

**OASIS COVE AT LAKESIDE MASTER CONDOMINIUM ASSOCIATION, INC.**

**RULES AND REGULATIONS**

(Revised August 8, 2017)

The following Rules and Regulations ("Rules") have been adopted by Oasis Cove at Lakeside Master Condominium Association, Inc.'s ("Association") Board of Directors on 8th day of August, 2017, to revise those recorded as Document Numbers 20160092593 and 20170017811 in the Public Records of Orange County, Florida. These Rules are intended to supplement and be used in connection with the Declaration of Condominium For Oasis Cove I at Lakeside Village, Declaration of Condominium For Oasis Cove II at Lakeside Village, a Condominium, By-Laws of the Association and Articles of Incorporation of the Association (collectively referred to as the "Governing Documents"). The definitions of the capitalized terms in these Rules, unless defined herein, shall have the same meaning as those set forth in the Declarations.

**RENTAL AGREEMENT AND LEASE REGISTRATION/RESTRICTIONS**

**I. Rental Agreement and Lease Registration**

1. An Owner renting or leasing a Unit shall promptly notify the Association of each renter's or leasee's name, the term of such rental or lease and provide a copy of the rental agreement and lease to the Association or its designated representative.
2. All rental agreements and leases must conform to these Rules and the Governing Documents to be current and valid.
3. Any person identified in a current and valid rental agreement or lease, which has been submitted to the Association in accordance with these Rules and the Governing Documents shall be deemed a "Tenant".
4. For the purposes of these Rules, a "Resident" is an Owner who occupies his or her Unit or a Tenant. An Owner who has leased or rented his or her Unit shall not be a Resident under these Rules.
5. A Tenant shall have all the use rights in the Master Condominium Association Property and Common Elements, such as the Facilities (as hereinafter defined), otherwise readily available for use generally by Owners and the Owner of the leased Unit shall not have such rights, except as a guest.

**II. Lease Restrictions**

1. All rental agreements and leases shall be for a term of not less than twelve (12) consecutive months in duration.
2. Rentals, leases, licenses and other agreements of any type or kind for the occupancy and use of a Unit including, but not limited to, the arrangements made through websites and online companies for a term of less than twelve (12) consecutive months in duration are prohibited.
3. No Owner may lease or rent a Unit if delinquent in the payment of any Assessments or other monetary obligations due and owing to the Association.
4. Each Unit shall be used as a single-family residence only. For the purposes of defining single-

DOCH 20170528214  
09/27/2017 10:17:56 AM Page 1 of 15  
Rec Fee: \$129.00  
Phil Diamond, Comptroller  
Orange County, FL  
SA - Ret To: ARIAS BOSINGER PLLC



family residence, the Association adopts the definition of "family" found in Article I, Section 35-1, of Code of Ordinances for Orange County, Florida.

5. Entire Units only may be rented, provided the occupancy is only by the lessee, his family and guests, and no individual rooms may be rented.
6. All Owners are responsible for ensuring that their Tenants are familiar with and comply with the Association's Governing Documents and these Rules.

### **VEHICLE REGISTRATION AND PARKING**

#### **I. Vehicle Registration/Entry Gate Barcodes**

1. All Residents are responsible for registering their vehicles with the Association to obtain entry gate barcodes.
2. Residents occupying Ashby model units shall be issued up to two (2) vehicle entry gate barcodes and Residents occupying any other models shall be issued up to four (4) vehicle entry gate barcodes.
3. In order to register a vehicle, the person registering his or her vehicle must provide the following information to the Association's manager: (i) Driver's License; (ii) Vehicle Registration; (iii) Vehicle Identification Number; and (iv) in the case of a tenant, a copy of the current and valid lease. Additionally, the vehicle to be registered must be present at the time of registration.
4. At the time of registration of a vehicle, an entry gate barcode decal will be applied to the window or per the bar code placement instructions. Additionally, the Resident will receive one (1) red magnetic barcode for use by guests and rental vehicles.
5. Only Residents are entitled to register vehicles. By way of example, and not limitation, an Owner is not entitled to register his or her vehicle when that Owner has rented his or her Unit to a Tenant and the Tenant has registered his or her vehicle with the Association.
6. Replacement entry gate barcodes may be obtained by purchasing them from the Association's Manager at the prevailing rate.

