This includes lawn furniture, toys, bikes, shoes, towels, etc.

4. Trucks and Other Vehicles…

A. No trucks, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles or vans shall be placed, parked or stored upon any site, the Master common areas or in the Neighborhood common areas during the hours of 12 AM & 6 AM. Violators are subject to being towed at their expense.

5. Enforcement…

A. Observation of rules infraction.

i. Should be directed to the Onsite Office preferably in writing.

ii. If infraction is currently ongoing, please direct the complaint to the Office via telephone immediately.

iii. In the event damage to the Association property occurs, cost of repairs will be automatically billed to the responsible party. An additional fine may be levied if the BOD wishes to pursue further action.

B. Procedure

i. Investigation of the complaint is a BOD responsibility. The BOD may request the Management Company to collect the information required.

ii. If infraction ***appears*** to be deliberate, no warning is necessary.

iii. BOD may take any action deemed necessary to mitigate an infraction as it sees fit.

Frequently Asked Questions

1. **What are my voting rights in the homeowner's association?**

The Owner of each Patio Home shall have one (1) vote. No vote is divisible.

2. **What restrictions exist in the association's documents on my right to use my unit?**

See Declaration for specifics. No trucks, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles or vans as determined by the Board of Directors of the Master Association or Neighborhood Association, as the case may be, shall be placed, parked, or stored upon any site, the Master Association, Common Areas, or in the Neighborhood Common Areas. Violators are subject to being towed at their expense.

3. **What restrictions exist in the association documents on leasing my unit?**

No Patio Home may be leased for a period of less than **thirty (30) days** or no more than **three (3) times per year**. No pet(s) allowed at any time.

4. **How much are my assessments to the homeowner's association for my dues and when are they paid?**

$932.00 quarterly (2020-2021 Fiscal Year).

5. **Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?**

The homeowner association is a member of Lakeside of Naples Residents Association (LNRA); therefore, each unit owner is a member of LNRA. The master association (LNRA) assessment is included in the quarterly homeowner association assessment.

6. **Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**

Included in quarterly assessment dues mentioned in #4 above.

7. **Is the homeowner association or other mandatory membership association involved in any court cases in which it may face liability in excess of $100,000.00? If so, identify each such case.**

No.

8. **How do I access the entry gate, clubhouse and clubhouse pool area?**

Stop by the onsite office (attached to the gate) Monday through Friday 8:30 am – 4:00 pm or call (239) 591-1661 to receive access cards, personal access codes and schedule an appointment for bar code installation.

Roofing Resolution

On April 30, 2019 the Members of the Patio Homes passed a resolution to discontinue funding the Roofing Reserve and return the accrued funds.

The Board of Directors/ARB Board has set forth the following parameters regarding replacing a roof in the Patio Homes Neighborhood Association.

A new roof requires a Patio Homes Roof Change Request Form to be approved by the Patio Homes Neighborhood Association and the Lakeside Management Office.

The following specifications are required for a new roof:

- Owens-Corning Products must be used
- TruDefinition Duration Shingles – Neutral Color AMBER
- WeatherLock G Granulated Self-Sealing Ice & Water Barrier
- Roofing Contractor License & Insurance

All products must be inspected by the Lakeside Staff prior to Installation and after the Underlayment is installed. Forms and information packet can be obtained from the Lakeside Management office and on the Lakeside Web-site, www.lakesideofnaples.com under the Patio Homes Tab.