

RULES GOVERNING LAMAR WEST

ALL HOMEOWNER ASSOCIATION COMMUNITIES, CONTAIN RULES THAT ASSURE SAFETY AND LIVABILITY IN THE COMPLEX. THE FOLLOWING IS A SYNOPSIS OF THE BASIC GUIDELINES CONTAINED IN THE ASSOCIATION COVENANTS, BY-LAWS AND JOINT USE AGREEMENT. MAKE SURE, IF YOU HAVE ANY TENANTS, THEY FOLLOW THEM AS WELL.

RESIDENT PROPERTY RIGHTS:

- Each UNIT owns their 2 parking spaces and it is for their use only.
- * **No one is to park in other private spaces without permission.**
- No vehicles are allowed on any grass area. Buried utility lines and sprinklers are in place.
- When having delivery service, please insure that they do not park on the grass.
- No double parking; visitors,(short term), may park in the guest slots by the pool area.
- * **Household pets may be kept by owners. When outside the unit, they must be fully under control by means of a leash. The owner must also be sure to clean up after the pet.**
- * **Tenants and their visitors are not allowed to have pets.**
- Boat slips, pier, and pool use have very stringent rules for safety, insurance and liability.
- * **No unsightly trash, refuse or other offensive debris/items on the patio/balconies of units.**
- Patio furniture on the grass is prohibited. Lawn maintenance service will not move anything.
- No commercial activity and no signs other than realty, 3 square feet maximum allowed.
- No loud noise or obnoxious activities of any nature that disturbs the rights of neighbors.
- No parking of disabled vehicles, camper trailers, or other unsightly vehicles. No (major) repair of vehicles.
- Parking of boats or trailers up to 20' is allowable on UNIT parking slots. Please insure that the trailer hitch is clearly visible and out of normal traffic path.

COMMON AREA ENJOYMENT (POOL-TENNIS COURT-CLUB HOUSE):

- The tennis court and pool are for residents and owners only! Guests must be accompanied by the resident/owner.
- * **No children are allowed in the pool area without adult supervision.**
- The pool and clubhouse posted rules should be read and abided by. Keep the gate closed.
- Clubhouse parking is for overflow cars of guests and NOT resident car surpluses.
- No pets allowed in pool area.

PIER, BOAT SLIPS, AND DOCK FACILITIES:

- These facilities are for the enjoyment of all residents and their accompanied guests.
- There is a no trespassing sign posted on the dock and the police are called when we see trespassers.
- Special insurance by slip owners is required to protect their tenants and other owners.
- Tenants using these facilities should check with their owners about insurance coverage.
- Keep the pier/dock walkways clean & clear of any equipment and remove when leaving.
- Authorized slip users are to employ good housekeeping rules and store necessary items (hoses, etc.,) beside their slip and out of the way of the adjoining slip owners.
- Utilities on the dock are paid by resident fees and should be used sparingly. Disconnect power cords when leaving, turn off water, and remove hoses to your slip.
- * **No children are allowed on the pier without adult supervision.**
- Do not touch any boat, lines, ropes, or attendant items at any slip.
- Boat slips may not be subleased to non-residents.

* **Indicates the rules that are most frequently violated – your attention to these items will be appreciated.**