

GENERAL RULES AND REGULATIONS FOR VISTA LAKES

INCLUDING SOME ARC GUIDELINES

Categories

**NOTE: Click on links below to jump to required section
Use CTRL F to search**

Administration	Mailboxes
Architectural Review Committee	
Air Conditioners	Nuisance
Animals	
Antennae	Paint
Awnings	Parking (see Vehicle Parking)
	Pets (see Animals)
Boats (see also Vehicles, Prohibited)	Pipes/Tanks
Building Repair	Pollutants
Buildings-Temporary	Pools (see Swimming)
Business	Pruning (see Trees/Street Trees)
Cable Television	Recreation Centers/Parking Lots
Clothes Drying	Recreation Equipment
Conservation Area	Rental Restrictions
	Roofs
Design Guidelines	
Docks (see Lakes/Ponds)	Screen Enclosures
Dog Houses	Shutters
Dog Park	Signs
Drainage	Solar Equipment
Driveways	Solar Tinting
	Solariums
Easement Plantings	Solicitation
Exterior House Paint (see Paint)	Specific Assessments
	Storage Sheds
Fences	Storm Water
Flagpoles	Swimming Pools/Spas
Gardens	Tennis Combination
Gated Communities (HCCA)	Time Share Rule
Golf	Trash/Garbage
	Trash/Common Areas
Hedges	Trees
Holiday Decorations	Trellises
House Numbers	
	Underground Wire
ID Cards	
Bars	Vehicle Parking
	Vehicles-Prohibited
Lakes/Boats/Fishing/Docks	
Landscaping/Ornamentation/Maintenance	Walls
Lawns	Water Conditioners
Leasing (see Rental)	Wildlife Management
Lighting	Wood Piles

ADMINISTRATION - Billing and Collection Procedures

General Information

- a) The Board of Directors determines the regular annual Association assessment. The Board has established that the assessment shall be paid annually.
- b) To facilitate the processing of assessments and to ensure the proper crediting of your payment, please enclose your statement stub or write your account number on your check. Payments must be paid in U.S. funds. Checks without a clear identification of property address or account number may be returned. The Association will not be responsible for any late charges incurred on an account when payment has been returned for clarification for any reason.

Statements and Payments

The following information regarding statements and payments refer to all members of the Association with the exception of residents of the following Neighborhoods:

- a) All assessments are due in full on the first day of January. Dues will be delinquent after January 31ST. Late fees of 5% will be charged after January 31st.
- b) All payments are applied to the oldest owing assessments first (late charges, collection fees, etc.) and any remainder is applied to current assessments.

PAYMENTS NOT RECEIVED BY THE THIRTY-FIRST (31ST) OF JANUARY WILL BE CONSIDERED DELINQUENT.

Delinquent Accounts

- a) Payments shall be delinquent after the 31st day of January. Assessments not paid by the 31st shall be subject to a late charge of 5% and a written notice will be sent to the owner at the address of record advising of the delinquent status of the account and of the late fee.
- b) Thirty (30) days after the due date, a 10-day demand letter will be sent to the unit owner.
- c) Forty-five (45) days after the due date, the account shall be turned over to the Association attorney for collection and attorney's charges will be assessed against the account. The attorney will send a letter to the owner at the address of record advising of the delinquent status of the account and of the additional legal fees and costs that are now due and owing.
- d) Fifty (50) days after the due date, the claim of lien shall be recorded in the County Courthouse in accordance with the laws of the State of Florida. Such lien shall be for all assessments due, late charges and for attorney and/or lien fees and costs as are permitted by law. As soon thereafter as permitted by Florida law, the lien shall be foreclosed upon.
- e) Should the HOA's lien rights be destroyed or otherwise rendered unenforceable in whole or in part, then the HOA may seek a personal money judgment against the member for all assessments, costs and attorney's fees that may be due from the member, as incurred by the Association.
- f) Notwithstanding the foregoing, the Board of Directors may from time to time make exceptions or grant extensions of time to a member, when in the sole

discretion of the Board, it has been determined that extenuating circumstances exist so as to warrant such exception and/or extension, and the Board receives reasonable assurance that such monies as may be due the Association will be paid by virtue of said exception and/or extension.

- g) The foregoing policies and practices shall remain in effect until such time as they may be changed, modified or amended by a duly adopted resolution of the Board of Directors.

Specific Assessments

The Administration Fee for the Association having to maintain a homeowner's lawn shall be \$50 per occurrence. This amount will be added to the lawn service cost. The total bill for the lawn service and the administrative fee shall become a specific assessment against the homeowner's lot. The specific assessment will be levied, upon a vote of the Board of Directors, after notice to the homeowner and an opportunity for a hearing.

Change of Address

In order to change your billing address, please contact the Association in writing. It is the responsibility of the owner to keep the Association informed of the owner's current mailing address. Late charges, which are incurred because the Association did not receive written notice of an address change, will not be waived.

