

LAKE ST. CHARLES MASTER ASSOCIATION, INC.

RULES AND REGULATIONS

Table of Contents

Architectural Guidelines

New Construction and Modification to Existing Property

Procedure for Obtaining ACC Approval

1. Submission Procedure
2. Approval Process
3. Notification of Approval

Application for Property Improvement

Design Standards

General Design Standards

1. External Modifications
2. Paint and Stucco
3. Fences
4. Landscaping
5. Lighting
6. Irrigation Systems
7. Window Coverings
8. Window Treatments
9. Roofs
10. Driveways
11. Pools
12. Solar Panels
13. Screen Enclosures
14. Screen Doors
15. Garages
16. Docks and Retaining Walls
17. Antennae and Projections
18. Landscape Elevations
19. Temporary Structures
20. Sporting and Children's Play Equipment
21. Flagpoles

Rules and Regulations

1. Lawful Use
2. Occupants
3. Sale of Homes
4. Rental of Homes
5. Signs
6. Pets
7. Driveways and sidewalks
8. Garbage
9. Clotheslines
10. Hurricane Preparation
11. General Maintenance Rules
 - a. Lawns
 - b. Trees
 - c. Hedges
 - d. Flower and Plant Beds
 - e. Homes
 - f. Fences
 - g. Walls
 - h. Mailboxes
 - i. Roofs and Screening
12. Window Air Conditioners
13. Grills
14. Parking
15. Garages
16. Guns
17. Sporting, Recreational and Children's Play Equipment

LAKE ST. CHARLES MASTER ASSOCIATION, INC.

RULES AND REGULATIONS

ARCHITECTURAL GUIDELINES

All property within Lake St. Charles is subject to the Master Declaration of Covenants, Conditions, Restrictions, and Easements (hereinafter referred to as the "Declaration") as recorded in the official records of Hillsborough County, Florida in O.R. Book 8237, page beginning 0992. The intent of the Declaration is to reinforce harmony, enhance value and to promote the creation of an aesthetically pleasing neighborhood wherein the architectural elements reflect quality construction and consistency.

The purpose of these Rules and Regulations is to provide home buyers, homeowners, contractors and subcontractors with clear, concise guidelines and standards consistent with the intent of the Declaration. These guidelines and standards are intended to be a living document which will be modified as needed for the betterment of Lake St. Charles.

The development guidelines described in this document are minimal standards and do not include the innumerable considerations involved with every conceivable type of construction or modification to property. However, non-compliance with these guidelines may constitute grounds for disapproval of any new construction or modification to existing property.

The criteria presented in these guidelines are not intended to take precedence over any rules, regulations or requirements of any local, state or federal agency having jurisdiction over the development of this property. The approval of the Architectural Control Committee is in addition to, and does not relieve the builder or property owner of, the responsibility of complying with the rules and regulations of any and all governmental agencies. Similarly, approval by any governmental agency is not a substitute for approval of the ACC.

NEW CONSTRUCTION AND MODIFICATION TO EXISTING PROPERTY

Prior to the commencement of new construction or modification to existing property within Lake St. Charles, written approval must be obtained from the Architectural Control Committee ("ACC"). The ACC was created in Article V of the Declaration and is responsible for the adopting, promulgating, amending, rescinding and enforcement of the design standards of Lake St. Charles.

The ACC shall have the exclusive power and discretion to control and approve the construction, remodeling, or addition to any dwelling in the manner and to the extent set forth in the Declaration.

New construction is defined as the construction of a dwelling on a lot which has previously been vacant; or reconstruction of a dwelling which has been destroyed or damaged to such an extent that less than 50% of the structure remains intact.

Modifications are defined as any alteration to the lot or dwelling, but not necessarily limited to, the following: (a) expansion of the dwelling, (b) changing the exterior appearance of a dwelling, (c) installing a pool, in-ground spa, or patio, (d) installing a fence, (e) installing any accessory structure to the house, (f) changing the landscaping design of a lot, (g) adding or removing trees, (h) screening in existing patios and porches, (i) installing mailboxes, (j) installing decks, (k) installing flag poles, (l) installing or constructing children's play structures, (m) installing any type of sporting equipment, (n) installing or constructing docks, and (o) installing permanent exterior lighting.

