

BOOK OF RULES

OF

LAKWOOD AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC.

SECTION 1. Purpose of the Book. This book of rules serves to bring together all the rules and restrictions which pertain to deed restrictions within Lakewood at the Crossings.

SECTION 2. Sources. Rules are drawn from the following sources:

- a. Declarations of Covenants, Conditions and Restrictions. And the supplements thereto.
- b. Board of Directors Meeting Minutes
- c. The previous compilation of rules enacted by the Board of Directors, entitled "Answers to Most Often Asked Questions."

SECTION 3. Arrangement of this Book. Where possible, rules pertaining to the same subject are grouped together. The following broad categories are used as the titles of these groups of rules:

1. Easements.
2. Use of The Lot.
3. Improvements.
4. Animals and Pets.
5. Hedges.
6. Fences and Walls.
7. Maintenance of the Lot.
8. Signs.
9. Antennas and Satellite Dishes.
10. Common Areas.

Within these groups, each rule is preceded by the source for that rule, enclosed in <brackets>.

Also included are Fine Print Notes, in very small text, which offer some explanation as to the history of a rule, or the current interpretation of the rule.

I EASEMENTS

<Article II, Section 2>

All electrical, telephone, and other utility lines and facilities which are located on a Lot in an easement and are not owned by a governmental entity or a public utility company shall be installed in underground conduits unless otherwise approved in writing by the Architectural Control Committee.

No permanent improvement or structure shall be placed or erected upon any drainage easement. This includes, but is not limited to, fences, driveways, pools and decks, patios, air conditioning, any impervious surface improvements, utility sheds, sprinkler systems, trees, shrubs, hedges, plants or a other landscape element other than sod.

II USE OF THE LOT

<Board of Directors - Adoptive Regulation>

No major vehicle repairs allowed. Minor repairs are permitted.

<Article III, Section 8.>

No non-motorized vehicles trailer, boat, marine craft, hovercraft, aircraft, machinery, or equipment of any kind may be parked or stored on any part of any Lot, easement, sidewalk, right of way, or portion of the Common Areas, unless such object is concealed from public view inside a garage or other approved enclosure.

No commercial vehicle, machinery, or maintenance equipment shall be parked at any time within the Subdivision except for any such vehicle machinery or maintenance equipment temporarily parked and in use for the construction, repair, or maintenance of a Lot or dwelling or the Common Areas.

<Article III, Section 9>

No oil or gas operations or mining operations of any kind shall be permitted on any Lot, and no wells, tanks, tunnels, mineral excavation, or shafts shall be erected, maintained, or permitted on any Lot.

<Article III, Section 13>

No lot shall be used as a dumping ground for trash, garbage, or other waste material. Trash and garbage shall be kept in closed sanitary containers with tightly attached covers.

Trash containers shall be stored out of public view.

Trash containers shall not be placed at the curb sooner than 12 hours before the scheduled pickup time.

Building materials may be stored on a lot for the purpose of constructing improvements on the Lot, provided the construction progresses without undue delay.

III IMPROVEMENTS

<Article IV, Section 1>

No dwelling, fence, wall, solar panels, or other improvements or structures shall be commenced, erected, placed, or altered on any Lot, and no exterior addition to or change or alteration therein shall be made, until the plans have been approved by the Architectural Control Committee.

<Board of Directors - Adoptive Regulation>

Architectural Control Committee must approve all pools and screen rooms prior to obtaining county permit.

Architectural Control Committee must approve all fence relocations prior to commencing relocation. Note: some (not all) fence relocations require a permit from Seminole County. Must obtain Association approval before applying for permit.

<Article III, Section 4>

WEST OF LAKE PARK DRIVE

No structure shall be located nearer than 15 feet from a rear lot line, 5 feet from an interior side line of the Lot or 20 feet from any street side line of a corner Lot.

EAST OF LAKE PARK DRIVE

No structure shall be located nearer than 15 feet from a rear lot line, 3 feet from an interior side line of the Lot or 20 feet from any street side line of a corner Lot.

When applying this rule, the Board of Directors interprets the meaning of "structure" to be any building, shed, screen room, pool, pool enclosure, fence, playhouse, or playground equipment.

The term "street side lot line" refers to the property line of a corner lot which abuts the street, but is not the front side of the lot (the direction the house faces). Generally, this "line" is the inside of the sidewalk, unless the homeowner's title survey indicates otherwise.

<Board of Directors - Adoptive Regulation>

No structures are allowed outside of rear fences.

Basketball goals may not be attached to houses.

Basketball goals may be attached to permanently anchored (i.e., poured in concrete) poles placed in the ground.

The playing surface of the goal must face the owner's property, not the adjacent property owner, and according to Seminole County regulations, not the street. Also should note that the area between the sidewalk and the street is part of the street right-of-way, and goals in this area are prohibited by Seminole County regulations.

