

6. WEEDS IN DRIVEWAY: (Art. XII Sec.6 pg.23 Fine per day: \$25.00)

It is the homeowner's responsibility to keep driveway and walkways free of grass and weeds.

7. PALM TREES: (Art. XII Sec.6 pg.23 Fine per day: \$25.00)

The landscapers only trim palms in the front of houses when they can reach the fronds standing on the ground using a pole saw (up to approximately 12'). Dead palm fronds above this height are the responsibility of the homeowner and must be maintained. Homeowners must also maintain trees in the back of their house.

8. IRRIGATION SYSTEM: (Art. XII Sec. 12 pg.24 Fine per day: \$25.00)

Irrigation system must be maintained by homeowner (except Harbour Isle). If an irrigation head gets broken when lawns are mowed and it's determined that the reason for breakage is malfunctioning heads, it is the homeowner's responsibility to replace the head.

9. PRESERVE AREAS: (Rules & Regulations. Fine per day: \$25.00)

Never -ever - do anything to the preserve area behind or adjacent to your home. Homeowners cannot plant any flowers, shrubs or trees in the preserve area. South Florida Water Management District routinely flies over Lake Charles and inspects our preserve areas, which could also result in a heavier fine for any violations.

No dumping of yard waste in preserve areas is allowed. Violators will be fined!

10. CHAIRS AND BENCHES: (Rules & Regulations. Fine per day: \$25.00)

Chairs and benches are only allowed in the covered "loggia" or inside any walled entryway to the front entry of the home as follows:

- I. One bench or two chairs made of wood, cement or decorative metal only.
- II. Chairs and benches must be maintained in good repair. (Paint, etc.)
- III. They must be moved inside during a hurricane or tropical storms.
- IV. Plastic/Folding chairs and benches are not allowed.

11. EXTERIOR SCULPTURES & ORNAMENTS: (R&R. Fine per day: \$25.00)

Are not approved for the front of the house. If placed in the back of the house, it must be removed during a hurricane or tropical storm.

12. FLOWERPOTS: (Rules & Regulations. Fine per day: \$25.00)

Two flowerpots in front entry to residences are allowed within the covered "loggia" only or inside any walled front entry of the home as follows:

- I. Same size, color, material and style (identical). Color must be complimentary to house.
- II. No green or black plastic "nursery" pots are allowed.
- III. Living plants only. No artificial plants or empty pots allowed.
- IV. For safety reasons, make the pots as heavy as possible or anchor to prevent strong winds from blowing them around.
- V. They must be moved inside during a hurricane or tropical storms.

13. PLAYGROUND EQUIPMENT: (Art. XII Sec. 12 pg. 24 Fine per day: \$25.00)

Must apply for ARC approval.

14. FLAGS: (Rules & Regulations (+ Florida Statue 720.304) Fine per day: \$25.00)

Any homeowner may display one portable, removable US Flag or official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner portable, removable official flags, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.

No banners or windsock.

15. WATER SOFTENERS & POOL EQUIPMENT: (R & R. Fine per day: \$25.00)
With ARC approval only! Must be screened from view.

16. STORAGE SHEDS, TRAILERS, UTILITY SHEDS, SHACKS, OR OTHER STRUCTURES:
None are approved at this time. (Art. XII Sec. 13 pg. 24 Fine per day: \$25.00)

17. ROOFS: (Art. XII Sec. 6 pg. 23 Fine per day: \$25.00)
A roof must be cleaned periodically to keep them clean and mold free. It is recommended that you get on a schedule of having the roof cleaned every 2 ½ to 3 years - or sooner if needed.

18. HURRICANE SHUTTERS: (Rules & Regulations. Fine per day: \$25.00)
Installation of Hurricane Shutters requires ARC approval.
Hurricane/storm shutters are not to be used for security. Shutters can be put up a maximum of 48 hours before a storm and must be removed within 48 hours after the storm.

Homeowners who plan to be away during a hurricane season **must notify Property Management** ahead of time with the date their shutters will be up/closed. Maximum time hurricane shutters can remain up is 21 days.

19. SATELLITE DISHES: (Art. XII Sec. 7 pg. 27 Fine per day: \$25.00)
ARC approval required for dishes larger than 1 meter in size. For dishes of 1 meter or less it is recommended that location be inconspicuous.

