

**Lakeshore Colony No. 1 Condominium Association, Inc
Brief Rules & Regulations**



Dear New Resident,

Welcome! We are so glad that you are part of our community here at Lakeshore. In this booklet you will find information that we wish we had known when we first moved in.

Although your seller, realtor or Grant Property Management may have given you some of this information, we want to make sure that all of your questions are answered. It is likely that we left something out so if you have any questions, please contact Grant Property Management 561-417-4100, one of the Board members or just ask a neighbor.

With most communities, it takes the dedication of resident volunteers to keep everything running. Feel free to volunteer for one of the many committees available. Please talk to one of our board members to find your perfect fit.

We hope you will enjoy living here as much as we do.

Revised 11/2023

The following are just a few points of which you should be aware. Kindly remember, there is no substitute for reading the Prospectus, the Summary, the Declaration of Condominium and the By-Laws which were given to owners before closing and which are available upon request.

These Rules and Regulations are simplified for ease of reading and quick understanding. They are not meant to contain all of the legal language found in the original documents nor are they meant to be all-inclusive.

Lakeshore Colony No. 1 Condominium
Rules and Regulations
For Unit Owners & Tenants

Welcome new resident! As an Owner at Lakeshore Condos we belong to two (2) associations. Maintenance and Reserve fees are to be paid by Jan 1, April 1, July 1 and Oct 1. Late fees will apply after the 15th. (Coupon booklets will be provided.)

- 1) **Lakeshore Colony No. 1 Condominium Association, Inc.** is a condominium association for 40 residences in the condo building. The address is 8200 Lakeshore Drive, Hypoluxo, FL 33462-6056. The property is managed by Grant Property Management 561-417-4100
***Current quarterly maintenance and reserve assessments:**
Two (2) bedroom \$ 1,978.00 (\$ operating + reserve fee)
Three (3) bedroom \$ 2,140.00 (\$ operating + reserve fee)

- 2) **Lakeshore Colony Masters Association, Inc.** includes the owners of all 184 properties in the Lakeshore Colony community. The address is the clubhouse, 41 S Lakeshore Drive, Hypoluxo, FL 33462. Phone (561) 582-6333 and fax (561) 562-6337.
email:Lakeshorecolonyrpm@gmail.com .
***Current quarterly maintenance fees of \$ 1,025.00**

Payable to Lakeshore Colony Master Assoc. Inc

****JUST TO RECAP - YOU ARE RESPONSIBLE FOR 2 PAYMENTS EVERY QUARTER.****
****SEE COUPON BOOKS FOR PAYMENT OPTIONS****

The Master association is responsible for anything outside of the building. Landscaping, pool, tennis courts, clubhouse, roads, front entrance and gate.

ACCESS TO THE PROPERTY

You will need to contact **Grant Property Management at 561-417-4100** to have your name and an access code programmed into our front door. In addition, you will need to contact the Master Association to have your name added to the front gate.

There is a Master Association website (lakeshorecolonymaster.com). You will need to contact Seacrest Services Management to be registered for access to the residence section. Gate codes periodically change and will be posted to the website. (Should be emailed by the Masters.)

If not given to you by previous owner, "Clicker" for the front gate can be obtained from the Master's office in our clubhouse for a small fee.

"Carefree Condominium Living" is not without care. It assumes that every unit owner and tenant will care and adhere to the rules and regulations. Florida Statutes grant to the Association the right to enforce its rules and By-laws

Implicit in buying or leasing a unit is the agreement to abide by the Lakeshore Declaration of Condominium and its By-Laws.

Unit Owners are responsible for their tenant's compliance with our rules. The Condominium Act specifically authorizes such restriction and the courts have commented on their necessity.

Your Board feels these rules are common-sensible. If a situation arises not covered by these guidelines, please ask yourself: "Would it be all right if everybody did it?"