PROCEDURE FOR OBTAINING ACC APPROVAL

No structure, exterior improvement or property change shall be constructed, erected, placed, altered or permitted until plans and specifications have been submitted and the homeowner has received approval in writing from the ACC. The following procedures and forms have been established to facilitate a response to submittals. Compliance with the Declaration and submittal to the ACC does not negate any requirements of municipal or other governmental agencies for approvals and/or permits.

If you undertake construction or modification without obtaining required written approval from the ACC, you may be subject to remedies as specified in the Articles of the Declaration. Please refer to Article V, Section 5 which states that if the Board agrees there has been exterior modifications made to a property without approval, the Board shall notify the owners by certified mail giving them 30 days to correct the situation. If corrections are not made, the Association shall have and be entitled to all rights and remedies at law or in equity.

Obtaining approval for your new construction or modification consists of 3 steps.

1. Submit 'Application for Property Improvement' and Supporting Documents to Property Management Company ("Property Manager").

Complete the '**Application for Property Improvement**' and submit it to the HOA Property Manager. Applications may be obtained from the Property Manager or at www.lakestcharles.org. Send the completed application and all supporting documentation to the Property Manager as indicated on the application form.

You must ensure the request is properly completed. The description must contain sufficient detail to support an accurate assessment of the improvement by the ACC. It must also include a survey or diagram noting the location of the modification(s). Incomplete or missing information may delay the approval process and consequently, the completion of your project.

Documentation should include:

A. A **completed Application Form**. The description section must indicate the nature, kind, shape and location of the requested change.

B. Drawings and specifications that shall be in such form, and shall contain such information, as may be reasonably required by the ACC including, but not limited to:

1. A site plan/survey showing the location of all proposed and existing structures on the Lot including building setbacks, open space, driveways, walkways, tree survey, and designation of adjacent lots, street and conservation areas, if any.
2. Foundation plan, if appropriate.
3. Floor plan, if appropriate.
4. Exterior elevations of any proposed structure and alterations to existing structure(s) as they will appear after all back filling and landscaping are completed.
5. Specification of materials, color scheme, lighting schemes, and other details affecting the exterior appearance of any proposed structure and alterations to existing structure(s).
6. Plans for landscaping and grading.
7. Paint chips/sample for the house base (main) color, house trim and front door.
8. Current color of home and color of existing shingles

2. Review and Approval/Denial of Request. by Architectural Control Committee.

The ACC will review all application requests received by the Property Manager at the monthly Master Association meeting. Applications may also be brought to the meeting by the homeowner for review at that meeting. The ACC will make every effort to approve/disapprove any request at the monthly meeting following receipt of the application by the Property Manager (i.e., within 30 days of receipt).

All applications for new construction and modification to existing property will be considered to meet the following objectives:

- A. Assure harmony of external design, materials and location in relation to surrounding buildings and topography within the Property;
- B. Preserve the value and desirability of the Property as a residential community;
- C. Be consistent with the provisions of this Master Declaration; and
- D. Be in the best interest of all Owners in maintaining the value and desirability of the Property as a residential community.

Prior to submitting your request for construction or modification, you should review this document in its entirety to ensure your request does not constitute a violation.

The ACC will reject any application which is not supported by sufficient information as outlined above. Documentation should clearly describe the proposed modification, including

accurate dimensions, samples and descriptions of materials, color samples, and a lot survey, if required showing existing and proposed improvements. Any application which does not contain sufficient information will be returned to the applicant and may be re-submitted with additional materials at the option of the property owner.

3. **Notification of Approval/Denial of Request.**

After receiving approval from the ACC, the Property Manager will notify the homeowner by letter within 7 business days. All construction and modification work must be completed within 6 months of the date the approval. If the work is not completed within 6 months of approval, the homeowner must request an extension.

Changes after approval: Should the applicant/homeowner wish to alter their approved plan, they must make written application to the ACC, i.e., send a new application with supporting documentation to the Property Manager. The ACC will consider the change at the next scheduled Association meeting.

APPLICATION FOR PROPERTY IMPROVEMENT

LAKE ST. CHARLES MASTER ASSOCIATION, INC.