Sale of Home

It is the responsibility of the owner/seller to notify the escrow company/buyer that the Association must be contacted in writing seven days before the transfer of ownership is completed. The owner of record is responsible for payment of assessments until the close of escrow/transfer of ownership. Any pro-rations of assessments are done by escrow.

Enforcement Procedures

The membership, by virtue of its purchasing a property in Vista Lakes, has consented to the adoption, by the Board of Directors, of a schedule of specific fines and penalties for violations of the Declaration, the Articles of Incorporation, Bylaws and/or Association Rules and Regulations.

The Association, in its discretion, may take legal action to bring the property into compliance. All legal fees and costs incurred by the Association may be assessed to the legal owner and, if unpaid, may be the basis for a claim of lien on the property.

The current procedure for notifying homeowners of non-emergency violations is as follows:

- a) A letter is sent to the homeowner notifying them that in the event he/she is not aware, he/she has violated one of the rules and regulations of Vista Lakes.
- b) A second letter is sent if the violation is seen again by the Manager, designated staff, or a member of the Board.
- c) If the violation continues and is seen again by the Manager, designated staff, or a member of the Board, a third letter is sent to the homeowner advising him/her that the account will be turned over to the Association attorney if the violation continues. d) If the violation continues after the expiration of the time set for an appeal, the account is put on the Board agenda for Board review to decide if the account should be sent to the attorney to seek injunctive relief.

The attorney will then seek to rectify the condition by corresponding with the homeowner and by seeking injunctive relief through the court system.

If the violation is of the nature that it is difficult to detect by the Manager, designated staff or a member of the Board, three (3) complaints in writing from three (3) different units can be substituted for the violation being seen by the Manager, designated staff or a member of the Board of Directors.

ARCHITECTURAL REVIEW

No new construction or remodeling, including changes in exterior color or extensive landscaping is to occur on any lot or exterior of any home without the prior approval of the appropriate reviewing entity under the Declaration ("Reviewer"). The responsibility of architectural review is to ensure that the harmonious, high-quality image of Vista Lakes is implemented and maintained. Currently, there is no fee involved when architectural approval is applied for before work is started. Any request for architectural review filed after work is already started or completed is subject to a late filing fee as established by the Vista Lakes Board of Directors and/or subject to removal. If you have any questions as to what needs architectural approval, call the Association office during normal business hours.

AIR CONDITIONERS

No window or wall air conditioning units shall be permitted.

ANIMALS

No horses, cattle, swine, goats, poultry, fowl, or any other animals not commonly considered household pets should be kept on the properties. Under no circumstances shall any commercial or business enterprises involving the use, care or treatment of animals be conducted on the properties without the express prior written consent of the Board. No breeding for commercial or business enterprises is allowed for any animal. All pets shall be kept on a leash that is continually under the control of the owner when not on the pet owner's lot or unit. A total of four (4) pets or a total aggregate weight of one hundred fifty pounds (150) - which ever applies, is the maximum permitted.

Pets

The Vista Lakes Community Association Board has adopted policies pertaining to animal control. In recognition of the need for animal control within Vista Lakes and the residents' rights to enjoyment of Vista Lakes, procedures were defined which would provide residents with the most efficient method to handle animal problems, and a reasonable and equitable policy for the Association to use for the purpose of processing animal questions and complaints. For violations that Management cannot inspect for, i.e. unleashed pets, pooper scupper violations and barking dogs, the Board passed a ruling that three different residents from three (3) different units complaining about the same person's animal would have to submit a signed affidavit to the Association office before a violation letter could be issued to the violator.

No pets will be allowed in Vista Lakes parks, with the exception of designated dog parks, which may be constructed.

All residents must clean up after their pets.

Dog and human waste cannot be placed in community trash containers in the parks except in the Dog Parks. Residents are required to take waste home and dispose of it properly.

The Association will monitor verbal and written complaints concerning dogs off leash and/or dog waste nuisance within the covered property, including any common area, highway, street, or other public place or upon private property or premises, other than his own lot in Vista Lakes. A citation will be issued to the animal's owner if the violation is observed by the Association's staff members and, if not corrected, may result in an injunction levied against the animal's owner for such violation by the Board of Directors.

Written complaints received by the Association concerning barking dogs, pooper scupper violations and unleashed pets on private, public or common areas, will be issued a warning by the Association if the alleged nuisance has affected at least three (3) other Residents, residing on separate lots in Vista Lakes. A written statement must be submitted to the Vista Lakes Community Association along with the signatures of the other affected homeowners, stating the particulars (dates and times) of the alleged nuisance. All Residents signing the statement must be willing to testify in court, if necessary. In addition, the Association may monitor the alleged nuisance and will issue a citation to the animal's owner if appropriate.

ANTENNAE

Without the express prior written consent of the Architectural Review Committee, except as listed below, no exterior radio, television, dish antenna or other antenna or device for sending or receiving electromagnetic signals may be erected or maintained in Vista Lakes except that a master antenna system or systems may be constructed and maintained by the Declarant or the Association or their designees.

ONE METER (39.36") OR LESS ANTENNAE

No ARC approval is required. Please contact the Association office for the current guidelines.