1. **VEHICLES: MAXIMUM SPEED ON CONDO PROPERTY IS THE POSTED 15MPH.**

No commercial vehicles of any type nor any other vehicle, as outlined in the Amendment recorded in the Palm Beach Public Records in Book 5409, Page 1455; Article XII, Section 3 are allowed. There shall be no assembling or disassembling of motor vehicles except for ordinary maintenance such as change of a tire or battery. Tarps over vehicles must be fitted or tailored to fit said vehicles. The Association may adopt and implement an owner/guest vehicle identification placard or permit system in order to assist the police/sheriff's departments in exercising their responsibility to maintain public safety.

a) **PARKING:** Maximum 2 cars per unit. Space under the carport is designated for one automobile per condo owner. If you have two cars, park one outside the carport in a Condo guest parking space. There is **NO** Backing into parking spaces. There is **NO PARKING** by the front door as it is for emergency vehicles **ONLY.**

2. **SIGNS:** commercial signs, advertisements, notices or soliciting of any kind are not permitted. This includes but is not limited to "For Rent" or " For Sale" signs.

3. **NOISE:** No unit owner or tenant shall make or permit to be made any disturbing noises which interfere unreasonable with the rights, comfort or convenience of others. No noise can disturb others after 11:00 PM

a) Of the total floor area in second, third, fourth and fifth floor residences, at least 80% must be covered by carpeting or other sound-deadening material. This includes the living room, bedrooms and den.

4. **DOORS:** All Stairwell and refuse room doors must be kept closed, per fire code ordinance.

5. **APPEARANCE OF BUILDING:**

- a) No alterations are permitted to the outside of the buildings. Inside alteration plans must be submitted and approved in advance to the Board of Directors.
- b) The entrances and all of the common areas must not be obstructed for any purpose. Carriages, shopping carts, bicycles, wagons, toys, chairs, benches and like items may not be stored in these areas.
- c) No awning or canopy may be attached or hung on the condominium. Storm shutters must be approved by the Board of Directors before installation.
- d) Any window treatment which shows from the outside must be white, off-white or beige. All drapes must also have white, off-white or beige linings. Any change requires the written consent of the Board of Directors.
- e) Laundry, bathing suits, items of clothing of any type, are not to be dried from the balconies, porches or window ledges. Mops and cleaning supplies may not be hung or shaken from any of the above listed places.
- f) No plantings or landscaping may be done without the approval of the Board of Directors.
- g) Refuse and garbage must be deposited only in the dumpster provided; all garbage must be contained in plastic bags and tightly tied before disposal. Garbage chutes are located near the elevator on floors 2-5.
- h) Food and beverage may not be consumed outside of the unit except on the owner's patio or balcony.
- i) When moving in furniture please notify Grant Property Management in advance. Unit owners are responsible to install and remove the moving pads in the elevator. Moving pads are located in the lobby closet opposite the mailboxes. Front door key opens the closet door.
- j) In case of fire call 911, evacuate the building and check on neighbors who may need help.

We have a fire box pull alarms located next to stairwells on each floor. It is recommended that each unit has its own fire extinguisher.

6. **PETS:** One household dog (two cats) per unit is welcome with Board approval. It shall not exceed 25 pounds in weight at mature growth. No pets shall be kept, bred or maintained for commercial purposes. **Pet owners are warned that any household pet causing a nuisance or unreasonable disturbances shall be removed from the property upon proper written notice from the Board of Directors. Renters are not allowed to have pets.**

Every unit owner is responsible for cleaning up after his/her pet and that pet which is not cleaned up after will be considered a nuisance and face removal from the property. Pets shall be leashed **always** in **all** common areas.

LEGAL ACTIONS: Unit owners and the Condominium Association are both governed by Chapter 718.303 ("Obligations of Owners") of the Florida Statutes. In the event that these rules and regulations are violated, it will be necessary to take legal action. Legal fees and court costs can and will be assessed against owner.

7. **SALES & LEASING:** The sale, lease or transfer of a condominium is restricted and controlled. All sales and leases must be submitted to Grant Property Management and are valid only when approved by the Board. A \$150.00 fee (adopted July 2013) payable to the association at the time of application. Application and fee must be submitted to Grant Property Management at least thirty (30) days before expected move in-date.