**Send to: C/O L. E. Wilson and Associates, Inc.
P. O. Box 1058, Ruskin, FL 33575-1058
Phone (813) 645-1569 Fax (813) 641-1215**

ATTENTION ARCHITECTURAL COMMITTEE

The undersigned owner seeks approval of the Committee as follows:

___ Paint (color sample needs to be included – please mark which color is base/trim/accent; also indicate the color of your roof shingles)

___ ****Additions/Alterations of Existing Structure and/or Property**

___ ****Prior Additions/Alterations of Existing Structure and/or Property**

****A PLOT SURVEY SHOWING DIMENSIONS, SETBACKS, LANDSCAPING, ETC. AND PLANS SHOWING MATERIALS AND COLORS, ETC. MUST BE ENCLOSED.**

Description of Addtions/Alterations _____

The undersigned property owner hereby acknowledges and agrees that the undersigned shall be solely responsible for determining whether the improvements, alterations, or additions described herein comply with all applicable laws, rules, regulations, codes, and ordinances; including, without limitation, zoning ordinances, subdivision regulations, and building codes. The Architectural Committee shall have no liability or obligations to determine whether such improvements, alterations, and additions comply with any such laws, rules, regulations, codes or ordinances.

I agree not to begin property improvement(s) until the Architectural Committee notifies me in writing of their approval. I agree if any alteration is made other than what has been approved, the ACC has the authority to rescind the original project approval. If any alteration to the approved addition or modification is desired, contact the Property Manager to determine if an amended application must be filed and approved.

Signature of Owner _____ Date _____

Printed Name of Owner _____ Telephone Number _____

Street Address _____ LOT _____ BLOCK _____

ACTION OF COMMITTEE

___ Recommend Approval ___ Recommend Disapproval

Date _____
_____ Chairperson, Architectural Committee

THIS APPROVAL IS GOOD FOR ONLY 6 MONTHS FROM DATE APPROVED, If project is not completed within this period, request for extension must be submitted to the Property Manager.

LAKE ST. CHARLES MASTER ASSOCIATION, INC.
ACC GUIDELINES AND DESIGN STANDARDS

DESIGN STANDARDS:

All Design Standards are based on achieving:

- Conformity and harmony of external design, materials and location in relation to surrounding properties within the neighborhood;
- preservation of the value and desirability of the neighborhood as a residential community;
- Consistency with the provisions of the Declaration.

1. **External Modifications and Room Additions.** Any alteration to the existing outside appearance of the dwelling must be approved by the ACC.
2. **Paint and Stucco.** Prior approval is needed before painting the exterior of the home, even if using the same color the house was originally painted. Houses must be painted with one solid base color (i.e., houses may not be painted with more than one color). A second color may be used for the trim and, optionally, a third color for the front door. No other special painting effects such as patterns, designs, fading or highlighting are allowed. Exterior paint colors and paint schemes are to be consistent with the colors and tones of the homes with approved paint and schemes currently existing in each individual neighborhood (subdivision Plat Unit). A reference book of approved colors is available for review from the Property Manager or at the clubhouse. This book should be consulted when selecting a color to paint your house. The color of your roof shingles is an important consideration in selecting a base color. Soffit, fascia, gutters, downspouts may be painted with house base or trim colors to blend in with the house. A primer should be used on all metal surfaces. Window surfaces shall not be painted. Repairs to stucco surfaces should be made using stucco and color to match existing house color.
3. **Fences.** The Architectural Control Committee must approve all fences.
 - Fences must be wood board on board or white PVC. Black powder coated aluminum picket fences are allowed only on the rear property line of waterfront properties.
 - No fence may be higher than six feet, and must be set back a minimum of 6 feet from the front of the home on the side where the fence is placed. All fences must comply with County minimum setback regulations.
 - Fences shall be placed so that the posts shall be placed on the inside of the fence and the side without any supports shall face out from the Lot.
 - For Lots bordering the community's perimeter wall, fences along the side of the house and in the rear yard must be one (1) foot below the top of the wall at the point that it meets the wall, but not greater than 6 feet in height.
 - For waterfront lots, the fence shall be six (6) feet in height where it starts at or alongside the house and may be tapered or "stepped" at the rear corner of the house so as to be four (4) feet in height at the rear Lot line. The tapered or

stepped sections of the fence can be four, five or six feet in height as long as the fence is 6 feet high alongside the house and 4 feet high at the rear Lot line. The fence along the rear property line must be four (4) feet in height and be a wooden picket fence, white picket PVC fence, or a black powder coated aluminum picket fence.