#### **II. Parking**

1. All Owners and Residents are required to be familiar with and comply with the Association's Governing Documents, and the covenants, conditions and restrictions contained therein, regarding the parking of their vehicles in Community.
2. All Owners and Residents are required to be familiar with and comply with these Rules.
3. All Owners and Residents are responsible for ensuring that their guests are familiar with and comply with the Association's Governing Documents and these Rules.
4. Unregistered vehicles, vehicles without license plates or with an expired license plate/decal are prohibited from being parked in the Community.



5. On-street parking anywhere in the Community is strictly prohibited.
6. No vehicle may remain in a guest spot for seven (7) or more consecutive days.
7. Vehicles may only be parked within a garage or upon a driveway or paved surface specifically designated for parking and must fit within garage, driveway and/or designated parking spaces.
8. No vehicle shall be parked at any time on any roadway, roadside, sidewalk, lawn, landscaped area or any area not specifically approved or designated for parking by the Association.
9. No vehicle shall at any time be parked in a manner which causes a driveway or sidewalk to be blocked or impassable.
10. No inoperable vehicles may be parked in the Community for more than twelve (12) hours. An "inoperable vehicle" is a vehicle (i) from which the engine, wheels or other parts have been removed, altered, damaged or allowed to deteriorate so that the vehicle cannot be driven. Additionally, a vehicle will be deemed inoperable if it has significant damage in any way and remains parked in the community for more than seven consecutive calendar days. Significant damage may include one or more flat tires.
11. No repair, except for emergency repair, of vehicles shall be made within the Community.
12. No "commercial vehicle" (i) shall be permitted to be parked in the Community for a period of more than four (4) hours per day unless such commercial vehicle is temporarily present and necessary in the actual construction, maintenance or repair of a Unit or other improvements in the Community; or (ii) shall be permitted to be parked overnight or stored in the Community unless fully enclosed within a garage.
13. No boats, jet skis, wave runners, boat trailers, trailers of any kind, campers, motor homes, mobile homes, truck campers or buses shall be permitted to be parked in the Community.
14. No vehicle shall be used as a domicile or residence, temporarily or permanently.
15. Owners and Residents are responsible for permanently removing and restoring to their original condition the Limited Common Elements and Common Elements stained by any oil or other fluid leaking from their vehicles or the vehicles of their guests on the Limited Common Elements and Common Elements, including, but not limited to, the streets, driveways and walkways.
16. **ANY VEHICLE PARKED IN THE COMMUNITY IN VIOLATION OF THESE RULES, THE GOVERNING DOCUMENTS AND/OR FLORIDA LAW WILL BE TOWED IN ACCORDANCE WITH FLORIDA LAW FROM THE COMMUNITY AT THE OWNER OF SUCH VEHICLE'S SOLE COST AND EXPENSE WITHOUT PRIOR WARNING AND/OR NOTICE OF ANY TYPE.**

## **FACILITIES**

### **I. Access To Facilities**

1. The Facilities may be accessed through the use of a key fob.
2. All Residents are responsible for obtaining their key fobs from the Association.
3. Each Unit will be issued one (1) key fob by the Association; however, Residents may acquire replacement or additional key fobs at the prevailing rate.
4. Only Residents may use the key fobs.

## **II. General Facilities Rules**

1. It is the intent of the Board to limit these Rules so that every Owner, Resident and guest will obtain maximum use and enjoyment of the Association's fitness and recreational facilities, including the Clubhouse, Pool Area, Pool Deck, Swimming Pool, Fitness Center and Group Exercise Room (sometimes collectively referred to as the "Facilities").
2. All Owners and Residents are required to be familiar with and comply with the Association's governing documents, and the covenants, conditions and restrictions contained therein, regarding the use of the Facilities.
3. All Owners and Residents are required to be familiar with and comply with these Rules.
4. All Owners and Residents are responsible for ensuring that their guests are familiar with and comply with the Association's Governing Documents and are responsible for the conduct and/or actions of their guests.
5. Guests are only permitted to use the Facilities when accompanied by an Owner or Resident. Any person using the Facilities who is not accompanied by an Owner or Resident will be asked to leave the Association's Facilities.
6. All persons using the Facilities shall become familiar with and comply with all signs posted on or around the Facilities.
7. Proper attire, as set forth in these Rules, must be worn when accessing and using the Facilities.
8. All persons using the Facilities are responsible for leaving the Facilities in a clean and sanitary condition after use.
9. The cost of replacing any property that is broken, damaged or removed by any person shall be charged to the Owner concerned.
10. No person shall engage in any activity on the Facilities for any commercial purpose, for a purpose of deriving a profit, pecuniary gain or other similar benefit and/or for any betting, gambling or wagering; however, a Resident may hire or retain an instructor, trainer or other professional to provide individual instruction to such Resident on the Facilities so long as such individual instruction conforms to the Governing Documents and Rules and does not otherwise impede others use of the Facilities.