AWNINGS

All awnings need approval of the Architectural Review Committee. Color and size must be compatible with home's exterior colors and dimensions. Metal awnings are prohibited. Awnings are only allowed in the rear of the house.

BAR-B-QUE GRILLS

Bar-B-Que grills may be allowed in the front yard but must be removed by the end of that day or end of use.

BOATS

Non motorized boats, not to exceed 14 feet, canoes and windsurfing boards are allowed in the lakes. No boats shall be parked or stored on any of the common properties or common areas or on any portion of a lot which is visible from any of the common properties or common areas or from any road or other lot within the property unless a permit is issued by the Vista Lakes Community Association to the resident. The liability for the boat, its security and subsequent insurance is the responsibility of the boat owner.

The use of internal combustion motors on boats is prohibited on the lakes and waterways. Small electric motors are allowed as long as they do not exceed 50 lbs. of thrust.

Temporary parking for the purpose of loading and unloading boats will be allowed in unit owner's driveway, provided that the owner has given prior notice to the Association Manager. Parking will be allowed up to eighteen (18) hours for the purpose of loading or unloading.

BUILDING REPAIR

No building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition, and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for the immediate commencement of repairs or reconstruction.

BUILDINGS - TEMPORARY

No tents, trailers, vans, shacks, tree houses, tanks or temporary or accessory buildings or structures shall be erected or permitted to remain on the Properties; however, the foregoing shall not restrict or prevent the construction and maintenance of temporary sales models and such other temporary facilities as are essential to the development, construction and sales of the housing facilities created, provided that such are in compliance with appropriate governmental requirements applicable thereto.

BUSINESS

Except where indicated on the Master Plan (as amended from time-to-time), no trade or business will be conducted or carried on upon the Properties or in any building or other structure erected thereon, except that an Owner or occupant residing in a unit may conduct business activities within the Unit so long as:

- (a) The existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the unit;
- (b) The business activity conforms to all zoning requirements for the Properties;
- (c) The business activity does not involve persons coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties;
- (d) The business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor. Notwithstanding the above, the leasing of a Unit shall not be considered a trade or business within the meaning of this section. This section shall not apply to any activity conducted by the Declarant with respect to its development and sale of the Properties or its use of any units which it owns within the Properties.

CABLE TELEVISION

The Declarant (or its successor or assigns) shall have the right to install, or enter into contracts for the installation of, a cable television system providing cablevision entertainment to the Residential Units. Any agreement for services may provide that basic services shall be mandatory for all Residential Unit Owners. In

connection with the installation, maintenance and operation of such systems the Declarant reserves access, installation and service easements over, across and under Common Property and Residential Property necessary to provide such cable television services to all Owners of Residential Units; provided, however, such easements shall be reasonably located by the Declarant so as to not unreasonably impair the value of use of Residential Property or the Residential Units.

CLOTHES DRYING

No portion of any of the Properties shall be used as a drying or hanging area for laundry of any kind unless the area is fully screened by fencing or landscaping from view from adjacent property and streets.

CONSERVATION AREA

If your property backs up to a conservation area, special care needs to be exercised. It is illegal to dump anything into, or disturb in any way the area beyond your lot line. This includes clearing, sodding, mowing, etc. Should you have any questions, please contact the St. Johns River Water Management District (SJRWMD).

DESIGN GUIDELINES

Treatment of the site must relate harmoniously to adjacent sites and structures that have a visual relationship to the proposed construction.

The interests of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, preservation of views, light and air, and other aspects of design which may have a substantial effect on neighboring properties.

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties, and the neighborhood setting. Compatibility is defined as harmony in style, scale, materials, color and construction details.

DOG HOUSES

Residents must have Architectural Review Committee approval if the dog house is to be visible from the street or adjacent properties.

DOG PARK

Certain areas of the community parks may be reserved for dog parks. Residents must pay a use fee and agree to be bound by dog park rules approved by the Board of Directors in order to use the Dog Park. The current rules are as follows:

- 1) Dogs must have current County Tag and Current Vista Lakes I.D. Tag.
- 2) Hours of operation are limited to park hours.
- 3) Puppies under five months and females in heat are not permitted in the park.
- 4) A handler must accompany each dog. Handlers under 12 years of age must be accompanied by an adult.
- 5) Handlers must clean up after their dog.

DRAINAGE

No changes in elevations of property subject to these restrictions shall be made which will cause undue hardship to adjoining property or be inconsistent with the approved draining plans for Vista Lakes or any part thereof.

DRIVEWAYS

All driveways shall be maintained and kept in a neat and clean condition, free of refuse and debris.

All single family detached residences shall have two (2) car garages.

All circular driveways need to be approved before any work is commenced. Driveways may not be expanded without the prior approval of the Architectural Review Committee. Pavers of any type must be pre-approved by the ARC Committee.

Driveway stains will be reviewed on a case by case basis. It will be required to remove excessive stains.

EASEMENT PLANTINGS

All plantings in the easement area, the area between the sidewalk and the curb, shall be subject to the architectural review. As a general rule, planting is limited to street trees only.