20. SIGNS: (Art. XII Sec. 1 pg. 22 Fine per day: \$25.00)
No signs, except for Home Security and Open House signs may be erected by Lake Charles residents without approval. No signs are permitted on common property without approval of the Board of directors.
An "Open House" sign on a unit listed for sale is subject to the following limitations:

A The owner (for signs placed by Owner) or Broker or Sales Agent (for signs placed by the Broker) must be physically present on the unit property at all times during the Open House.

B. The placement of an Open House sign is limited to no more than two (2) days per week between the hours of 1:00 P.M. and 5:00 P.M.

21. LEASING AND REALES: (Art. XII Sec. 22 pg. 25 Fine per day: \$25.00)
Contact Property Management Company for required forms and instructions on all resale's and leases. A copy of a signed lease agreement must be given to Property Manager within ten (10) days of execution of the lease.

Owner must make available, copies of the Declaration, By Laws and the Association's Rules & Regulations to the buyer. It is the owners' responsibility that the lessees comply with the Governing Documents.

Units must be rented in their entirety; no fraction or portion may be rented. Units can only be occupied by one family. There will be no subleasing of units or assignments of leases unless prior written approval is obtained from the Board of Directors.

All leases shall be in writing and will be for an initial term of not less than six (6) months, except with the prior written consent of the Board of Directors. No transient tenants may be accommodating in a unit.

22. GARAGE SALE: (Rules & Regulations: Fine per day: \$25.00)
No Garage Sales allowed except for Annual Community Sale, which is held 2nd Saturday in March.

23. BUSINESS USE: (Art. XII Sec. 26 pg. 26 Fine per day: \$25.00)
No "BUSINESS" or "TRADE" may be conducted in or from any home for business if apparent or detectable by sight, sound or smell from the outside of the home. Sole discretion of this may be determined by the Board.

24. **GUNS:** (Art. XII Sec. 10 pg. 23 Fine per day: \$100.00)
The discharge of firearms including BB guns and pellet guns is prohibited. No crossbow and arrows allowed.

25. **FIREWORKS:** (Rules & Regulations. Fine per day: \$25.00)
Fireworks are illegal to use or explode in Lake Charles. They are real fire hazards to our preserves and **must not be used!**

26. **VEHICLES:** (Art. XII Sec. 2 Pg. 22 Fine per day: \$50.00)
Vehicles must be parked without blocking the sidewalk, and cannot be parked on the lawn.
Vehicles cannot park in designated "No Parking" areas.
If you have overnight guests who cannot park in your garage, or driveway, without blocking the sidewalk, get a permit to park at the Beach Club from the gatekeeper at the front gatehouse.
No trailers, [Boat, flat, cargo, or recreational] shall be parked in driveway overnight.

(Rules & Regulations. Fine per day: \$50.00)
There shall be "No Parking" of any vehicle on any street, except in emergency, in Lake Charles, between the hours of 2A.M. and 6A.M. Cars will be flagged and are subject to towing. **Adopted 01/22/07**

(Rules & Regulations. Fine per day: \$50.00)
All vehicles with commercial plates and/or business logos must be garaged.
Commercial vehicles are: (dump trucks, tow trucks with six wheels, step vans chemical tank trucks and any pickup or van openly storing materials or equipment or supplies. **Adopted 01/22/07**

(Rules & Regulations. Fine per day: \$50.00)
Unregistered or inoperable vehicles may only be parked in homeowner's garage. Not parked in driveway without registration or tags. "Inoperable Vehicles" are one or more flat tires. Without wheel(s), without a battery, up on blocks or without a current tag. **Adopted 01/22/07**

(Rules & Regulations. Fine per day: \$25.00)
Prohibit vehicles with car covers to be parked in a driveway. **Adopted 06/24/2010**

27. **SPEED LIMIT:** (Fine per incident: \$50.00)
THE MAXIMUM SPEED ALLOWED IN LAKE CHARLES IS 25 MPH. Residents are encouraged to take down license plate numbers of cars ignoring the speed limit and give information to Property Management.

28. **RECREATIONAL VEHICLES:** (Art. XII Sec. 2 pg. 22, VII Amendment amended 12/17/1996
Fine per day: \$100.00)
Cannot be stored on the premises or parked on the property overnight, unless parked entirely in one's garage-A permit can be obtained from the gatekeeper at the front gatehouse for a one night parking permit at the Island Parking Lot.