Guest may use a unit in the owner's absence for only 60 days per calendar year.

NO DAILY, WEEKLY or MONTHLY rentals or leases are permitted. No portion of a residence, such as a bedroom, may be rented or leased at any time for any length. Renting or leasing of a residence must be done for a **minimum of three months** and an owner can only rent twice a year. In addition, a property must be owned a minimum of two years before it can be rented or

leased to a second party. Occupancy may not exceed a group of **four (4)** non related members who maintain a common household in the dwelling. All rental properties must be registered with the Association which requires a fee of **\$150** (this fee is required for every lease regardless if it is a return lessee). All potential renters must complete prior to approval and occupancy, the new resident kit and application for occupancy. Information provided will be subject to a background check and approval. All such expenses will be paid by the owner or renter. The Unit owner shall pay the Condo Association for any damage which might occur by the Lessee.

All rental properties must also be registered with the Town of Hypoluxo, Florida pursuant to Chapter 14 in the Code of Ordinance. This includes paying the required fees and business registration. In addition, owner must also register with the constitutional tax collector serving Palm Beach County, FL to comply with all county rental rules and regulations, Failure to do so may result in fines and penalties from the association and the respective government agencies. Owners must follow all local and state regulations for rental property. Not following any State or Federal regulation will be deemed a violation of the Condo Association rules and By-Laws.

9. **KEYS:** The Board of Directors or its representative has the right to enter into any unit in case of emergency in accordance with Florida Statute 718.111. This requires that keys to all units be supplied to the Board. Locks may not be changed without written consent of the Board of Directors. Upon consent, the new key must be provided to the Board. It is extremely important that we have these keys for emergency purposes.

10. **ARCHITECTURAL REVIEW FORMS:** Architectural forms are required for any renovations inside your unit. This form is available through Grant Property Management and must be submitted and be approved by Board of Directors before any work can be scheduled. In addition, there is a damage deposit of \$1000 (to be held in a non-interest bearing account) to be submitted with the application prior to commencement of renovations. This will be used as an offset to any damage which might occur by the renovations. This deposit will be returned if no damage has occurred. If damage has occurred in excess of the \$1000 deposit, the unit owner shall promptly pay any excess costs. Exterior renovations (ie Windows and Shutters) require the approval of both the Masters and the Condo Association)

The Master association is responsible for anything outside of the building. Landscaping pool, tennis courts, clubhouse, roads, from entrance and gate.

CLUBHOUSE:

- * Only Lakeshore residents are allowed to reserve the clubhouse.
- * Non-party events are for Lakeshore Colony Master Association residents **ONLY.**
- * Each owner reserving the clubhouse is responsible for all damage to the facility and are responsible for all their guests including residents of Lakeshore Colony.
- * The workout area is open to all owners during any clubhouse reservation.
- * Office hours are Monday- Friday 9am to 12pm. (Subject to change).
- * The Association may require a deposit if we believe it to be appropriate and necessary.

SWIMMING POOL RULES:

The pool and pool deck are for the private use of Resident Owners, tenants and their guests. Users of the pool and pool deck do so at their own risk. Pool hours are from 7am to 9pm. **THERE IS NO LIFEGUARD ON DUTY AT THE POOL OR SPA.** Anyone using the facilities does so at his/her own risks.

- a) Guests may use the facilities with the permission of the unit owner
- b) Children under twelve (12) must be supervised in the pool area by an adult at all times.
- c) Beverages should be in paper, plastic or metal container.
- d) No running, jumping, diving or playing sports in the pool area.
- e) Infants are to wear appropriate swim wear diapers.
- f) Safety equipment should only be used for emergency purposes.
- g) Umbrellas must be lowered & tied after use. Please do not raise on windy days.
- h) There is a **NO SMOKING** in the Pool area. There is **NO SMOKING** in the Gazebo area due to the fire hazard.
- i) Chairs, tables and umbrellas shall be left in their orderly position. No moving outside pool area or to the gazebo.