- For conservation lots, , the fence shall be six (6) feet in height where it starts at or alongside the house and may:
 - (a) continue at the 6 foot height to the rear property line. In this case, the fence along the rear property line must be six (6) feet in height and match the fence along the side property lines, **or**
 - (b) be tapered or “stepped” at the rear corner of the house so as to be four (4) feet in height at the rear Lot line. The tapered or stepped sections of the fence can be four, five or six feet in height as long as the fence is 6 feet high alongside the house and 4 feet high at the rear Lot line. In this case, the fence along the rear property line must be four (4) feet in height and be either wood board on board, a wooden picket fence, white picket PVC fence, or a black powder coated aluminum picket fence.
- Fence coatings must be a wood tone stain or sealant and must be approved by the ACC. Fences may not be painted.

4. **Landscaping.** Any landscaping modifications, except within the contours of the existing beds, must be approved by the ACC prior to installation or modification. Plantings will be limited to ornamental/landscaping plants.

The addition of trees and large shrubbery must be submitted for approval by the ACC. Planting of trees need to be consistent in variety, species and number within the neighborhood. Food bearing trees such as fruit trees and plants are only allowed in the back yard and out of view of the general public.

Major landscaping alterations, such as waterscapes or xeriscaping, must be approved by the ACC. Landscaping or other alterations may not change, disturb, affect, or alter the drainage easements in any way.

Landscaping borders (concrete, decorative, landscaping bricks, etc.) must be approved by the ACC.

Lawn ornaments, fixtures, statuary and fountains over 4 feet high and/or 3 feet wide, or more than three in number, require ACC approval.

Any furniture in the front or side yards, except for ornamental park benches, requires ACC approval.

5. **Lighting.** All exterior lighting, including decorative post lights, requires prior approval by the ACC, except for driveway carriage lights, overhead front door lighting, motion activated security lights and low voltage landscaping lights.

6. **Irrigation Systems.** All underground sprinkler system must be in operable condition that provides coverage for the entire lot. All above ground sprinkler heads must be placed within hedges or flowering beds. Water cannot be taken from the lake or ponds to irrigate private lots.
7. **Window Coverings.** No exterior window coverings nor awnings will be permitted on the front side of the home, except certain types of hurricane type shutters. Hurricane Shutters must be approved by the ACC. Decorative window side shutters are permitted.
8. **Window Treatments.** Windows should have appropriate window treatments when visible to the general public. Security-bars are not allowed. Curtains, blinds, and interior mounted shutters are some examples of acceptable treatments. Window flower boxes are acceptable. Cardboard, plastic sheeting, and painted windows are some examples of unacceptable window treatments. Any other type of window treatment not previously mentioned requires ACC approval.
9. **Roofs.** Roofs must be repaired with appropriate, matching roofing material to those of the original house. New roofing must be submitted to the ACC for approval.
10. **Driveways.** Any alterations to the surface, color, or shape of a driveway or walkways must be submitted to the ACC for approval.
11. **Pools.** No above ground pools are permitted. Construction of in-ground swimming pools and spas must conform to the building requirements of the Covenants and be approved by the ACC. All pools must be inside a screened-in enclosure with lockable door(s).
12. **Solar Panels.** The installation of solar panels must be approved by the ACC as to the placement of the solar panels on the roof. The ACC prefers the placement not to be visible from the street, except for corner lots.
13. **Screen Enclosures.** All screen enclosures must be approved by the ACC. Front patios and front porches may not be screened-in. Any portion of the front of the house and garage may not be screened-in, except for retractable front door screens and window screens. Screened-in lanais or other backyard enclosures may not have metal (or other material) roof covering unless it appears to be an extension of the gabled roof of the house. Any such roofing must be approved by the ACC.
14. **Screen Doors.** Screen doors and security-bar doors may not be installed on front doors, or any other door in view of the general public. Retractable screens may be installed at the front door upon approval by the ACC
15. **Garages.** No garage can be permanently enclosed or converted to other use any portion of the garage may not be converted to a separate living space or room, nor an enclosure or closet greater than 6 feet square. Screens, or screen doors, of any size may not be installed on the garage door opening.

