

## **LEXINGTON HOMES ESTATES HOMEOWNERS' ASSOCIATION, INC.**

These rules were adopted by the Board of Directors in accordance with the authority granted to them by the Declaration of Covenants and Restrictions that govern this community.

These rules apply to all owners, guests, service employees, agents, successors, assigns, tenants, and other persons on the property governed by the Association. The Association has the authority to enforce these rules in accordance with the recorded document of this Association.

### **RULES AND REGULATIONS**

As adopted by the Board of Directors, this 22<sup>nd</sup> day of March, 2017.

#### **A. Parking Rules**

1. The maximum speed limit is 25 miles per hour on all roadways located within Lexington Estates.
2. Overnight guests with excess vehicles may park in the recreation center parking lot.
3. No vehicle may be parked between the hours of 12:00 a.m. and 6:00 a.m. on any road in the community.
4. Parking on any street within Lexington Estates opposite an already parked vehicle is prohibited.
5. No parking is permitted in front of mailboxes.
6. No vehicle, when parked on the driveway or apron, may extend over the sidewalk.
7. Parking on the apron is only allowed between the hours of 7:00 p.m. and 7:00 a.m.
8. Unlicensed or inoperable vehicles are not permitted anywhere in the community, except that these vehicles may be kept inside a garage, if not visible from the outside. In addition, no commercial vehicles, campers, motor homes, boats, or trailer of any description shall be permitted to be parked anywhere within the community between the hours of 12:00 a.m. and 7:00 a.m. The term commercial vehicle shall include all vehicles and trailers which are utilized for

any purpose other than personal use. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, vehicles for pick-up, delivery or any other commercial services.

9. Any vehicle, unless restricted in the rule above, may be parked in the parking area adjacent to the tennis courts for up to 48 hours. Any such parking in excess of 48 hours requires the prior written approval of the Association and an associated parking pass shall be visibly displayed in the front windshield.
10. Except in case of minor or emergency repairs, no mechanical repairs or maintenance of a vehicle is permitted in the community except inside of a garage and not visible from the outside.

## **B. Pool, Cabana and Tennis Rules**

1. Pool and cabana use is restricted to homeowners and their guests or lessees. Homeowners and their guests and/or lessees are responsible for the safety, decorum, activities, and damages caused by themselves, their family and guests.
2. No exclusive use is permitted for any recreational area.
3. Parties may not be held in the pool area without prior written consent of the Association through the Property Management Office.
4. A deposit is required for parties with food having 15 or more guests. A deposit is also required for use of the kitchenette in the cabana.
5. Homeowners and/or lessees are responsible for cleaning the cabana and pool area after use. All recreational facilities must be left in the same condition they were found.
6. In accordance with Florida Department of Health, Chapter 514, the swimming pool and cabana area may not be used between dusk and dawn unless approved by the Board of Directors.
7. All persons must shower before entering the pool.
8. Pool facilities do not have a lifeguard. USE IS AT YOUR OWN RISK.
9. Diving, jumping, running or rough play is prohibited on the pool deck.
10. Food and drink are not permitted in the immediate pool area. Absolutely no glass of any kind is permitted in the pool cabana area.
11. Disruptive noise produced from loud radios, or any other devices or equipment,

which constitutes interference with the pleasurable use by other homeowners, is not allowed.

12. Chairs and lounges are available for use by all homeowners and guests on a first come, first serve basis and may not be reserved. No furniture may be removed from the pool area.
13. Chairs and lounges are to be covered with a towel or other covering before use.
14. Persons opening and using poolside umbrellas are responsible for closing after use.
15. Children who use diapers must wear waterproof "swim diapers" when in the community pool.
16. Children must be properly supervised by an adult in all common and recreation areas of the community.
17. The tennis and pool area must be kept locked at all times.
18. The tennis court area may be used only for tennis or basketball.
19. Lights on the tennis court must be turned off after use.
20. The tennis court may not be lit or used after 11:00 p.m.
21. Pets are not permitted within the pool area or tennis courts.
22. Bicycles, skateboards, roller skates, scooters and recreational wheeled vehicles are not permitted in the cabana pool area or tennis courts.

### **C. Pet Rules**

1. All pets must be kept on a leash at all times, on or off the homeowner's property, except, when the pet is enclosed within a fence.
2. All pet excrement must be immediately removed from the property including community property, private property, and the owner's property. All pet excrements must be disposed of in a covered trashcan.
3. Homeowners are responsible for complying with all regulations set forth by Palm Beach County with respect to licensing and vaccinations.
4. Pets must be kept off other homeowner's property. Pet owners will be responsible for any damage done by their pets to other homeowner or common property.
5. Pet owners are required to ensure that their pets do not create a nuisance.

## **D. Residence Exterior and Grounds**

The purpose of this section is to outline briefly those responsibilities, which are solely those of the homeowners. Please refer to the Restricted Covenants for additional information.