NOTE: The pool controls or any elements of the heating system are not to be touched by pool users. In the event of a problem contact Maintenance staff, or Seacrest Services Management.

TENNIS/PICKLE BALL COURT RULES:

Proper footwear is required. Tennis and pickle ball etiquette and rules should be observed at all times. Again, only Permitted Users and their guests may use the courts. While the courts are generally under used, players should be respectful of others wishing to play. Casual player(s) shall relinquish courts to leagues.

GENERAL INFORMATION

* Problems or concerns about your unit contact Grant Property Management at 561-417-4100.

* Mail comes generally early afternoon, box for outgoing mail is provided.

* Trash pick up is Monday, Wednesday and Friday. Recycle pick up is Monday & Thursday.

* Trash room is on the 1st floor with chutes located on the 2nd, 3rd, 4th and 5th floor.

* **Recycle bins are located in the trash room and labeled as to contents. Main things to remember are cardboard boxes must be flattened and broken down so they fit entirely in the recycle bin. WM will not take them if they are not completely in the recycling bins. Plastic lids are recyclable if screwed onto containers. Containers must be rinsed out. Nothing should be bagged. NO GROCERY BAGS in any recycle bin. Plastic grocery bags and foam egg cartons can be recycled at Publix. PLEASE NOTE WASTE MANAGEMENT WILL NOT TAKE THESE ITEMS IF DISPOSED IMPROPERLY.**

* There is no placing large items in the dumpster. If you have large items, i.e. appliances and furniture, call Waste Management to arrange for a bulk pick up. The phone number and special instructions for Waste Management is located on the side door of the trash room. These items cannot be placed out for pick up until the night before. The household hazardous waste drop off location is 1810 Lantana Rd, Lantana.

* Basic Cable service is provided in your Master Association fee.

Important Numbers:

- * **City of Lantana Police** provides our police security. Non emergency Police: (561) 540-5701
- * **Boynton Beach Fire Department** provides fire and rescue services for our community. Non emergency (561) 742-6600
- * **Comcast Xfinity** the Master association has a bulk service package for cable TV with Comcast. It provides basic service for all residents and is included in the quarterly maintenance fee paid by all owners. Included is one free HD cable box and two free DTA devices for additional room per resident. An extensive line-up of channels are provided, including HD and local channels Program Guide, On Demand and music channels. Residents must set up an individual account with Comcast for the service. The Boca Raton Service Center at 7201 N Federal Hwy, Boca Raton, FL 33487 handles the Lakeshore Community. (800) 934-6489. Premium channels and equipment (DVR's) are an extra charge. Internet services are not included.
- * **Seacrest Services** (Masters Association Management) 561-656-6310.
- * **Grant Property Management** (Condo Association Management) 561-417-4100
- * **City of Boynton Beach** provides the sewer utilities for Lakeshore. Sewer is included in your condo assessments. However, if you should need to contact the sewer department: (561) 742-6400.
- * **City of Manalapan** - Provides water to Lakeshore. 561-383-2543.
- * **US Post Office** - Boynton Beach; 217 N Seacrest Blvd; (800) 275-8777
- * **US Post Office** - Lantana located at 201 W Ocean Ave, Lantana, FL 33462 (561) 357-7864.
- * **Waste Management** of Palm Beach provides our garbage and recycling. (561) 547-4000.
- * **Florida Power & Light** (561) 697-8000 x-312.
- * **Town of Hypoluxo** (561) 582-0155.
- * **Palm Beach County Library System:** www.pbclibrary.org
- * **Nearest Hospital;** Bethesda Hospital East; 2815 S. Seacrest Blvd, Boynton Beach, FL 33435 (561) 737-7733
- * **Palm Beach County Assessors:** 561-355-2866 301 North Olive Ave; Governmental Center; West Palm Beach FL 33401 (To apply for Homestead Exemption)

Guidelines for Remodeling

PLEASE CONTACT

Grant Property Management at 561-417-4100

FOR COMPLETE RULES AND REGULATIONS REGARDING CONSTRUCTION.