Builders are required to furnish street trees according to their contract. They must be on the approved list of trees provided by the developer. The resident is required to replace the street trees on his property after the builder warranty expires as it applies to street trees should the tree die.

FENCES AND WALLS

Please refer to architectural control guidelines.

FLAGPOLES

Yard-mounted flagpoles are not allowed in residential areas except by home builders on a temporary basis at their model home complexes, at the Vista Lakes Welcome Home Center, park areas and other ARC-approved locations. The ARC has approved the following guidelines for flags for homeowners:

1. Yard mounted flags and flagpoles are not allowed.
2. No more than ONE (1) flag may be attached to a house and no flags are allowed on the side of a house.
3. Flags, which are offensive in nature, shall not be permitted. "Offensive" includes, but is not limited to the following categories of words, expressions or depictions:
 - a. Profanity or curse words
 - b. Vulgar or obscene expressions, graphics or depictions
 - c. Language that uses insulting terms to refer to a race, sex, nationality, religion or handicap.
4. Flags mounted on the main structure of the house or garage shall be maximum of 3' x 5' or less in size.
5. All flags must be secured to a flagpole properly mounted.
6. Maximum pole length is 8'.
7. Pole must be a 45-degree angle from the vertical face of the house.
8. Pole can only be attached to the house at one point.
9. Flags must be in good condition and not torn or faded.

VEGETABLE GARDENS

The general rule is that vegetable gardens will be allowed in rear yards only. The yard must be fenced and the vegetable garden may not be visible from the street.

GATED COMMUNITIES

Vista Lakes gated Communities will not be permitted to open their gates for "Open Houses" and "Garage and Yard Sales " unless specifically approved by the Vista Lakes Board of Directors. Exceptions will be considered on an individual case basis.

GOLF

Chipping or hitting golf balls on Association property is prohibited.

HEDGES

1. Hedges that run parallel to the front of the house must remain under 18 inches in height if adjacent to the sidewalk.
2. Hedges that run perpendicular to the front of the house must remain under 4 feet in height.
3. Hedges that run perpendicular to the front of the house may not grow to impede sidewalk traffic or interfere with line of sight.
4. If trees planted in the yard are less than 10 feet apart ARC approval is required. Pruning or removal can be required if the trees grow together and look like a hedge or fence or impede sight lines.
5. Shrubs that are planted as a hedge are subject to removal or modification if they do not meet guidelines.
6. If the hedge extends within the 20 feet from the property line, the part of hedge that is within 20 feet of the property line must not exceed 4 feet in height.

HOLIDAY DECORATIONS

Outdoor holiday decorations may not be put up more than 30 days prior to the holiday and must be removed within thirty (30) days after the respective holiday.

HOUSE NUMBERS

All houses shall have the assigned numbers properly displayed. The numbers shall not be less than 5 inches in height or greater than 9 inches in height.

BARS

Bars are not permitted to be installed on the exterior of any home or business.

LAKES/PONDS

Use and Maintenance of Waterbeds

The use of all lakes and waterbodies existing or created in Vista Lakes will be in accordance with rules and regulations adopted by the Association.

Swimming

No swimming is allowed in the lakes and waterways at Vista Lakes except in case of an emergency. As like all lakes in Central Florida, the lakes and ponds in Vista Lakes may contain alligators or other wildlife.

Fishing

No fishing is allowed in the lakes and ponds of Vista Lakes, with the exception of Vista Lake and Lake Bedford. Should one of these lakes contain a fountain, the fishing is restricted 500 feet or more from the fountain. Fishing hours are from Sunrise to Sunset.

DOCKS

Individual homeowners are not permitted to erect docks on or adjacent to water bodies. The CDD or Vista Lakes Community Association (VLCA) may erect docks on CDD or VLCA owned water bodies after the dock is approved by both the Architectural Review Committee and the Board of Directors.

LANDSCAPING

Ornamentation

The Architectural Review Committee must approve the utilization of non-living objects as ornaments in the landscape. Failure to submit your plans for ornaments in the front yard to the Architectural Review Committee for approval may result in the ornaments being disapproved if they are judged to be incompatible with the design of the style and design of the Neighborhood.

Maintenance of Landscaped Areas

All landscaped areas (to the paved public right of way) shall be maintained in live, healthy and growing condition, properly watered, trimmed and edged. Any planting of grass, shrubs or trees, which become dead or badly damaged, shall be replaced with similar, sound, healthy plant materials.

The resident or builder must replace dead trees in front yards, and between the sidewalk and curb, (if still within street warranty period) with a tree that is approximately the same height as the original or minimum height of 8', whichever is less. Each resident must maintain two shade trees (one shade tree if street frontage is less than sixty feet).

Maintenance of Landscaping to Public Right of Way or Water's Edge

Any Owner, CDD or Association within the properties that has the maintenance responsibility for the property adjoining the public right of way or water body shall maintain the landscaping to the public right of way or water's edge regardless of the property boundaries on the plat unless exempted from this rule and the maintenance responsibility is borne by the Association or CDD.

