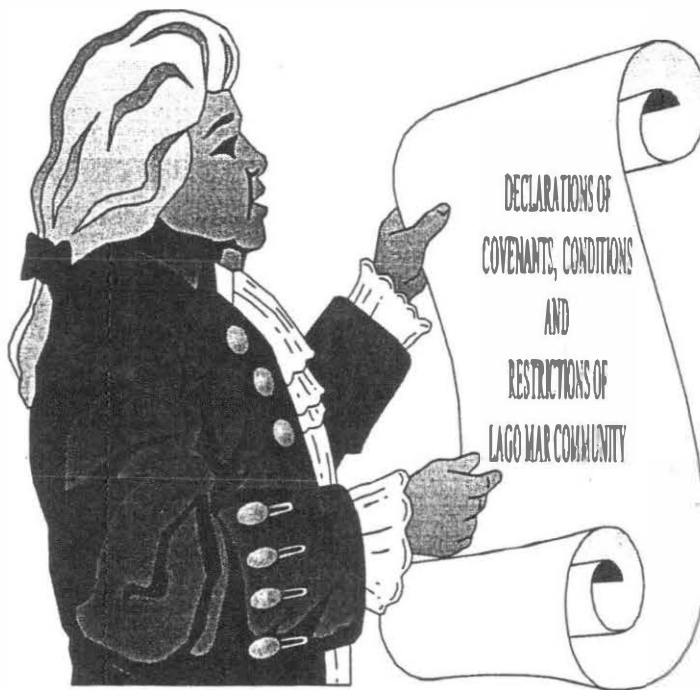


LAGO MAR COMMUNITY

RULES & REGULATIONS



LAGO MAR COMMUNITY ASSOCIATION, INC. RULES AND REGULATIONS

Maintenance by Owners

Standard of Maintenance Homeowners are obligated to maintain Front Yards, all lawns, landscaping and sprinkler systems and any property, structures, improvements shall be kept in first class, safe, clean, neat and attractive condition consistent with the general appearance. Each Owner is specifically responsible for maintaining all landscaping and improvements within any portion of a Home that is fenced.

Weeds and Refuse No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any Home. No refuse or unsightly objects shall be allowed to be placed or to remain upon any Home.

Driveway Easement. If the driveway to any Home is made of any material other than asphalt, including without limitation, concrete or concrete pavers, the Owner shall be responsible to repair any damage to such driveway, including but not limited to, any damage caused by the holder of any easement over which such driveway is constructed. Each Owner, by acceptance of a deed to a Home, shall be deemed to have agreed to indemnify and hold harmless Association and the holder of any such easement, including without limitation, all applicable utility companies and governmental agencies, their agents, servants, employees and elected officials, from and against any and all actions or claims whatsoever arising out of the use of the Common Areas and any easement or the construction and/or maintenance of any driveway in that portion of the Common Areas, easement area, or in a public right-of-way between the boundary of such Owner's Home and the edge of the adjacent paved roadway. Further, each Owner agrees to reimburse the Association any expense incurred in repairing any damage to such driveway in the event that such Owner fails to make the required repairs.

Lawn Maintenance Standards. The following maintenance standards (the "Lawn Maintenance Standards") apply to landscaping maintained by an Owner.

Trees Trees are to be pruned as needed.

Shrubs All shrubs are to be trimmed as needed.

Cutting Schedule Grass should be cut at least 24 times per year, on a regular schedule which maintains the grass in a neat and appropriate manner. The grass height should not exceed six (6) inches.

Edging Edging of all streets, curbs, beds and borders shall be performed as needed. Chemical edging shall not be permitted.

Mulch Re-mulching of beds is recommended twice per year.

Insect Control and Disease Disease and insect control shall be performed on an as needed basis.

Weeding All beds are to be weeded upon every cut. Weeds growing in joints in curbs, driveway, and expansion joints shall be removed as needed. Chemical treatment is permitted.

Holiday Lights and Other Lighting Except for a seasonal holiday lights, all exterior lighting shall require the approval of the ACC as set forth in this Declaration. The ACC may establish standards for holiday lights. The ACC may require the removal of any lighting that creates a nuisance(e.g., unacceptable spillover to adjacent lot). Christmas holiday lighting and decorations should be removed by January 31.

Removal of Soil and Additional Landscaping Without the prior consent of the ACC, no Owner shall remove soil from a Parcel, change the level of the land within a Parcel, or plant landscaping with results in any permanent change in the flow and drainage of surface water within Lago Mar Community. Owners may place additional plants, shrubs, or trees within Parcels with the prior approval of the ACC.