The Board of Directors does not require homeowners to seek permission to erect a goal, however, does strongly recommend that this be discussed with the adjoining neighbor before beginning construction.

<Board of Directors - Adoptive Regulation>

Painting of dwelling:

1. Colors changing, or scheme changing - prior approval from Architectural Control Committee required.
2. Same color, same color scheme - no prior approval needed.

IV ANIMALS AND PETS

<Article III, Section 10>

No animals, livestock, our poultry of any kind shall be raised, bred, or kept on any Lot, except that dogs, cats, or other common household pets may be kept, provided that they are not raised, bred, or kept for commercial purposes.

No more than two (2) of each species of such pets will be permitted on each Lot (including the dwelling and other structures on such Lot).

Common household pets shall be confined within a fenced area which encloses the entire backyard or within the dwelling. When a pet is not within such fenced area or within the dwelling, the pet shall be kept at all times on a leash by its owner.

The pet owner shall keep his or her Lot clean and free of all pet debris and shall not permit the pet to cause debris on other Lots or on the Common Area.

V HEDGES

<Article III, Section 11>

No hedge in excess of three (3) feet in height shall be allowed to grow nearer to the front line of a Lot than the plane of the front exterior wall of the dwelling on such Lot.

No side or rear hedge shall be more than eight (8) feet in height.

No object shall be placed, planted, or permitted to remain on any corner lot if such object obstructs any portion of a person's view from any right-of-way adjacent to the Lot.

VI WALLS AND FENCES

<Article III, Section 11>

No walls or fences of any height shall be erected or maintained nearer to the front line of a Lot than the plane of the front exterior wall of the dwelling on such Lot.

No side or rear wall or fence shall be more than eight (8) feet in height.

All fences or walls must be constructed of ornamental iron, wood, or masonry at least six (6) feet in height, and no chain link fences shall be placed on any Lot.

No owner shall maintain the portion of the outer wall of the Subdivision which abuts such Owner's Lot, in a manner inconsistent with the character of such outer wall.

This makes abutting property owners responsible for the maintenance of the inside of the subdivision wall, where the wall adjoins their property. Conversely, the Homeowners' Association is responsible for the maintenance of the outside of the wall.

<Article III, Section 13>

All fences and walls which have been erected on any Lot shall be maintained in good repair by the Owner and the occupants thereof and they shall promptly repair or replace the same in the event of partial or total destruction.

<Board of Directors - Adoptive Regulation>

Fences may not be removed.

<Article III, Section 13>

The Owner or occupants of any Lot shall construct and maintain an enclosure, which has been approved by the Architectural Control Committee, to screen any of the following from being noticeable from any street, any other Lot or any portion of the Common Areas: storage piles which are incident to the normal residential requirements of a typical family, the storage of yard equipment and the drying of clothes.

VII MAINTENANCE OF THE LOT

<Article III, Section 13>

The Owner and occupants of a Lot shall:

- a) Keep all weeds and grass thereon cut in a sanitary, healthful, and attractive manner;
- b) Shall edge curbs that run along the lines of the Lot, and
- c) Shall not use any Lot for storage of materials or equipment except for normal residential purposes or incident to construction of improvements thereon as permitted herein.

VIII SIGNS

<Article III, Section 14>

No sign, poster, advertisement, billboard, or advertising structure of any kind, other than a customary "For Sale" sign not exceeding five (5) square feet, may be erected or maintained on any Lot.

<Board of Directors, July 15, 1991>

All temporary signs placed in the common areas shall be removed after a period of not less than 48 hours. Signs not so removed will be removed by the Association without prior notice.

IX ANTENNAE AND SATELLITE DISHES

<Article III, Section 15>

No radio or television aerial wires or antenna erected on any Lot is allowed to extend above the highest point of the roof <of the dwelling on that Lot>.

Each antenna shall be located to the rear of the dwelling. No Satellite dish shall be erected or installed on any Lot unless:

- a. Such satellite dish is erected or installed and maintained solely within the imaginary lines drawn parallel from the rear side corners of the dwelling to the rear Lot line;
- b. No part of such satellite dish is erected or installed and maintained within 3 feet of the rear Lot line;
- c. No part of such satellite dish extends above the highest point of the roof of the dwelling on the Lot; and
- d. The Architectural Control Committee has approved in writing the location and installation of the satellite dish prior to its construction.

X THE COMMON AREAS

<Board of Directors - Adoptive Regulation>

No vehicular parking on the common areas. Access is restricted to foot and non-motorized traffic only. No automobiles, trucks, ATV's, motorcycles or dirt bikes may be used on the commons.

<Board of Directors - Adoptive Regulation>

No gasoline powered equipment allowed on the retention ponds.

Fenced retention ponds are restricted access. Only maintenance personnel may enter.

<Board of Directors, July 15, 1991>

All temporary signs placed in the common areas shall be removed after a period of not less than 48 hours. Signs not so removed will be removed by the Association without prior notice.