16. **Docks and Retaining Walls.** Alteration or construction of docks, ramps, retaining walls, or floating platforms require both ACC approval and LSC CDD Board approval. ACC approval should be obtained first, followed by CDD approval.
17. **Antennae and Other Projections.** Except for satellite dishes less than 1 meter (39.37”), no radio, television transmission, reception antennae, tower or structure of any kind shall be erected on any lot. Satellite dishes should be located towards the back of the home and out of sight from the street whenever possible. Satellite dishes will not be allowed within a front yard. Any roof mounted equipment other than satellite dishes requires ACC approval.
18. **Drainage Elevation Changes.** Any elevation changes, including build up or removal for drainage must be approved by the ACC.
19. **Additional Structures.** Structures such as a portable garage, carport, shack, canopy, barn, chicken coop, kennel, or other structure will not be allowed to be placed on any lot in general view of the public at any time. Any storage facility or shed must be submitted for approval to the ACC and must be shielded from the view of neighbors and the street.
20. **Sporting and Children’s Play Equipment.** Recreational equipment less than 6 feet in height may be installed in the backyard out of view of the general public. Equipment exceeding 6 feet in height must be located in the back yard, conform to county construction set backs from the property line and must be approved by the ACC. Basketball goals may not be installed on any Lot. Installation and use of any other type of equipment requires ACC approval. (See Rules regarding Sporting and Play Equipment).
21. **Flagpoles.** Installation of a flagpole and display of the United States flag is permissible and requires prior ACC approval. The following regulations apply only to display of the United States flag upon flagpoles that are designed and constructed so as to be installed in the ground.
 - Flagpole design, material, construction and location must be approved by the ACC before construction/installation.
 - The exposed portion of a flagpole may not be more than twenty (20) feet and not less than twelve (12) feet high.
 - Flagpole must be constructed of solid and sturdy metal or aluminum.
 - Flagpole must be installed in a secure fitting in the ground and be easily removable (slide out of the in ground base).
 - Flagpoles will only be allowed in the front yard and must be closer to the house than to near edge of the public street and every lot line of the lot upon which the flagpole is to be installed.
 - Maximum flag size is three (3) feet by five (5) feet.
 - Only official United States Federal, State or Armed Services related flags may be displayed upon flagpoles.
 - Homeowners must comply with United States flag display etiquette.

LAKE ST. CHARLES MASTER ASSOCIATION

RULES AND REGULATIONS

These Rules and Regulations have been approved by the Board of Directors. Residents of Lake St. Charles are also required to comply with all regulations, use restrictions and rules contained in the Master Declaration of Covenants, Condition, Restrictions and Easements, and By-Laws, for Lake St. Charles Master (Homeowners) Association, Inc.

1. **Lawful Use.** Each lot is to be used for single-family residential purposes only. Private offices may be maintained in dwellings located on any of the lots so long as such use is incidental to the primary residential use of the dwelling and there are no retail or day care operations, nor walk-in customers. Yard sales of a repetitious nature are not allowed.
2. **Occupants.** All occupants of a lot, whether or not lot owners, are required to comply with the Declaration of the Rules and Regulations for Lake St. Charles. Lot owners must notify the Board when leasing their homes and furnish to the Board the name of tenant and the length of lease. Leases shall require the occupants to comply with the Declaration and the Rules and Regulations for Lake St. Charles. Lot owners, however, remain responsible for tenant's actions.
3. **Sale of Homes.** The seller of a Lot is requested to notify the Board of the sale so the Association's records may be updated. Florida law requires the Seller of a Lot in a Homeowners' Association to furnish all Association Documents to the Buyer.
4. **Rental of Homes.** Homes can be leased only as a single-family residence for seven months or longer. Home owners must submit lease agreements and a signed application form to the homeowner's association at least 30 days before the lease starts. Rental units are to be limited to single family, and no more than 6 people for a three-bedroom home and 8 people for a four-bedroom home. Owners must lease the entire home and may not operate a boarding house or bed and breakfast out of a home. Lessors and renters may not sublease or sublet the residence.
5. **Signs.** No signs are allowed to be displayed on any lot except for one professionally lettered sign advertising the property for sale or rent not to exceed 2' x 2'. 1' x 1' signs for the purpose of informing the presence of a monitored alarm system will be allowed.
6. **Pets.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that not more than a grand total of four (4) dogs, cats or other small common conventional household pets (birds, reptiles, gerbils, hamsters) may be kept, provided that they are not kept, bred, or maintained for any commercial purposes. Such household pets must not constitute a nuisance or cause an unsanitary condition. All dogs and cats must be kept on leashes when outside of the home or confined by fences, and owners are responsible for cleaning up after pets. Any pets causing or creating a repeated nuisance or unreasonable disturbance, such as continuous and unabated or excessive noise or property damage, shall be permanently removed by the owner within fifteen (15) days upon notice by the Association.