A) Lake/pond banks that lie adjacent to roads or CDD property and are maintained by the Associations or CDD can be used by all members of the Association unless the area is limited to residents of a specific Neighborhood. A list of these Neighborhoods is available at the Association office.

B) The CDD maintains the common area turf around CDD owned retention ponds that have St. Augustine grass and sprinkler systems.

Maintenance of Parking Areas, Etc

All setback area, yards, walkways, driveways, parking areas and drainage swales shall be maintained and kept in a neat and clean condition, free of refuse and debris.

Weeds And Underbrush

No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon the Properties and no refuse pile or unsightly objects shall be placed or suffered to remain anywhere thereon. In the event an Owner shall fail or refuse to keep his Residential Property or Residential Unit free of weeds, underbrush, sight obstruction, refuse piles or other unsightly growths or objects, then the Association may enter upon said property and remove the same at the expense of the Owner, and such entry shall not be deemed a trespass; except, however, that the Owner shall be given ten (10) days prior written notice of such action.

LAWNS

All lawns shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses and removal of trash.

St. Augustine grass may be no higher than 6". Grass at edges may be no more than 2" from the paved edge. Grass shall be kept neatly trimmed around all stationary objects.

Causing yard clippings, debris, etc. to go down storm drains or inlets is against City Ordinance and prohibited.

If a lawn contains weeds, bare ground, or dying grass, it must be restored. Once the Association has sent a notice to a homeowner to restore their lawn, that restoration must be done within sixty (60) days from the date of the letter.

The only acceptable grass in Vista Lakes is Bitter Blue or Floratam St. Augustine.

Corner lots, where rear yards are visible from roadways and common areas, must be maintained to meet the standards of Vista Lakes. Rear yards of interior lots need to be maintained so that they meet the standard for Vista Lakes as well.

Following is the procedure for sending violations to homeowners regarding lawn maintenance:

- 1) The first letter to the homeowner will give notice of the violation. The lawn will be rechecked in seven (7) days. If the lawn is not in compliance, a second letter will be sent giving seven (7) days to correct the condition. If the condition is not corrected in the time frame, the letter will state the costs involved if the Association has to correct the condition and the fact that a lien will be assessed if the costs are not paid within thirty (30) days. Repeat offenders will be sent a seven (7) day letter (the second letter) only.
- 2) If the homeowner does not pay the amount due within thirty (30) days, the Board may levy the outstanding money owed as a specific assessment.
- 3) The attorney shall then file a lien against the homeowner for the specific assessment.

IRRIGATION

Automatic Irrigation systems and maintenance to those systems is required. Irrigation wells and pumps that draw water from the lakes or ponds are prohibited.

LIGHTING

No exterior lighting fixtures shall be installed on any residential unit without adequate and proper shielding of fixtures. No lighting fixture shall be installed that may be or may become an annoyance or a nuisance to the residents of adjacent residential units.

MAILBOXES

No mailbox, paper box or other receptacles of any kind for use in the delivery of mail, newspapers, magazines or similar material shall be erected on any residential unit. The post office will be using collection box units for the delivery of mail in Vista Lakes.

NUISANCE

Nothing shall be done on the Properties which is illegal or which may be or may become an annoyance or nuisance to the Neighborhood. In the event of any questions as to what may be or become a nuisance, such questions shall be submitted to the Board of Directors for a decision in writing and its decisions shall be final.

The Board of Directors has decided to enforce the nuisance violation in the following manner:

If the Manager receives a complaint from a Resident that something is being done on the properties that is offensive to them but does not fall under a specific rule and in the Manager's opinion can be classified as a nuisance, the party will be advised to submit the complaint in writing and that two (2) other Residents from two (2) other households will also need to submit in writing that this complaint is also a nuisance to them. Once the Association receives three (3) complaints in writing from three (3) separate households a violation letter will be sent to the offending party. This procedure must be repeated a total of three (3) times before being presented to the Board for review to determine whether the Association should send the matter to the Association attorney to file for an injunction.

A dated picture or video along with a sworn affidavit (which can be obtained at the Association office) will be the equivalent of three (3) signed letters used to report a violation to the Association. These are for violations that may not be able to be monitored by the Association staff or members of the Board of Directors, i.e. unleashed pets, pooper scupper violations, and portable basketball poles in the front yard. A violation letter can be sent, based on the General Manager's judgment.

PAINT

Residents will be required to paint and restore the exterior of the house if the front, back, right or left side is 25% or more faded or washed away, mildewed, chipped or cracked. ARC approval will be required before commencement if color is different.

PIPES AND TANKS

No water pipe, gas pipe, sewer pipe, drainage pipe or storage tank shall be installed or maintained on the properties above the surface of the ground, except garden hoses and movable pipes used for irrigation purposes or water treatment systems and for pools and spas. No property shall be used for the purpose of boring, mining, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel or earth. Provided, however, that nothing contained herein shall prohibit or restrict removal of fill or earth materials to construct or create approved drainage structures (including lakes) or landscaped berms.

