

**LEMON BAYVIEW VILLAS**  
**5095 North Beach Road**  
**Englewood, Florida 34223**

**RULES & REGULATIONS / GUIDELINES April 4, 2026**

Welcome to Lemon Bayview Villas Condominium Association (*hereinafter referred to as "LBVV"*), 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 tenants. 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 LBVV. Please submit questions or concerns in writing to the President of LBVV. The Annual Owners' Meeting is held pool-side in February. 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 board has created the [lemonbayviewvillas.com](http://lemonbayviewvillas.com) website for information dissemination and communications to both the property manager and the board. Please use the email templates on the website or send communications directly to [LBVVBOD@gmail.com](mailto:LBVVBOD@gmail.com).

**Insurance:**

LBVV is responsible for all insurance coverage of common elements. Owners are responsible for insurance coverage of their specific villa. Tenants and their guests shall hold Owners and LBVV 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 tenants' occupancy.

**Gulf and Bay Access:**

Gulf access is available by going south on Beach Road, then west on a shared easement on the north side of the north Boulder Creek Condo fence. This is a deeded access. Please stay within the 3-foot easement along that fence. Follow the path to the stairs down to the beach. LBVV is not responsible for any items left within the easement or stairs. (See Article XIV 14.2 of the LBVV Declaration of Condominium)

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:**

LBVV has a contract for insect spraying inside the villas. Owners should contact the management company directly for villa pest issues. Tenants, please contact rental agent or Owner to report pest issues.

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

Storm preparation is the Owner's responsibility. From June 1 to November 30, please ensure 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.

Each Owner is to provide a key to their villa to the management company for emergency access.

**Fees and Assessments:**

Quarterly assessments and other lawful charges are to be paid as invoiced. Delinquencies are subject to fines and legal action. (See Article XIII, LBVV Declaration of Condominium)

**Alterations:**

No alterations or improvements may be made to any common elements without 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. (see Article VIII, LBVV Declaration of Condominium)

### **Pool Area:**

The pool area is for use by owners, guests and tenants only. 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 pool related items only. 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.

### **Signage:**

Any for sale signs and other advertisements may not be placed on LBVV property including the interior or exterior of a unit if visible from the exterior, unless pre-approved by the Board. A lawn "for sale" sign showing hours and an arrow sign will be displayed on Beach Road during Open Houses. (See Article XI, Sec. 11.5, LBVV Declaration of Condominium)

### **Speed Limit:**

Maximum vehicle speed on premises is 10 mph.

### **Noise:**

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

### **Boats & Dock:**

Only unit owners have dock privileges. Tenants are not permitted to use boat slips. Please keep the dock and fish cleaning areas neat and clean. (See Article XI, Sec. 11.11, LBVV Declaration of Condominium)

### **Parking:**

Parking options in the community are very limited. As a result, owners may park a total of two four-wheel vehicles per unit, and tenants are permitted to park only one four-wheel vehicle per unit. Commercial vehicles (except when providing service), trucks, boats, boat trailers, motor homes and/RVs are not allowed on common property.

Owners, guests, and tenants of each villa must first park in the designated space/garage for their specific villa before utilizing guest parking. (See Article XI, Sec. 11.10, LBVV Declaration of Condominium)

### **Tennis/Pickleball Court:**

The court is for use by Owners, guests, and tenants on a first-come first-served basis. Please keep it free of debris and locked once vacated.

### **Storage:**

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

### **Pets:**

Pets permitted in the community are limited to non-aggressive cats or dogs owned by unit Owners or their family members. Only one pet per unit is permitted, and no pet can weigh over 50 pounds. Tenants and guests are not permitted to have pets on condominium property. All pets shall be kept under the control of their owner at all times. No pet is to be left on the lanai or balcony when the owners are not at home. Owners must immediately clean up after their pet. (See Article XI, Sec. 11.12, LBVV Declaration of Condominium)

### **Garbage/Trash Disposal & Recycling:**

Unit Owners and occupants should not allow any garbage or trash to accumulate in places other than in receptacles. Refuse and bagged garbage shall be deposited in the designated bins located on the south side of the east building, and is for use by Owners, guests and tenants ONLY. Large items that do not fit the designated receptacles should be broken down, tied together and/or boxed. Refuse to be RECYCLED should be deposited in the Recycling bins located in the garbage disposal area. Please be aware of what items can be recycled - **NO recycling in plastic bags.** (See Article XI, Sec. 11.13, LBVV Declaration of Condominium)

## **Occupancy:**

**When an owner is not in residence it shall not be occupied by more than two adults per bedroom. (See Article XI, Sec. 11.1, LBVV Declaration of Condominium)**

Owners may not lease a unit for less than 30 days unless leasing to a family member. Owners may not lease less than an entire unit and may not sublease their unit without prior written approval of the Board. Tenants are permitted only one four-wheel vehicle. (See Article XI, Sec. 11.2 and 11.8, LBVV Declaration of Condominium)

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.

## **Sale, Lease, Occupancy or Transfer of a Unit:**

To ensure and foster compatibility and congeniality of LBVV, the Board must approve in writing all/any of the above before such sale, lease, occupancy or transfer is effective. (See Article XII, Sec. 12.3, LBVV Declaration of Condominium)

**Property management must be notified at the time a real estate agent is engaged to sell and/or rent a unit. (See Article XII, Sec. 12.2, LBVV Declaration of Condominium)**

Open Houses are restricted to Saturdays and Sundays between the hours of 12:00 pm and 4:00 pm. No Open Houses are allowed on major holidays.

The unit Owner or real estate agent are solely responsible for providing buyer with copies of LBVV Guidelines. Buyer shall supply the Board of Directors with an Affidavit acknowledging receipt of same.

## **Moving In/Out & Deliveries:**

No moves, deliveries or remodeling activities are permitted on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day or Christmas Day, with the exception of bona-fide emergencies. Moving/delivery storage containers (PODS, etc.) must remain on the delivery truck while on LBVV property. Semi-trucks (18-wheelers or any truck/trailer exceeding 30') are not allowed on LBVV property at any time.

Unit Owners are held responsible, and are liable for the costs of any damage caused during moves, deliveries and remodeling activities to the common areas (interior and exterior) or to any unit owner's personal property. Additionally, Unit Owners and/or Residents are responsible for immediately cleaning and removing any debris in the common areas caused by moves, deliveries, and remodeling activities.

**Other Provisions:**

Owners, guests and tenants should not hang towels, rugs, or clothing on exterior railings. (See Article XI, Sec. 11.7, LBVV Declaration of Condominium)

Grills cannot be used on any patio, lanai or under a building overhang, and must be 10 feet or more away from any villa when in use. Electric grills can be used, with restrictions. (See Article XI, Sec. 11.9, LBVV Declaration of Condominium)

Fireworks are not permitted to be stored or discharged on LBVV property. Firearms shall not be discharged other than for safety concerns. Smoking and vaping is prohibited on common elements. (See Article XI, Sec. 11.15-16 LBVV Declaration of Condominium)

**Enforcement of Rules & Regulations:**

These Rules and Regulations shall apply equally to Owners, their families, guests, tenants, contractors and sub-contractors. These Rules and Regulations do not purport to constitute all of the restrictions affecting the LBVV property. Reference should be made to the LBVV Declaration of Condominium. (See Article XI, Sec. 12.9, LBVV Declaration of Condominium)

**Fines:**

The Board of Directors of LBVV is authorized to enforce through legal means including, but not limited to, imposing fines for violations of these Rules and Regulations, the LBVV Declaration of Condominium, or Bylaws. (See Article XV, Sec. 15.3, LBVV Declaration of Condominium.)