General Rules

- * A "**CONTRACTOR WORK APPROVAL FORM**" must be completed and submitted to Grant Property Management prior to commencement of work.
- * Detailed plans and statement of work submitted to Lakeshore Board for approval prior to commencement of work.
- * A remodeling deposit in the amount of \$1000 must be submitted
- * Work to be done by a licensed and insured contractor.
- * Required building permits.
- * Work to be done only Monday- Friday from 8:00am to 5:00 pm. Saturday 9:00am to 1:00pm.
NO CONSTRUCTION OR MOVING ON SUNDAY AND HOLIDAYS.
- * All construction vehicles must park in visitor parking or off site. Parking is not allowed in front of the building entrance except to load/unload material.
- * Drop cloths or painters papers to be used in common areas and cleared daily.
- * Common areas are not to be blocked and kept clean.
- * Contractor must clean up debris daily and bring in dumpster.
- * Contractor is responsible for the repair or payment of repair to any damage done to the common area, including but not limited to repainting walls and catwalks.
- * No construction debris is to be put in our dumpster.

REMOVING OR CHANGING WALLS OR FIXTURES

- * No common plumbing/sprinkler, electrical, cable or telephone lines which service units above or below are to be moved or changed in any manner.
- * No penetration of concrete floor/ceiling above or below unit can be made.

TILE

- * 2nd, 3rd, 4th and 5th floor unit owners who want tile must install an acceptable underlayment with an STC rating of 67-70 or more on 6' concrete slab with no suspending ceiling.
- * Area rugs **MUST** be used in high traffic areas.
- * No building permit needed, however an invoice showing purchase of underlayment including manufacturer's specs must be presented to the Lakeshore Condo Board for approval prior to any flooring change.

FRONT DOOR/Service Door

Must be per existing door using existing frame and painted the uniform color.

- * Exterior handles and peep-holes must conform with the units and be approved by the Board of Directors

I/We understand that we must abide by these rules before any remodeling can be done.

Signature of Unit Owner/Tenant

Date

Suggested Things to do when closing up your unit.

For those residents that are going to be away from your unit for an extended period of time. It is important to “close up” your unit . By following the helpful hints listed below you will reduce the risk of leaks and other disasters while you are away.

1. **Shut off your main water valve.** Check the age of the Water Heater - over 10yrs old, should replace.
2. Cover each toilet bowl with Saran wrap or cling wrap. Add 1/4 cup of bleach if you like. The covered bowl stays full for months and cleaner too.
3. **Turn off the electrical breaker to your hot water heater.** Other electric circuit breakers can be left on. Remember not to turn off the A/C circuits.
4. **Have your air conditioning system checked by a licensed A/C service person BEFORE THE BEGINNING OF THE WARM WEATHER.** An adequately charged and lubricated system will save many mildew and moisture problems later. A system free of algae build up will prevent overflow of condensation lines.
5. **Change the filter on your A/C air handler** at the beginning of each new season. A clean A/C filter helps the unit run more efficiently.
6. Set your A/C thermostat and humidistat the way you want before you leave. Write your setting on a 3X5 card and place it on the thermostat in case someone is in your unit during your absence.
7. Kitchen sink disposal. Pour 1/8 cup of lime or lemon juice down your disposal. Follow with 1/4 cup of vegetable oil and turn on the machine for a few seconds. Add another 1/4 cup of vegetable oil. The citric acid of the juice will kill most bacteria and the oil drives out water and lubricates. **PLEASE CLEAN OUT THE CONTENTS OF YOUR REFRIGERATOR AND FREEZER TO PREVENT SPOILAGE DUE TO POWER OUTAGES.**
8. Before leaving town, **PLEASE CLOSE AND SECURE YOUR HURRICANE SHUTTERS.**
9. If you are planning on leaving town for an extended period of time or the summer, please call Grant Property Management at 561-417-4100 and give them your phone number so that they may contact you in case of an emergency.

Lakeshore Condo Board Members

President: Anne Killgo

Vice President: Denise DiGirolomo

Treasurer: Doug Besecker

Secretary: Steve Katz

Director: Charlie Kersting