11. Except for service animals, no pets of any type are permitted anywhere in or around the Facilities.
12. No skateboarding, bicycle riding, scooter, of any type, riding is permitted in or around the Facilities.
13. **ALL PERSONS USE THE FACILITIES AND ALL EQUIPMENT LOCATED THEREON OR THEREIN AT THEIR OWN RISK.**

### **III. Pool Area/Pool Deck/Swimming Pool**

1. The Pool Area, Pool Deck and Swimming Pool are open from dusk to dawn daily.
2. The Association is not responsible for providing lifeguards and no lifeguards are on duty – **SWIM AT YOUR OWN RISK.**
3. No Resident may have more than four (4) guests in the Pool Area, Pool Deck or Swimming Pool at any time, unless prior arrangements have been made with the Association.
4. All persons under of the age of twelve (12) years are not permitted in the Pool Area, Pool Deck or Swimming Pool unless under the direct supervision of their parents, guardian, or accompanying adult.
5. No loungers, chairs, tables or any other furniture may be placed in the Swimming Pool.
6. All persons using the Swimming Pool must shower prior to entering the Swimming Pool. Suntan oils and body lotions must be removed before entering the Swimming Pool.
7. No one may reserve chairs or tables in the Pool Area or on the Pool Deck, including, but not limited, through the use of a towel or personal items.
8. No glass or breakable containers are permitted in or around the Pool Area, Pool Deck or Swimming Pool at any time and all drinks must be in non-breakable containers such plastic, paper, or aluminum containers.
9. No breakable objects are permitted in or around the Pool Area, Pool Deck or Swimming Pool at any time.
10. No food is permitted in Swimming Pool at any time.
11. Food and drinks must be kept at least ten (10) feet from the edge of the Swimming Pool and any trash or debris is to be properly disposed of in the disposal containers provided.
12. Food and drink consumption is only permitted on the Pool Deck and all food should be kept at the table area on the Pool Deck underneath the trellis.
13. Gum is not permitted in or around the Pool Area, Pool Deck or Swimming Pool.
14. All persons using the Swimming Pool must wear proper bathing attire. For example, cut-offs, jeans

or similar attire are not permitted.

15. No running, pushing, excessive splashing, standing or sitting on shoulders horseplay or boisterous play is permitted in or around the Pool Area, Pool Deck or Swimming Pool at any time.
16. Spitting of water and similar unhygienic actions are not permitted.
17. Items that may be potentially hazardous or annoying to another swimmer are not permitted (i.e. hard balls, water guns, etc.).
18. Floats, such as inflatable armbands, water wings, or any approved Coast Guard flotation devices, may only be used if such floats are not creating a nuisance for others in the Swimming Pool. Small personal rafts are permitted; however, large floating objects and rafts (i.e. inner tubes, inflatable rings, etc.) are not permitted.
19. All radios, CD players, MP3 players or similar devices may only be used in or around the Pool Area, Pool Deck or Swimming Pool when listened to through headphones and in a manner that does not disturb others.
20. Any person with open sores, cuts, and/or communicable diseases may not enter the Swimming Pool.
21. Smoking is not permitted at any time in or around the Pool Area, Pool Deck or Swimming Pool.
22. All incontinent persons are required to wear swim diapers or protective garments.

