

LAKE CLARKE GARDENS UNIT OWNERS/RENTERS/GUEST INFORMATION

Every community needs rules and regulations for the benefit of its residents. Some of the ones listed in Lake Clarke Gardens Condominiums Documents are listed below. You will find that they contain regulations for your protection and will ensure that our community will be a clean and pleasant place to live. Please become familiar and comply with them so that we all can live together harmoniously.

UNIT OWNERS/RENTERS ARE RESPONSIBLE FOR ENSURING THAT THEIR GUESTS OBEY THE RULES AND REGULATIONS GOVERNING LAKE CLARKE GARDENS CONDOMINIUMS.

VISITORS:

1. Visitors may not stay more than thirty (30) days in any twelve (12) month period.
2. The resident/renter host, whenever possible, will accompany all guests (and children) who use Lake Clarke Gardens' recreational facilities (pool, putting green, shuffleboard courts, billiard room, exercise room etc). Roller-skating and roller blading are not allowed on Lake Clarke Gardens' property.

PETS:

Unit owners/renters or their guests are not allowed to own pets at any time in Lake Clarke Gardens. Guests are to leave their pets at home or in a kennel when visiting unit owners/renters.

UNIT OWNERS:

Are not permitted to lease/rent their unit without the Board of Directors' approval. A unit may be leased for no less than three (3) months or more than six (6) months in any twelve (12) month period.

1. Must each notify the office if their unit is to be unoccupied for a period of more than three (3) months.
2. Are required to put all garbage in secured plastic bags before depositing it in the trash chute. Cartons are to be flattened and taken to the trash room on the ground floor. Your cooperation is requested in depositing empty plastic containers (with caps removed) and newspapers in the appropriate blue or yellow recycling containers provided.
3. Should be considerate of others by limiting loud music, TV, radios, etc.
4. Are not permitted to shake rugs or mops over the railings.
5. Are each not allowed to place chairs, tables, or other articles on the walkways, nor hang articles on the balcony.
6. Are each to use the washer and dryer on his/her floor using U.S. coins for the machines. Please notify the Building Representative/Office if the equipment needs service and, if possible, post a notice on the machine that is out of order. Only in case of an out-of-order machine problem should another floor's equipment be used.
7. Are not permitted to exhibit signs in their windows, on cars, or on common grounds.

PARKING:

1. The owners of a unit have the exclusive use of one numbered space. An owner may give written permission to another person to park in the owner's assigned space by filing a jointly signed Parking Permission Form in the LCG office.
2. The unit owner/renter must display the Lake Clarke Gardens' numbered decal (issued by the Office) on the back bumper of his/her car.
3. An overnight visitor/guest is to display a pink visitor's pass hanging from the rear view mirror of his/her vehicle at all times when on Lake Clarke Gardens' grounds.
4. An overnight parking of vehicles other than cars written permission must be secured from the Board of Directors.
5. Motorcycles are not allowed on condominium property.
6. Parking by backing into spaces is not permitted except for loading and unloading in designated spaces.

ELEVATORS:

1. Are under a service contract and should be reported to the Building Representative/office if discovered out of service.
2. In an emergency, when caught in the elevator, use the telephone located in the box to call for help.

BUILDING INFORMATION:

1. Awnings and storm panels can be purchased subject to the written approval of the Board of Directors.
2. Inside a unit, including the patio, window cleaning, painting, repairs are the responsibility of the unit owner. Repairs and painting beyond a unit's interior walls are the responsibility of the Lake Clarke Gardens Association.
3. Screened porches are limited common areas; therefore, any type of alteration or hangings Over the screening must have the approval of the Board of Directors.
4. No structural change or alteration to a unit (including installation of title, corking, etc.) may be made without prior written approval by the Board of Directors.