POLLUTANTS

No owner shall discharge or allow to be discharged any pollutant, hazardous waste or toxic material and in the event of such discharge shall be liable for all cleanup and cost incurred in connection therewith.

RECREATION CENTER

Please refer to the Resident's Club Policies and Procedures Manual.

RECREATION EQUIPMENT

Recreation equipment shall not be placed in front or side yards or driveways of houses, nor shall recreation equipment be attached to houses or garages in Vista Lakes. Permanently mounted basketball poles are prohibited. Portable basketball poles are permitted.

Recreation equipment is allowed in rear yards. The rear yard begins at the edge of the rear of the house.

Toy or Portable Basketball Poles

Toy or portable basketball poles may be allowed in the front yard but must be removed by sunset of each day.

City of Orlando may have some restrictions against using play equipment in public streets. If a resident would like to report the act of playing in the street so that the Orlando Police Department can take action, they should call the police non-emergency number.

Recreation equipment in the rear yard must not exceed 10 feet in height.

There is County Ordinance restricting the use of BB guns, and their use is prohibited in Vista Lakes.

RENTAL RESTRICTIONS

We observe the City of Orlando restrictions regarding the renting of homes. Currently, the City of Orlando has certain restrictions on the renting of houses for periods less than thirty (30) days. If any resident has a complaint regarding the renting of homes for less than thirty (30) days, they should call the City of Orlando Zoning. Any owner of a residential unit shall be entitled to rent or lease such unit if:

1. There is a written rental or lease agreement specifying the tenant shall be subject to all provisions of this Declaration, and a failure to comply with any provision of this Declaration shall constitute default under the rental or lease agreement;
2. The owner gives notice of the tenancy to this Association and is otherwise in compliance with the terms of this Declaration.

ROOF MAINTENANCE

Homeowners must keep their roofs free of mildew. The Association will treat the situation as a violation if 25% or more of a roof surface is discolored.

SCREEN ENCLOSURES

The ARC must approve the pool screen enclosure before installation.

SHUTTERS

No hurricane shutters shall be installed unless the same be of a type approved by the ARC. Approved hurricane shutters and/or temporary protective covering shall be allowed only after a hurricane or tornado watch or warning has been issued by the U.S. Weather Service. Approved hurricane shutters must be opened and protective covering removed within forty-eight (48) hours after the hurricane or tornado watch or warning has ended.

No bermuda shutters are allowed.

SIGNS

No sign of any kind shall be displayed to the public view on any Residential Property or Residential Unit, except those, which shall be in compliance with the guidelines established by the ARC. The ARC shall have the right to establish guidelines so as to require a uniform standard for signs in the Properties. See following ARC guidelines:

No signs which are visible from neighboring property shall be erected or maintained on any lot, except signs required by legal proceeding, and "for sale" and "for lease" signs (not to exceed 18" X 24"). Only one real estate sign per lot is allowed. No signs are allowed to be placed between the sidewalk and the curb.

Signs on fences for "Beware of Dog", "Keep Out", etc can be no larger than 8" x 10".

Open House Signs

Only one Open House sign is allowed at each entrance to a Neighborhood at any one time. The sign must be placed between the sidewalk and the wall. Signs cannot have any logos or company information on them except the small Realtor logo. It must be generic and say "Open House". No signs are allowed in the medians. The signs are only allowed on weekends and must be removed promptly. No other signs are allowed on the main boulevards and parkways in Vista Lakes. This prohibition includes garage sale, moving, etc.

Common Areas

All signs placed on these properties must have the approval of the Architectural Review Committee.

SOLAR EQUIPMENT

No solar equipment may be installed without the approval of the Architectural Review Committee. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface, with all appurtenances recessed into the structure's attic. Solar panels should be located on the rear or side roof of a home whenever possible. The Architectural Review Committee will decide any equipment placement in question.

All panels must be flush mounted, and, whenever possible, be located on the rear and side roofs of houses. If the solar panel must be placed on the front of the house, the homeowner will be required to submit a certified survey of the roof, depicting

the exact location where the solar panels are to be installed and that the panels will be installed due south. The ARC must approve all solar panels.

SOLAR TINTING

Solar Tinting must be non-reflective, visible light reflected must be 20% or less. Must have ARC approval.

SOLARIUMS

The ARC will allow the construction of solariums painted the same color as the body of the house on a case-by-case basis.

SOLICITATION

The Vista Lakes Community Association does not have a rule against solicitors coming to your door, however, the practice of solicitation is highly discouraged.

STORAGE SHEDS

Storage sheds are not permitted in Vista Lakes. Home-attached extensions for storage purposes must be submitted for approval of the Architectural Review Committee and are considered home additions.