Animals that contain 50% or more wild breed are to be considered wild animals and are not acceptable pets within Lake St. Charles. This would include, but is not limited to; Dog breeds mixed with Coyote, Wolf, or Dingo, and cat breeds mixed with Wild Cat or Lynx.

7. **Driveways and Walkways.** Homeowners are responsible for the repair and maintenance of their driveway and the walkways on their property. Homeowners are responsible for cleaning their sidewalk and keeping it free of debris. The County is responsible for repair and maintenance of sidewalks.
8. **Garbage.** All trash, garbage or other waste shall be kept in covered containers and stored out of sight from the street. Garbage containers, recycle bins and bundled yard debris may not be set out earlier than 24 hours before pickup and should be removed within 24 hours after pickup. If any garbage, yard debris, or other materials is found on a lot, the owner shall immediately remove it.
9. **Clotheslines.** No permanent clotheslines are permitted. Portable clotheslines may be used if stored in garage when not in use and under no circumstances can they be left hanging on the lot overnight.
10. **Hurricane Preparation.** Hurricane Shutters and accompanying hardware, and other hurricane preparations such as plywood window coverings should be put up only when a Hurricane is forecasted for the Lake St. Charles area, and must be removed within 5 days after the storm has passed. Trees or debris that may represent a danger during a storm should be trimmed and/or removed as soon as possible.
11. **General Maintenance Rules.** Each home, all structures and landscaping located on the lot shall be kept in good condition and repair. Such items include, but are not limited to the following:
 - **Lawns.** All lawns shall be regularly watered, mowed, edged, trimmed, fertilized, and treated for pests. Lawns that become unsightly, discolored, or damaged in any way shall be repaired in a reasonably prompt fashion. St. Augustine and Bahia lawns shall be repaired with like materials. Significant lawn damage due to drought, infestation, etc... over 4²square must be re-sod. Repairs to smaller areas of damage may be repaired with plugs or seeding.
 - **Trees.** Homeowners shall not remove or destroy oak trees which are in excess of 6" in diameter, as measured two feet from the ground without the prior written approval of Hillsborough County and the ACC. No trees, bushes, hedges, or any other plants or other objects may be placed in areas that obstruct the view of the street intersections or interfere with pedestrian traffic on sidewalks. Trees in the area between the street and sidewalk must be trimmed and maintained to a height of 7' from ground level to the leaf canopy. Bushes, plants and groundcover in the area between the street and sidewalk must be maintained at a height of 2' or less.
 - **Hedges.** All hedges and shrubbery shall be neatly trimmed and pruned. They must be kept so that they do not obstruct the view or pathway of motorists or pedestrians. No hedges may be higher than six (6) feet tall anywhere on the lot. A

group (3 or more), row or line of shrubs placed closely together will be considered a hedge.

