

Noise:

Add All occupants should be aware of and take necessary steps to control excessive noise.

Boats & Dock:

✓ Only watercraft belonging to Owners should be moored at the dock. Boat trailers should not be parked overnight on the premises. Please keep dock and fish cleaning areas neat and clean.

Parking:

Add 4/22 Motor homes and house or camping trailers are not allowed on common property. Owners, guests, and renters of each villa must first park in the designated space/garage for their specific villa before utilizing guest parking.

Garbage:

✓ Separated garbage and recycling bins for use by Owners, guests and renters are located on the south side of the east building. In an effort to protect and respect our beautiful environment, please recycle. A list of recyclable materials is affixed to the bins.

Tennis/Pickleball Court:

✓ Only those residing in a unit may utilize the tennis/pickleball court. Use is on a first-come, first-served basis. Please keep it free of debris, and locked once vacated. Pickleball paddles and balls are available for use in the bathroom area.

Other Provisions:

Add 4/12 Owners, guests and renters shall not hang towels, rugs, or clothing on exterior railings.

Not Grills cannot be used on any patio or lanai, and must be 15 feet or more away from any villa when in use. The patio immediately west of the pool house is specifically for grill use, and Owners should mark their grills when stored in this location.

Storage

✓ Storage for Owners of villas in buildings C & D is available on ground level of Buildings A & B. This storage is at Owner's own risk, and is intended for larger items and/or storage lockers. All items should be marked with Owner's name and villa. It is not to be used by renters.

Pool Area:

? Only those residing in a unit may utilize the Pool area. Consideration for others and appropriate behavior is anticipated and appreciated at all times. Additional pool rules are posted at the pool. No glass is permitted in the pool area. The Storage room is for use by Owners only and is for only for pool related items. Items stored will be considered for common use unless marked otherwise. Old, broken or unusable items may be periodically discarded. Please keep it and all pool areas neat and clean. Both the pool storage room and bathroom should be locked once the pool area is vacated. Add 2/17

Pets:

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Only Owners may have pets. No overnight pets are allowed for guests or renters. Pets are defined as common four-legged domesticated family pets. Pets must be under the control of its Owner at all times and must be promptly cleaned up after. One pet per villa is permitted and no pets over 50 pounds.

Signs:

Owners must have prior Board approval before putting up real estate or rental signs on the property, and will be permitted for the months of January, February and March only. Signs must be of the small (2 ft x 2 ft) metal framed push-in-the-ground type.

Speed Limit:

Maximum vehicle speed on premises is 10 mph.

Occupancy:

Owners must notify our management company who will notify the Board when a villa is rented for one month or more.

Owners should advise another resident Owner or our management company when their villa will be occupied without them being present. This info should state renter names, relationship to Owner, and expected length of stay. Add 2/19

Gulf and Bay Access:

for _____?

Add Gulf access is available by going south on Beach Road, then west on easement marked by Bauer's sign. This is a deeded access. Please stay within the 3-foot easement along the south fence. Follow the path to the stairs down to the beach. The Association is not responsible for any items left within the easement or stairs.

Bay and dock access is available by going east through the hall by the mailboxes, or east past the refuse containers along the south line of the property.

Maintenance:

Add The Association has a contract with Econo Pest Control for insect spraying inside the villas. Owners may contact them directly for villa pest issues. Renters please contact rental agent or Owner to report pest issues.

Add Damages to the common elements caused by an Owner, guest or renter will be charged to the Owner.

Add Storm preparation is the Owner's responsibility. From June 1 to November 30, please insure that all items on porches are stored indoors for impending storms unless approved shutters are closed. Each Owner may choose to give a key to the president or Board representative (in case of loss) during the storm season. *dw*

? **Add** Each Owner is to provide a key to their villa to the management company for emergency access. ~~There is a notice on the mailbox.~~

Add Villa interior, windows, sliding glass doors and contents are the Owner's responsibility.

Fees and Assessments:

Add Quarterly Association assessments and other lawful charges are to be paid as provided by Management. Delinquencies are subject to fines and legal action.

Alterations:

Add No alterations or improvements may be made to any common elements without prior approval by the Board of Directors. Owners who wish to make changes to the grounds or villa exteriors must request approval in writing, including plan description and drawings to the Board of Directors, or in their absence to our management company.

~~X~~ Adopted 02/14/2017

LEMON BAYVIEW VILLAS
5095 North Beach Road
Englewood, Florida 34223

(11) 2/13/18
Plt on
* Notice Board

? Cycled
Intro

GUIDELINES

Welcome to Lemon Bayview Villas Condominium Association (*hereinafter referred to as the "Association"*), located in Charlotte County near the Charlotte/Sarasota County line on Manasota Key. This information is designed to serve as an easy to understand reference guide for Owners, guests and renters. Implementation and enforcement of these Guidelines rests upon each Owner and the Board of Directors. Please be considerate of your neighbors and extend to them the courtesy to follow these Guidelines.

Management:

A duly elected Board of Directors governs affairs and business of the Association. Please submit questions or concerns in writing to the President of the Association. The Annual Owners' Meeting is held pool-side on the second Tuesday in February at 10 am. Meetings of the Board of Directors may be held at such time and place as determined by a majority of the directors or as called by the President.

The Association is responsible for all insurance coverage of common elements. Owners are responsible for insurance coverage of their specific villa. Renters and their guests shall hold Owners and the Association harmless for any injury, death or damage to any person or property at any time from any cause whatsoever, where such injury, death or damage occurs during the term or result of renters' occupancy.

It is recommended by the Board of Directors that all Owners register online with our management company for up to date access to their account, as well as important management information.