STORM WATER

The City of Orlando has required Declarant to install a storm water drainage and retention system within the boundaries of the Properties. No structure, fence or landscaping that interferes with the flow or retention of storm water shall be permitted, and no refuse shall be placed upon or allowed to remain on any part of any Unit within any easement area for storm water drainage. Retention areas, including drainage swales or retention ponds, shall not be filled or otherwise changed so as to alter or block the flow or the quantity of water. Owners of Units, within which any easement for storm water drainage or retention lines are located, shall be responsible for the maintenance of such areas to permit the flow and retention of water in accordance with the storm water drainage and retention system plan required and approved by City of Orlando. If any owner shall fail to comply with any part or all of the restrictions contained in this Section, the Association shall notify the Owner in writing, shall have the right to correct such failure to comply herewith, and to assess and collect the cost thereof and shall have a Lien upon the Residential Unit upon which the work was performed.

SWIMMING POOLS AND SPAS

Prior to construction of a swimming pool or spa, a homeowner should contact the Association office to arrange for ARC application. A screen or fence plan as well as a plat of the property must accompany all ARC forms for swimming pools and spas with the pool plan indicated thereon. Access to the pool site must be obtained by using property of the homeowner installing the pool. If access is needed using property other than the homeowner's, a written permission of the other property owner must also accompany ARC application.

CHANGES IN LOT GRADING: Homeowners and pool builders should check with the homebuilders to assure that any planned re-grading of their lot, either major or minor, will not affect the flow of runoff water. Most lots are designed to drain

from the back yard to the front and any raising of the front yard grade may cause water to collect and pond in the back yard and cause damage to a residence.

Any Swimming pool, screening or fencing of either to be constructed on any Residential Unit shall be subject to the approval and requirements of the Architectural Review Committee, which shall include, but which shall not be limited to the following:

- a) Above-ground swimming pools normally will not be allowed;
- b) Materials, design and construction shall meet standards generally accepted by the industry and shall comply with applicable governmental regulations;
- c) The location shall be approved by the ARC.

Swimming Pool and Spa Equipment

All storage tanks, chemical feeders, heating equipment, and any other above-ground apparatus must be shielded so that such equipment or apparatus is not visible from the street. Pool equipment must be shielded within fifteen (15) days from the date of completion of the pool.

Water conditioners must be shielded by dense shrubbery ensuring the shrubbery shields the equipment 100 percent (100%). Water conditioners do not need ARC approval.

TIME SHARE

No Residential Property or Residential Unit shall be owned or used in multiple or time share ownership requiring registration pursuant to the provisions of the Florida Statutes, as amended from time to time, unless approved in writing by Declarant.

TRASH & GARBAGE

No lumber, metals, bulk materials, refuse, lawn clippings, lawn debris or trash shall be kept, stored, or allowed to accumulate on the properties except building materials during the course of construction of any approved structure. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open on any day that a pick-up is to be made at such place as will be accessible to persons making such pick-up. At all other times, such containers shall be stored so that they are not visible from the street. The Architectural Review Committee, in its discretion, may adopt and promulgate reasonable rules and regulations relating to the size, shape, color and type of containers permitted and the manner of storage of the same.

Trash, garbage or other refuse containers may be placed in the open after sunset the night before the regularly scheduled pickup is to be made at such place as will be accessible to persons making the pickup. Trash containers must be removed from view by sunset of the day collected. If the regularly scheduled pickup date is canceled due to a holiday, then containers must be removed until after sunset of the night before the next regularly scheduled pickup date.

In addition to trash or other refuse being stored out of view from the street, if trash or other refuse is stored outside of the house, it must be stored in containers with secured lids on them. The purpose of this rule is to make it difficult for animals to get into trashcans, trash bags, etc. It is also to reduce the possibility of stored trash being a health hazard or an odor problem. When trash is put curbside on trash pick-up days, trash must be placed in secured bags, or trash containers with secured lids on them.

Refuse Disposal - There shall be no usage of any commonly owned property, (including lakes) for the disposal of or dumping of any type of refuse, biodegradable or non-bio-degradable, under any circumstance.

No garbage, trash containers, or yard waste shall be permitted to be seen from surrounding properties except on days of collection. Containers must be stored in garages or behind side yard walls or fences.

TRASH-COMMON AREAS

The CDD or HOA has hired grounds clean-up persons to pick up trash on all the major roadways, parks, paths, etc. The grounds clean-up persons also clean up trash in the lakes/ponds, but only upon request by a homeowner. There are too many ponds for the clean-up persons to make regular rounds of the lakes/ponds and, therefore, trash is cleaned up on those lakes/ponds by request only.

The CDD or HOA will only pick up trash that is in the lake or the pond that is adjacent to a homeowner's lot. It is the responsibility of the homeowner to pick up trash on the land between their lot and the water's edge.

TREES

Shade Trees

Each resident must maintain two (2) shade trees (one shade tree if street frontage is less than sixty feet) in their front yard, and, if for any reason they are removed, then a replacement tree or trees must be planted with a minimum height of eight (8) feet.)

Recommended Shade Trees are:

- Quercus Virginiana - Live Oak
- Quercus Laurefolia - Laurel Oak
- Koelreuteria Formosana - Golden Raintree
- Ulmus Parvifolia - Weeping Elm
- Cinnamomum Camphora - Camphor Tree

Street Trees

Only single-trunk trees are allowed in the right-of-way which is the area between the sidewalk and the street. These trees are to be planted by the builder prior to closing with a homeowner. The homeowner must replace the street trees after the builder warranty expires as it applies to the street tree should the tree die.

