

Lago Lucerne Homeowners Association
4000 August Drive, Lake Worth, FL 33461

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ACKNOWLEDEMENT OF LAGO LUCERNE HOA RULES AND REGULATIONS

Welcome to the Neighborhood,

On behalf of the Board of Directors, allow us to take this opportunity to welcome you to our community. We hope you'll enjoy living here as much as we do. We would also like to make your transition into your new home easier for you by providing important phone numbers and information contained in the following pages. Please keep this on hand for future reference...you're going to need it.

We ask that you read over the following abbreviated rules and regulations before signing this acknowledgement and ask any questions that you may have of the Board representatives conducting the initial interview. Our goal is to be very clear at the beginning of this process as to what we have come to expect from one another as neighbors here at Lago Lucerne to maintain a spirit of cooperation and good neighbor policy. Also, understand that we have residents who have lived here for up to 35 years or so, and have abided by our rules and restrictions, so it is fair to expect the same courtesy from our new neighbors.

Please read and initial each of the following restrictions:

Be advised, Residents of Lago Lucerne may not be persons convicted of crimes against children, or a person convicted of a felony involving any injury to a person, bodily or otherwise.

I hereby swear that I/We have never been convicted of any such crime. A criminal background check may be enforced.

Initial _____ Initial _____

Pet Policy: Two (2) Domestic pets are permitted per household. A pet shall mean a dog or a cat weighing no more than 20 pounds upon maturity. Pets must be leashed at all times, and pets found running loose shall be reported to the Palm Beach Animal Control to be picked up and impounded. Owners of pets are responsible to clean up after their pets in order to maintain the common areas. Offensive pets may be removed by the Association after notice has been given to the owner. If after notice from the Association that the owner's pet is violating these regulations and the owner does not correct the violation, the Association shall have the right to impose a fine of \$50 against said owner.

Many of our homeowners are pet lovers and owners and respectfully follow our pet regulations. It is unfair for any new resident to violate these rules; therefore, our Pet Policy is strictly enforced, and we appreciate and anticipate your cooperation.

Please indicate any pets that will be occupying your town home here at Lago Lucerne:

| Breed | Weight | Breed | Weight |
|---------------|---------------|-------|--------|
| Initial _____ | Initial _____ | | |

Vehicles: Owners are assigned two (2) numbered parking spaces and you will be issued a yellow parking sticker corresponding with your unit number. The sticker is to be displayed on the rear window on the driver's side. If you purchase a new vehicle, be sure to ask for a new sticker. Additional parking spaces may be authorized by the Board of Directors for an additional \$30 per month per vehicle. A one-time paint fee of \$20 applies to the initial request.

The Association has the right to authorize towing of violating vehicles.

Visitor/Guests are permitted to visit or stay in a unit for a maximum period of 30 days (Per Article 11, Section 13) in any 12-month period. Guest passes are provided by the Association to the Homeowners and are to be visible from the rear window of the guest's vehicle.

Trucks over one-half ton, boats, commercial vehicles, motorcycles, trailers, motor homes, busses or any other such vehicles shall not be allowed to park overnight on areas with the confines of Lago Lucerne. Vehicle registration is requested to verify that the owners do not have a vehicle that does not comply.

All vehicles must be maintained so as not to create an eyesore to the community. Vehicles must be licensed and able to operate on their own power. NO Commercial vehicles are permitted. This includes vehicles with advertising or signs on the vehicle and vehicles of any size carrying construction tools. If you have a service issue, i.e., plumbing, a/c, etc., a work truck is permitted. Only emergency repairs such as changing of a tire or installing a battery are permitted on the premises.

Initial _____ Initial _____

Pool Parties: In the event that you plan a small party at the pool using the Association facilities, contact the Administrator at least a week in advance. You will be required to complete a Request form and a deposit may be required. All pool rules are to be enforced by you of your guests. The pool, bathrooms, deck area is to be left exactly as you find it prior to your party. All party trash is to be taken back to your unit for trash collection. Nothing but water is to be left in the pool. If necessary, thoroughly rinse down the pool deck with the hose and place furniture back in its original setting. Noise is to be kept to a minimum as to not create a nuisance and the number of guests allowed is limited. Any damages will result in a fine and possible suspension of future pool privileges.

Initial _____ Initial _____

Miscellaneous: No nuisance use or practice that is a source of annoyance to others or interferes with the peaceful possession and proper use of the unit by others shall be allowed.

No more than two (2) unrelated persons are to occupy any single unit.

Trash: Trash shall be placed in SWA approved receptacles with lids and your numerical should be placed on the receptacle so that it may be identified. Trash pickup is every Monday and Thursday morning, except major holidays such as Thanksgiving or Christmas. Recycling, trash, foliage, and bulk items are picked up on Thursday. Trash receptacles left out after 24 hours may be impounded and the homeowner will be fined \$5. Solid Waste updated collection dates and restrictions on Oct. 1, 2019.