Animals No more than three (3) domestic house pets, dogs (other than pit-bull), cats or other common household pets may be kept in a Home (excluding small birds, or fish), provided that the presence of such animals causes no disturbance to others. Permitted pets shall be kept subject to the Dade County Ordinances and in accordance to the Rules & Regulations adopted by the Association for the keeping of pets. Pet should not be kept, bred, or maintained for any commercial purpose. Pets causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Home, Lot and Properties upon (3) days' written notice from the Association. No pet shall be "tied-out" on the exterior of the Home or Common Areas, or left unattended in a yard or on a balcony, porch or patio. No dog runs or enclosures shall be permitted on any Home. All pets shall be walked on a leash. Each owner shall be responsible for the activities of its pet(s). Pets must have proper tags and be held on a leash at all times when outside of the Home and a pooper-scooper must be used to pick-up after them. This is also a Dade County Law. However, seeing-eye dogs shall not be governed by the restriction contained in this Section.

Stables No stables, livery or barn shall be erected, constructed, permitted or maintained on any Unit.

Nuisances No nuisance or any use or practice that is a source of annoyance to others or which interferes with the peaceful possession and proper use of the units by the residents of the units shall be allowed in or about any unit. No firearms shall be discharged within Lago Mar Community. Nothing shall be done or kept within the Common Areas, Parcel, or Home which will increase the rate of insurance to be paid by the Association.

Supervision of Children Parents shall be responsible for all actions of their minor children at all times in and about Lago Mar Community.

Personal Property All personal property of occupants shall be stored within the Homes. No personal property, except usual patio furniture, may be stored on, nor any use made of, the Common Areas, Parcel or Home unless such articles are being used by Owners in accordance with the terms of any rules and regulations promulgated from time to time by the Board.

Storage No temporary or permanent utility or storage shed, storage building, tent, or other structure or improvement shall be constructed, erected, altered, modified or maintained without the prior approval of the ACC, which approval and the procedure therefor shall conform to the requirements.

Garbage Cans Trash collection and disposal procedures established by the Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Home so as to be visible from outside the Parcel.

Laundry Subject to the provisions of Section 163.04 of the Florida Statutes, to the extent applicable, no rugs, mops, or laundry of any kind, or any other similar type article, shall be shaken, hung or exposed so as to be visible outside the Home.

Basketball Fixtures A basketball hoop is permitted to be use in the driveway of a home but not attached to the house and must be maintain in a first class manner. Any games, play structures, or recreational equipment requiring erection on any part of a parcel located within the sight of the street or of any neighboring properties must have the prior written approval of the ACC. For more information refer to your Architectural Control Manual.

Control of Contractors. Except for direct services which may be offered to Owners (and then only according to the Rules and Regulations and Regulations relating thereto as adopted from time to time), no person other than an Association officer shall direct, supervise, or in any manner attempt to assert any control over any contractor of Association.

Parking

No vehicles used in business for the purposes of transporting goods, equipment and the like or any trucks or vans which are larger than one-half (½) ton shall be parked on the Property. Personal street vans, personal trucks of one-half (½) capacity or smaller or personal vehicles that can be appropriately parked within standard-sized parking stalls may be parked on the Property in areas designated for same. No vehicles of any nature shall be parked on any portion of the Property or a Unit except on the surfaced parking area thereon. No vehicle repairs or maintenance shall be allowed on the Property. No vehicles shall be stored on blocks, nor shall any vehicle parked on the Property have parts removed from such vehicle, except as may temporarily be required. Any vehicle parked in violation of these rules and regulations or other restrictions contained herein or in the foregoing Declaration, as they may be amended, may be towed by the Association at the sole expense of the Owner of such vehicle if such vehicle remains in violation for a period of 48 hours from the time a notice of violation is placed on the vehicle. The Association shall not be liable to the Owner of such vehicle for trespass, conversion or otherwise, not guilty of any criminal act, by reason of such towing and once the notice of violation is posted, neither its removal, nor failure of the Owner to receive it, shall be grounds for relief of any kind. For purpose of this paragraph, "Vehicle" shall also mean campers, mobile homes, and trailers.

Recreational and Other Vehicles

No boats, trailers of any kind or campers (motorized or towed) shall be parked on the Property, other than in a garage unless such boat or trailer is behind the front set back line of the Unit and the area of the Unit in which such boat or trailer is stored is fenced; and except, in the event that a Unit is located abutting a lake, if any, said Unit Owner shall be entitled to store one nonmotorized boat under eighteen (18) feet in the Unit's rear yard. No motorized boats or jet skis shall be permitted in the lake, if any.

Trash Removal

Dirt, trash, cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day.

Adjacent Owner Paint Obligation.

Notwithstanding the foregoing, the owner of any Home immediately adjacent to a Zero Lot Line Wall shall have the responsibility for painting the exterior surface of the wall facing such Home. This maintenance obligation does not extend to the top of the wall which faces skyward.