- **Flower and Plant Beds.** Shrubs, flowers and plant beds must be maintained, mulched and weeded on a regular basis. Mulch must consist of generally accepted mulch products that are natural or synthetic products intended to appear natural. Examples of such are wood chips, shredded mulch, rock, and colored rubber products.
- **Homes.** All homes must be kept in good repair including pressure washed and painted. The paint color applied to homes must be approved by the ACC.
- **Fences.** Fences shall be kept in good condition and repaired, stained or replaced when loose, hanging, leaning, broken, warped, discolored or decayed. Fence coatings must be a wood tone stain or sealant and must be approved by the ACC. Fences may not be painted.
- **Walls.** Each homeowner is expected to maintain for cleanliness, and keep in good condition the interior portion of the community walls which face their property. These are to remain the original unpainted brick.. The CDD is responsible for repair of the wall.
- **Mailboxes.** All mailboxes and posts must be kept in good repair and be free from rot, corrosion, mildew and dirt. The standard mailbox style for the community is black, powder-coated aluminum post and brackets; black aluminum box with gold flag. The designated supplier is Creative Mailbox and Sign Designs of Tampa (Sales order #131153). Order forms are available at www.lakestcharleshoa.com. Homeowners may continue to use the old style wooden structures until replacement or major repair is necessary. It is the goal of the Lake St. Charles Master Association to complete the transition to the new mailboxes by December 31, 2015. Repairs to, and painting of, original style mailboxes and posts (wood) must be consistent with the original height, colors, and style. The original paint color formula is Beige: Weathermast Satin White (C13-I4-L20); Blue: Super Acrylic Satin A/B (B2Y17-E7Y34-V2Y14-KX12). This formula can be obtained from Color Wheel located on Hwy 301 S.
- **Roofs and Screening.** All roof and screens must be kept in good repair and condition. All worn roof and torn screens must be replaced. Discoloration and mold on roofs must be removed on a regular basis. Repairs must be with materials consistent with the colors and styles of the remaining original materials.

12. **Window Air Conditioners.** No wall or window type air condition units will be allowed, except for usage during a power outage. Units must be promptly removed following restoration of power.

13. **Grills.** Grills, if stored on the exterior of a home, must be properly screened from public view when not in use, either in a screened pool area or reasonably concealed by approved landscaping or fencing.

14. **Parking.** All vehicular parking shall adhere to the following:

- Passenger automobiles may be parked in driveways, if the number of vehicles owned by the Owner exceeds the capacity of the garage. When parking in the driveway please take care not to block pedestrian access to the sidewalk. The authorities will be notified if parked vehicles obstruct the roadway or create an unsafe traffic situation.
- House trailers, campers, trailers, motor homes, school buses, trucks, stretch limousines, commercial vehicles with over one (1) ton cargo capacity, boats or boat trailers shall not be kept, stored or parked overnight either on any street or on any Lot, except within enclosed garages or completely screened from view. However, boats, campers, and other recreational vehicles may be temporarily parked, in a non-recurring manner, on the property or the street for the purposes of preparation/cleaning for a period not to exceed 24 hours before/after use.
- There shall be no major overhaul or extended (more than one week) repair performed on any vehicle on any Lot or in the street.
- All vehicles mentioned in this section shall have currently registered license plates.

15. **Garages.** When garages are not in active use, garage doors shall be completely closed.

16. **Guns.** The unlawful use of firearms is strictly prohibited. This includes B-B guns, pellet guns, paint guns, and other firearms of all types, regardless of size.

17. **Sporting, Recreational and Children’s Play Equipment.**

- All recreational equipment of a temporary or portable nature, except basketball goals, shall not remain over-night in the front yard, side yards, or driveway of any Lot nor in view from the street. If used in view from the street, they must be placed out of view when done using said equipment. Such equipment must not interfere with public right-of-ways such as sidewalks, the street, or the driveway easement (the driveway portion between the sidewalk and street) at any time, have a clean appearance and maintained in operational condition. No equipment shall be used in a manner which promotes playing in the street.
- Temporary or Mobile basketball goals will be allowed in private driveways provided they are maintained in good working order and physical appearance, and they do not block public rightaways such as sidewalks, the street, or the driveway easement (the driveway portion between the sidewalk and street). Basketball goals should not be located so as to encourage play in the streets.
- Toys should not be left on the front and side lawns.

18. **Holiday Decorations**. All holiday decorations may be displayed 2 weeks prior to and following the end of the holiday. However, Christmas decorations are allowed 30 days before and after the holiday.