BBQ grills shall be used in the courtyard only.

No clothes or towels or similar articles shall be hung on balconies for any purpose. You may put whatever you like within your courtyard as long as it is below the fence line. The exception would be a patio umbrella or shade screen.

Bicycles, toys or clutter shall not be left outside the courtyard at any time. It is permissible to store bicycles, etc. in the owner's courtyard. Ex: Bicycles or any clutter left outside the fence shall be impounded. If such items are impounded by the Association, the owner will be assessed a \$5 fine for their return (including trash cans that have been left on the street for 24 hours.) This is necessary to maintain the neat appearance of our community.

Pool: Owner's must accompany guests to the pool area and must obey the rules posted at the pool. Owners are responsible for controlling their guest's behavior.

No signs, flags (other than the American flag), banners, fountains, solar equipment, artificial vegetation, sports equipment, advertisement, notice or other lettering shall be displayed on any part of the unit that is visible from the outside except in accordance with the declaration.

Initial _____ Initial _____

THIS IS AN OWNER-OCCUPIED ASSOCIATION. Your unit cannot be rented or leased or used for transient accommodations at any time.

Initial _____ Initial _____

HOA FEES are due quarterly (January, April, July, October.) The current fee is \$605 which is due within the billing month. Fees not paid by the end of the billing month will result in a late fee of \$25. The Board makes every effort to contain our Association costs because we are homeowners here too. However, it is up to the discretion of the Board to increase fees as may be needed to cover improvements, repairs, maintenance and unforeseen costs. HOA FEES are minimal and our annual budget is planned accordingly.

HOA FEES cover your basic Comcast Cable Service, Landscaping and tree trimming, Pool and pool area maintenance and cleaning, Legal Representation, Administration, Pond and Irrigation system upkeep, General Common area maintenance and repair which can include items like parking lot pavement, etc., Property Insurance on the partition walls and roof of each building and the common areas of the property.

Initial _____ Initial _____

INSURANCE: Each unit owner is responsible to obtain their own property insurance (HO6) per restriction requirements. Flood insurance is not required as deemed by Palm Beach County when the flood zone maps were updated in 2017.

Initial _____ Initial _____

No owner shall permit any use or storage of any substance in a manner that will increase the Association's cost of insurance.

Initial _____ Initial _____

In the event of an emergency or necessary hurricane preparedness, you must give a **key** to your door and gate to the Association to be kept securely in a locked box in the office.

Initial _____ Initial _____

For our Warranty on our Mansards (Shingles) to be valid, there must be NO DRILLING, NO NAILS, SCREWS OR ANYTHING ATTACHED TO ANY OF THE MANSARD SHINGLES ON ANY UNIT.

If even one person alters the mansards in any way, shape or form, the ENTIRE WARRANTY could become invalid. THIS IS VERY SERIOUS.

Initial _____ Initial _____

Please note the following regarding other fees: The non-refundable Application fee payable by the new homeowner is \$100. The Estoppel fees are \$250 for a normal closing, \$350 for a rush closing, \$550 for a foreclosure closing. All fees are payable to LAGO LUCERNE HOMEOWNER'S ASSOCIATION, INC.

Maintenance fees and special assessments (including interest, late charges and costs of collection, if any) as well as unpaid charges must be paid in full before or at the closing. Normally the title company mails a check to The Association for the Estoppel fee, and the HOA fees are pro-rated between the seller and the buyer for time occupied within a quarterly billing period.

Initial _____ Initial _____

OTHER ITEMS COVERED IN THIS INTERVIEW: _____

Finally, we sincerely appreciate your desire to live at Lago Lucerne. You will find that our homeowner's take great pride in calling this community "home." It is our goal to live together in a cooperative and peaceful manner. Welcome to the Neighborhood!

Interview Conducted By:

| | | |
|-----------|-------|-------|
| _____ | _____ | _____ |
| Signature | Title | Date |
| _____ | _____ | _____ |
| Signature | Title | Date |

Applicant(s):

| | |
|-------------------|-------|
| _____ | _____ |
| Owner's Signature | Date |
| _____ | _____ |
| Owner's Signature | Date |

Phones: Name/Number: _____

Name/Number: _____

Do you agree to receive communication via email? Yes _____ No _____

Email address: _____

Second address: _____

Is this a primary or secondary home? _____

Primary address if applicable: _____

Emergency Contact Name and phone number: _____

You will be given a copy of this document for your records for future reference. The original will be retained in your file acknowledging that you have been informed of the above rules and regulations.

Updated 06/04/2020