No Structural Change

No Owner shall cut a window or any opening in a Zero Lot Line Wall nor shall any Owner make structural changes in a Zero Lot Line Wall, including, but not limited, to , change of paint color, without the express written approval of the ACC.

Damage by Owner of Adjacent Home.

In the event that a Zero Lot Line wall is damaged by the Owner of an adjacent Home, the owner of the adjacent Home shall be responsible for repairing such in a timely manner and in accordance with the standards established by the ACC. In the absence of specific standards, the repair shall be accomplished as soon as reasonably possible, and at the sole expense of the Owner causing the damage.

Irrigation

Irrigation systems shall be maintained in such a manner so as to cause

no stains on Homes, structures or paved areas. Association may require from time to time , that the Owners adopt systems to prevent stains (e.g., automatic deionization systems).

Boundaries of Maintenance. Each Owner shall maintain the property from their Home boundary to the edge of the property. All Owners shall maintain their yards and adjoining property to the edge of adjoining roadway asphalt.

Subdivision and Regulation of Land No portion of any Home or Parcel shall be divided or subdivided or its boundaries changed without the prior written approval of Association. No Owner shall inaugurate or implement any variation from, modification to, or amendment of governmental regulations, land use plans, land development regulations, zoning, or any other development orders or development permits applicable to Lago Mar Community, without the prior written approval of the Association, which may be granted or denied in its sole discretion.

Alteration and Additions No alteration, addition or modification to a Parcel or Home, or material change in the appearance thereof, shall be made without the prior written approval thereof being first had and obtained from the ACC as required by this Declaration.

Signs No sign, flags, banner, sculpture, fountain, solar equipment, artificial vegetation, sports equipment, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed. Owners shall not display or place any sign of any character including "for rent" or "for sale" signs in the Common Areas. *An owner may display one 18" x 18" or smaller "for sale" or "for rent" sign in the window of his Home or on a post.* No other signs shall be permitted without the prior approval of the ACC..

Commercial Use No trade, business or any commercial use shall be conducted in or from any Home, except for sales offices as otherwise provided in the Documents.

Pressure Treatment Roofs and/or exterior surfaces and/or pavement, including, but not limited to, walks and drives, shall be pressure treated within thirty (30) days of notice by the ACC.

Paint Homes shall be repainted within forty-five (45) days of notice by the ACC.

Hurricane Shutters Any hurricane or other protective devices visible from outside a Home shall be of a type as approved by the ACC. Accordion and roll-up style hurricane shutters may be left closed during hurricane season (and not at any other time). Panel style hurricane shutters may be installed up to 50 hours prior to the expected arrival of a hurricane. Panel style hurricane shutters must be removed 96 hours after the storm.

Temporary Structure and Use No structure of a temporary character,

trailer, basement, shack, garage, barn or other building shall be moved to, erected on, or used on any of the lands within the Project at any time for a residence, workshop, office, storage room, either permanently or temporarily.. No canvas, pipe, or other type of carport shall be placed between the sidewalk and the front building line on any Lot. Except during delivery to homes, no commercial vehicles shall be parked in areas zoned for residential uses, including the streets adjacent to the residential Lots. No business, service, repair or maintenance for the general public shall be allowed on any Lot at any time. In order to prevent unsightly objects in and about each of the Homes in the Lago Mar Community, no gas tank, gas container or gas cylinder, except those used by portable barbecue grills, shall be permitted to be placed on or about the outside of any of the Homes or any ancillary building.

Oil and Mining Operation No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot or on the Common Open Space, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any portion of the Lago Mar Community. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted within the Lago Mar Community.

Visibility at Street Corners Notwithstanding anything to the contrary in these restrictions, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the Department of Public Works.

Garages Garage doors shall remain closed at all times except when vehicular or pedestrian access is required.

Barbecues Barbecues may be located or permitted only upon the back patio of a Home and upon such portions of the Common Open Space as are permitted, from time to time.

Lago Mar North\Heftler Homes

☐

I declare that the above violation(s) has been corrected and I understand I am not required to attend the hearing

☐

I declare that my property is not in violation(s), and I will attend the hearing scheduled for _____

☐

I wish to request an extension on the amount of days to remedy the violation(s).

This request must be received five (5) days prior to the Violation Compliance Committee hearing.

Comments: _____

PLEASE FULLY COMPLETE THIS SECTION

Violation:	Account #: 86-
Home Tel.:	Work Tel.:
Print Name:	Violation Date:
Property Address:	Mailing Address:

Owner's Signature: _____ Date: _____

PLEASE RETURN THIS FORM TO THE MANAGEMENT OFFICE

Courtesy Property Management

Attn: Desiree Gomez

13250 SW 135th Avenue

Miami, Florida 33186

Tel. (305) 254-3888 * Fax. (305) 254-3855