1. Trees, bushes and plants must be maintained and replaced, as needed, including aging, sick and/or dead landscaping.
2. Any additional landscaping, not provided by the developer or without ACB approval, must be maintained by the homeowner.
3. Homeowners are solely responsible for the maintenance, repair and replacement of their property's driveway and walkway(s). Any replacement of these items requires ACB approval.
4. Homeowners are solely responsible for the painting and cleanliness of the exterior and roofs of their home. Exterior painting, other than touchups, require ACB approval.
5. Homeowners are solely responsible for the maintenance and cleanliness of mailboxes. All mailboxes must conform to the community standard. All permanent decoration, alterations and modifications are specifically prohibited. ACB approval is required for replacement of any mailbox.
6. Trash containers must be kept out of view except that they may be placed outdoors after sundown of the evening prior to schedule pickup and must be removed from view by 9:00 p.m. on the day of the pickup. Trash must be placed in closed containers.
7. Recreational activities in the lake are strictly prohibited. However, fishing is permitted on the common grounds behind the pool area and tennis courts. You may fish from your own backyard, if your lot abuts the lake. Fishing is strictly prohibited from the lots of other owners. The association encourages a "Catch and Release" method of fishing and warns owners that they may risk possible health problems from eating the fish from these lakes.
8. Toys, bikes, trash containers, basketball stands and the like are not permitted to obstruct any portion of the roads or sidewalks in the community.
9. Basketball hoops must be properly maintained. If neglected, they are subject to

removal by the association.

10. No home may be used for any business which results in commercial traffic into the community.
11. Landscaping may not be added to or removed from the swale.
12. No fruit trees may be planted in front gardens. In addition, fruit trees may not be planted in side gardens that face the street for corner homes.

## **E. Architectural Changes**

Any material change to the exterior of a home or its grounds requires submission to the Lexington Estates Architectural Control Board (ACB) for review and approval before commencing desired work.

1. Homeowner must be current on all HOA dues and fees before applying for an ACB request.
2. No wall, hedge, or fence may be erected without proper submission for review and approval from the ACB.
3. No permanent hurricane, storm shutters, or mailboxes may be installed without proper submission for review and approval from the ACB.
4. No windows, roofs or front doors may be installed without submission for review and approval from the ACB.
5. No awning, canopy or similar device shall be installed without proper submission for review and approval from the ACB.
6. No building structure, swimming pool, screen enclosure, terrace, barbecue pit or any other structure, or addition may be erected without proper submission for review and approval from the ACB.
7. Material changes of the external landscaping may not be accomplished without proper submission for review and approval from the Lexington Estates ACB. Any landscaping modifications done, without approval, are subject to removal or modification at homeowner's expense. Any landscaping, that requires specialized care such as topiary plants or trellises must be maintained at homeowner's expense.
8. An application for architectural review must be submitted in writing to the Lexington Estates ACB along with plans, photos and /or drawings as well as

contractor license and insurance information. Forms are available from the Management Company, at the gate or on our website.

9. Homes may only be painted with colors on the current approved palette. Additional color combinations from the existing approved paint palette may be requested, but the ACB reserves the right to refuse any such request. Identical colors cannot be repeated on adjacent homes or homes directly across the street.
10. Homeowner is responsible for any landscaping, sod, irrigation and drainage damage, or damage to any common area, which may result from homeowner's project work.
11. Homeowner shall obtain all necessary permits. All necessary permits must be attached to the ACB request prior to approval.
12. Periodic inspections may occur at the discretion of the ACB during and upon completion of project work.
13. Any modification completed after being denied or that does not comply with existing codes and/or is not completed as approved, may result in legal action by the Board of Directors.
14. If any material change to the exterior of a home occurs without ACB approval, the homeowner shall be responsible to pay any and all costs associated with the rectifying the issue and bringing it to acceptable ACB standards.
15. Portable storage units such as PODS shall only be permitted for a maximum of 7 days. No containers shall be allowed during a Palm Beach County issued hurricane watch or warning. If a container is already on the property at the time of the watch or warning, it must be removed immediately.
16. Construction dumpsters and debris bags located on the exterior of a property require ACB approval.
17. Existing landscaped beds cannot be filled with grass without prior ACB approval.
18. No artificial flowers may be used in garden beds or exterior containers.
19. All light bulbs in fixtures on the front of the house must match and be white in color.
20. No colored light bulbs are allowed unless associated with holiday lighting.
21. Holiday lighting and decorations must be removed by January 25<sup>th</sup>.
22. No decoration, lighting or wiring is allowed on the swale or sidewalk.
23. No invasive species of plants or trees may be planted anywhere on a lot.
24. Residents are advised not to turn off their landscape irrigation systems unless otherwise advised by the BOD or management company to do so. Any dead

landscaping caused by turning off or limiting watering must be replaced at the homeowners sole cost.

25. Irrigation clocks may not be locked.

26. No tiki huts are allowed.

## **F. Other Rules**

1. Only homeowners shall be allowed at the Board of Directors meetings unless otherwise granted access from the BOD.
2. No garage sales are permitted.
3. No solicitation of any kind is permitted.
4. Open house signs may be placed in the swales for no more than 24 hours prior to the open house and removed immediately after.
5. Music played by homeowners in their home or outside should not be disruptive to their neighbors.
6. The Association must be notified, in writing, when the legal ownership status of a home is changed.
7. Residents and guests, do not have access to the lakefront behind any home other than their own.
8. Any and all unlicensed or non-street-legal gas powered recreational vehicles are not permitted to be operated on the streets or sidewalks of Lexington Estates unless otherwise authorized by the Board of Directors.