29. **GOLF CARTS:** (Rules & Regulations. Fine per day: \$100.00)
Golf Carts may only be driven by those with a **valid driver's license.**

(Rules & Regulations. Fine per day: \$25.00)
Any resident owning and riding their own personal golf cart in the community must register their golf cart with the Association. Proof of liability insurance and slow moving vehicle signs are required to be affixed to the golf cart. Golf carts driven after dark must have working headlights. **Adopted 05/14/07**

30. **MOTORIZED SCOOTERS, ROLLER BLADES OR SKATEBOARDS:** Fine per day:
Are not allowed on the tennis court, basketball court or in or around the pool area: (\$25.00)
Motorized scooters can only be driven by those with a valid driver's license: (\$25.00)

31. **BOATS:** (Art. XII Sec. 25 pg. 26 VII Amendment amended 12/17/1996
Fine per day: \$100.00)

No boats of any kind shall be permitted in either front, side or rear yard.
Paddle boats, canoes, rowboats, and electric trolling motors are approved at this time for use in our lakes. No gas motors allowed.

32. DOCKS: (Art. XII Sec. 25 pg. 26 VII Amendment amended 12/17/1996
Fine per day: \$25.00)

We have an approved dock plan, which can be picked up at the clubhouse office along with the ARC form needed for approval.

33 NUISANCES, NOISE (Art. XII Sec. 5 pg. 5 Fine per day: \$25.00)

The operation of any mechanical device designed to reproduce recorded sound, including but not limited to television, radio, tape players, CD players, DVD players, computers, and other similar devices, such that the sound that it makes can be heard on the adjacent property will be considered a nuisance for purposes of the above aforementioned section and is prohibited. In addition, any such mechanical device used outside the house must be used with earphones such that the sound produced by the device cannot be heard by anyone other than the person wearing the earphones.

34. RECREATIONAL ISLAND (Rules & Regulations. Fine per day: \$50.00 and/or Pool Suspension)

Residents and their guests must adhere to all of the Pool and Spa Rules as posted in the pool area.

There is a 4 guest limit per household member at the pool. Additional guests will be allowed with a pass issued by the office.
Adopted 061208

(Rules & Regulations. Fine per incident: \$100.00)

35. WILFULLY DAMAGING GATES \$100.00 fine for willfully damaging the gates plus twice the cost of repairs and possible prosecution if warranted per incident. **Adopted 05/14/07**

(Rules & Regulations. Fine per incident: \$25.00)

36. PARKING Leaving a vehicles in clearly marked “No Parking “ zones or using designated handicapped parking areas without the required Handicapped signs on the vehicle.

(Rules & Regulations. Fine per incident: \$50.00)

37. Amenities to impose a violation fine of \$50.00 for any member using any of the amenities where membership in good standing is required. **Adopted 12/09/2011**

RECREATIONAL ISLAND

POOL & SPA HOURS: 6:30 A.M. to Sunset (Subject to change by Board Approval)

SPA/HOT TUB RULES:

1. Recommended maximum use is 15 minutes
2. Warning: Pregnant women, children under 10 years old, people with health problems and people using alcohol, narcotics or other drugs that cause drowsiness should not use the spa without first consulting a physician.
3. Children under 12 years old must have adult supervision.
4. No glass containers or dishes of any kind within pool enclosure.
5. Shower before entering water.
6. No soap in the Spa.
7. No drinks or food in the spa or within five feet (5') of spa edges.
8. Maximum spa capacity - 17 persons.
9. Maximum water temperature is 103 degrees F.

POOL RULES:

1. **Swim at your own risk.** There is no lifeguard on duty.
2. **NO DIVING OR JUMPING INTO THE POOL.**
3. Children age 12 and under must have ADULT supervision.
4. No glass containers or dishes of any kind within pool enclosure.
5. No alcoholic beverages of any kind within pool enclosure.
6. No drinks or food in the pool or within five feet (5') of pool edges.
7. Incontinent person in diapers must wear swim diapers.
8. No running, ball playing, skates, scooters, roller blades, skateboard, bicycles or mopeds within pool enclosure.
9. Shower before entering water.
10. No large flotation devices (small personal flotation devices for safety purposes only).
11. No soap in pool
12. Bathing suits only - no shorts or cut offs.
13. No pets within pool enclosure
14. Do not remove pool furniture from within pool enclosure.
15. Maximum pool capacity - 100 persons.
16. Smoking is prohibited within the pool enclosure.
17. There is a 4 guest limit per household member.

VIOLATORS WILL HAVE POOL AND SPA PRIVILEGES SUSPENDED AND/OR BE FINED.