

RULES AND REGULATIONS FOR COACH HOMES II AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM

(Approved 4/18/2022)

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The following Rules and Regulations govern COACH HOMES II AT LAKEWOOD NATIONAL. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration of Condominium for COACH HOMES II AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM. These Rules and Regulations have been promulgated by the Board and are subject to change from time to time.

1. **Entryway Obstruction** -The entrances, and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables, or any other similar objects be stored therein.
2. **Property Storage** - The personal property of Unit Owners, including bicycles, must be stored in their respective Units. Lanais shall be used only for the purposes intended, and shall not be used for hanging or drying clothing, for outdoor cooking, for cleaning of rugs or other household items, or for storage of bicycles or other personal property.
3. **Garbage and Recycle** - All trash must be in garbage or recycle cans when placed by the curb on designated trash days. Cans may not be placed out for collection sooner than 8:00pm the night before collection and must be removed by 8:00pm the day of collection. Containers must be stored in the garage on non-collection days
4. **Lawn Décor**- Flowerpots, statues, and other decorative articles cannot be placed anywhere in or on Common Elements except for the following designated items and locations.

Lower-unit Owners (101 & 104):

A combination of not more than three (3) flowerpots and/or statues can be placed in the mulched area at the very end of the side walkway, directly outside the lower unit entryway, in front of, or on the wall that blocks the A/C units. Each of these items should be in earth tones and cannot exceed 2' (H) x 18" (w) x 18" (d). All items must be portable and easily removed and not obstruct free access to the unit. In no case can any of these items be placed on the walkways, driveways, or within front landscaped beds. The Board reserves the right to have the unit owner remove these items at any time.

Upper-unit Owners (102 & 103):

A combination of not more than three (3) flowerpots and/or statues can be placed in the common area, on each side, between the entry gate and the stairs. These items must be placed on each owner's respective sides of the entry area. One item can be placed on the upper landing between the entry doors. Since this area is a Common Element shared by both upper-unit owners, both owners must agree to the items being placed. If a complaint is made to the Board of Directors (BOD) by the

adjoining unit owner, the BOD will order that the items be removed. If not removed, the BOD will have them removed at the owner's expense. Each of these items should be in earth tones and cannot exceed 2' (H) x 18" (w) x 18" (d). All items must be portable and easily removed and not obstruct free access to the unit. In no case can any of these items be placed on the stairs, walkways, driveways, or within front landscaped beds. The Board reserves the right to have the unit owner remove these items at any time.

5. **Plant Removal** – Plants in landscaped areas of the Common Elements cannot be removed or modified. Additionally, no plants, trellises, permanent or temporary, can be placed/planted/installed in any other landscaped, mulched, paved or grass area including driveway dividers, except those areas as outlined in the Flower section of the Rules and Regulations.
6. **Flowers** - may be planted in the mulched beds in the following areas and adhering to the following conditions below. In front of the lanai, between the sidewalk and the side of the 101 and 104 units, outside of the gates between the sidewalk and the garage wall of the 102 and 103 units.
 - It is the planting Unit Owner's responsibility to maintain the flowers planted throughout the seasons. If the flowers are not properly maintained the Association shall have the right but not obligation to remove the flowers and restore the area to its original condition at the expense of the Unit Owner.
 - Flowers should not exceed 18" in height.
 - HOA is not responsible for any damage to owner-planted flowers that may occur during a regular landscape maintenance service.
7. **Garden/lawn Flags** - cannot be placed anywhere in or on Common Elements.
8. **Flag and Flag Holders**- Each unit owner may install 1 flag holder which must be attached on the stucco siding, located on the side of the unit, no closer than 12 inches from the front of the building. The holder should be black, brown or painted the color of the building and is not to exceed 10 sq. inches. The flag is not to exceed 4.5 x 6 feet, and is to be a minimum of 6 feet above any walkway that it hangs over. (ARC Approval is Required)
9. **Hose Holders** - May be installed on the side stucco walls immediately above the hose bibb. The holder is not to exceed 18 inches long, 10 inches high, and is not to protrude more than 8 inches from the building. The holder should be black, brown or painted the color of the building. (ARC Approval is Required)
10. **Exterior Lighting**- No landscape, walkway, building number or other type of exterior lighting is permitted.
11. **Nothing Affixed or Attached** - Unit Owners shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, lanais, patios, or windows of the building. Exceptions include:
 - An attachment on the mantel or frame of the door of the Unit Owner of a religious object not to exceed three (3) inches wide, six (6) inches high and one and a half (1.5) inches deep, all as permitted by the Fair Housing Act.
 - Due to the restrictions set forth in Section 18.14.4 relative to affixing satellite dishes or antennas within a Unit or on the Limited Common Element, Unit Owners shall obtain Association's written approval before installing. The Association will in no way consent to satellite dishes or antennas being affixed in a way that penetrates the post tension concrete slab system.

12. **Screens and Enclosures-** No Unit Owner shall install a screen enclosure, glass enclosure, or the like, to or upon the outside walls of the building or on the Common Elements or Limited Common Elements without the prior written consent of the CH2 Board and the LWN ARC.
13. **Disturbing Noises** - No Unit Owner shall make or permit any disturbing noises nor permit any conduct by such persons that will interfere with the rights, comforts, or conveniences of other Unit Owners. No Unit Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, or sound amplifier in their Unit in such a manner as to disturb or annoy other residents. No Unit Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
14. **Reception Interference** - No radio or television installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
15. **Signs** - No sign, advertisement, notice, lettering, or descriptive design shall be exhibited, posted, displayed, inscribed, or affixed to the exterior of a Unit or in, on or upon any part of the Condominium Property, except signs used or approved by Association. See LWN Master HOA rule 5. 5.6 Signs.
16. **Flammable Material** - No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on Common Elements. **No gas or propane cylinders may be used or stored in or on lanais, balconies, garages or any Common Elements per** East Manatee Fire Rescue District Ordinance 21-A Fire Prevention Code. Section 11.1.
17. **Barbeque Grills:**
- All grilling is restricted to the unit owner's driveway.
 - Grills may not be left outside overnight and their storage, when not in use, shall be restricted to the owner's garage.
 - Once taken outdoor for use the Barbeque Grills may not be returned to the garage for storage until the devise (including the Barbeque Grill with or without ash residue) is "cold".
 - Their usage shall be restricted to at least ten (10) feet away from any part of the building. (Per NPFA 1:10.10.6.1)
 - The use of propane is prohibited (per East Manatee Fire Rescue District Ordinance 21-A Fire Prevention Code. Section 11.1)
18. **Non-owner or Unoccupied Units** – Owners of units that are unoccupied or non-owner occupied for more than twenty-eight (28) days must notify the Association in writing. Notice is to be given by completing an Emergency Communication Contact Form.
19. **Holiday decorations** - may be displayed only during nationally recognized holidays and are subject to the following restrictions: 1) No decorations which create a safety hazard or impede access will be permitted, 2) no decorations may be affixed to any portion of the building which could potentially cause damage to the building, 3) all holiday ornaments must be removed within 14 days after the holiday has ended, 4) holiday ornaments can be displayed up to 30 days before the holiday begins, 5) no ornaments or cords may be placed on any grass areas.

Refer to the Coach Homes 2 Declaration and LWN Master HOA declaration and rules, for addition rules and regulations.