All street trees in Vista Lakes must be trimmed so that the limbs are 14 feet high over the street, and 10 feet high over the sidewalk.

Recommended Street Trees are:

- | | |
|-------------------|---------------------------------------|
| Red Maple | Acer rybryn |
| Sweet Gum | Liquidambar Styraciflua 'Rotundaloba' |
| Southern Magnolia | Magnolia grandiflora |
| Live Oak | Quercus virginiana |
| Drake Elm | Ulmus paviflora 'Drake' |
| Laurel Oak | Quercus laurifolia |

TRELLISES

The color of the trellises must match either the trim or body of the houses. The ARC will review the construction of trellises on a case-by-case basis.

UNDERGROUND WIRES

No lines or wires for communication or the transmission of electrical current or electromagnetic pulses shall be constructed, placed, or permitted to be placed on Residential Property unless the same shall be underground, or unless specifically permitted in writing by the ARC.

VEHICLE PARKING

The Board may from time-to-time promulgate rules which restrict, limit or prohibit the use of any driveway or parking area which may be in front of, adjacent to or part of any Residential Unit as a parking place for personal passenger vehicles, commercial vehicles, trailers, recreational vehicles, self-propelled motor homes, motorcycles and boats. Such rules, if and when promulgated, shall have the same force and effect as if promulgated and initially made a part of the Declaration. Overnight parking or storage of commercial vehicles is prohibited. No unregistered or inoperable motor vehicle or trailer of any kind may be disassembled, serviced or repaired on the Properties in such a manner as to be visible from any point on adjacent property or the street.

No vehicle, whether a "Prohibited Vehicle" or otherwise, shall be parked on any lawn, landscaped portion of the Common Properties or Common Areas, roadway or other portion of the Properties which is not specifically designed and intended for the parking of vehicles.

No disassembly or repair of motor vehicles shall be made in any roadway, driveway, or parking area, except in the case of emergency breakdown. This rule does not include the changing of flat tires, checking or changing of oil or other maintenance checks. This rule will only apply to vehicles that are dismantled.

The intent of the Association is to restrict on-street parking for a more aesthetic streetscape and safer vehicle access. Vehicles of residents and their guests are to be parked in garages and driveways. Short-term visitor parking on roadways is limited to six hours. No vehicles with commercial lettering are allowed to be parked in any areas other than garages except for short-term delivery. The Board in its sole discretion may grant exceptions to the provisions of this Section.

VEHICLES-PROHIBITED

No "Prohibited Vehicle" shall be parked or stored on any of the Common Properties or Common Areas or stored on any of the Common Properties or Common Area or on any portion of a lot which is visible from any of the Common Properties or Common Areas or from any road or other lot within the Property. For purposes of this section, a "Prohibited Vehicle" is:

- (1) Any vehicle longer than 21 feet or higher than 8 feet.
- (2) Any commercial vehicle, i.e., one not designed and used for normal personal/family transportation.

Any vehicle bearing commercial lettering, graphics, or other Commercial insignia, except if such lettering is completely covered with magnetic material (or other type coverings intended for outdoor use). The material must be the same color as the vehicle. Exceptions: Factory applied logos depicting the name of the vehicle or logos of non-profit car clubs, and college and University names and logos. The Board may make other exception from time-to-time.

- (3) Recreational vehicles (RV), including campers, mobile and motor homes, all-terrain vehicles and dune buggies.
- (4) Trailer of any type.
- (5) Boats

- (6) Derelict vehicles, including vehicles with no current license plate or vehicles incapable of self-propulsion.

For purposes of this Section, a "Prohibited Vehicle" shall not be deemed to be (even if generally described above) any commercial or public service vehicle present in the Properties while performing services for or on behalf of owners or residents of Hunter's Creek.

All motorized vehicles, including ATV's, motorcycles, go carts, and similar vehicles are prohibited from entering onto any common areas including parks, bike paths and walkways.

Temporary parking for the purpose of loading and unloading recreational vehicles, boats & trailers will be allowed in unit owner's driveway, provided that the Owner has given prior notice to the Association Manager. Parking will be allowed up to eighteen (18) hours for the purpose of loading or unloading.

Commercial vehicles that are less than eight (8) feet high and shorter than twenty-one (21) feet long may be parked for certain short periods of time in the driveways of the resident driver. The Board of Directors may change those periods. Currently, these periods are 11:00 a.m. to 1:00 p.m. and 5:00 p.m. to 7:00 p.m. The commercial lettering does not have to be covered during these exempt times.

WALLS

Masonry walls are not allowed in Vista Lakes other than the common area walls.

WATER CONDITIONERS

Water conditioners must be 100% shielded by dense shrubbery. Water conditioners do not need ARC approval.

WILDLIFE MANAGEMENT

Domestic ducks are not allowed in common water bodies.

WOOD PILES

Fire woodpiles must be clean and neat and they are restricted to rear yard locations.