#### **IV. Fitness Center/Group Exercise Room**

1. The Fitness Center and Group Exercise Room are open twenty-four (24) hours a day.
2. **ALL PERSONS USING THE FITNESS CENTER AND GROUP EXERCISE ROOM, AND ALL EQUIPMENT THEREIN, DO SO AT THEIR OWN RISK.**
3. All persons intending to use the Fitness Center and Group Exercise Room, and all equipment therein, are strongly encouraged to consult a physician prior to or beginning any exercise program.
4. Guests are only permitted to use the Fitness Center and Group Exercise Room when accompanied by an Owner or an authorized tenant or lessee.
5. No Resident may have more than two (2) Guests in the Fitness Center and Group Exercise Room at any time.
6. The maximum occupancy of the Fitness Center is fifteen (15) persons.
7. The maximum occupancy of the Group Exercise Room is fifteen (15) persons
8. All persons under of the age of twelve (12) years are not permitted to use the Fitness Center and Group Exercise Room, or the equipment therein, unless under the direct supervision of their parents, guardian, or accompanying adult.

9. All persons using the Fitness Center and Group Exercise Room shall become familiar with and comply with all signs posted on or around the Fitness Center and Group Exercise Room and the rules and regulations promulgated by the Association.
10. All persons using the equipment in the Fitness Center and Group Exercise Room shall immediately wipe the equipment after use with the cleaning wipes provided in the Fitness Center and Group Exercise Room.
11. All persons using the Fitness Center and Group Exercise Room, and any equipment therein, are responsible for leaving the Fitness Center and Group Exercise Room and the equipment in a clean and sanitary condition after use.
12. Proper shoes, such as tennis shoes or similar soft-soled athletic shoes, must be worn in the Fitness Center and Group Exercise Room at all times. Bare feet, sandals and flip-flops are prohibited.
13. A shirt must be worn at all times when using the Fitness Center and Group Exercise Room.
14. Appropriate attire for the Fitness Center and Group Exercise Room (shorts or warm-up suits, shirts or sports bra, tights or leotards) is required. Cut-offs, jeans and bathing suits are not permitted attire in the Fitness Center and Group Exercise Room.
15. Wet clothing of any type is not permitted in the Fitness Center and Group Exercise Room.
16. No food is permitted in the Fitness Center and Group Exercise Room at any time.
17. Non-alcoholic drinks are permitted in the Fitness Center and Group Exercise Room; however, such drinks may not be in glass or breakable containers in the Fitness Center and Group Exercise Room at any time.
18. No breakable objects are permitted in the Fitness Center and Group Exercise Room at any time.
19. No alcoholic beverages of any kind are permitted in the Fitness Center and Group Exercise Room at any time.
20. No food is permitted in the Fitness Center and Group Exercise Room at any time.
21. All electronics (including the television(s), radios, CD players, MP3 players or similar devices) may only be used in a manner that does not disturb others.
22. All trash or debris is to be properly disposed of in the disposal containers provided.

## **V. Clubhouse**

1. The Clubhouse may only be reserved for private use by Residents.
2. Reservations of the Clubhouse are made on a first-come, first-served basis up to ninety (90) days prior to the date of requested use.



3. Residents who are interested in reserving the Clubhouse must complete and submit a Rental Agreement and Application to the Association along with any deposits and/or fees required thereunder. The initial Clubhouse Rental Agreement and Application is attached hereto and incorporated herein by reference as Exhibit "A"; however, such Clubhouse Rental Agreement and Application is subject to change.
4. The use of the Clubhouse is governed by these Rules and any usage rules and regulations set forth in the Clubhouse Rental Agreement and Application.
5. All Residents using the Clubhouse are responsible for ensuring that all attendees and guests comply with the Governing Documents, these Rules and any usage rules and regulations set forth in the Clubhouse Rental Agreement and Application.

## **PETS**

### **I. Pet Registration**

1. All pets shall be registered with the Association.
2. The pet(s) being registered with the Association shall be present at the time the pet(s) is/are registered.
3. Residents registering pets requiring vaccinations must provide their pets' vaccination records to the Association at the time of registration.
4. Residents registering pets requiring vaccinations shall also submit to the Association the specimen (e.g. saliva, fecal matter, etc.) from such pet(s) required for the Association to conduct identification testing such as a DNA test on the pet(s) being registered. The Association's Board shall determine the type and kind of test to be used for such testing and the specimen from the pet required to complete the selected testing. The testing shall take place at the time the pet(s) are being registered with the Association. A representative of the Association shall conduct or oversee the testing of the pet(s) being registered. The Association shall bear the cost and expense of the initial identification testing required in connection with the pet registration process.

### **II. Pet Restrictions**

1. No more than a total of two (2) commonly accepted household pets (such as dogs and cats) weighing no more than eighty-five (85) pounds each may be kept within a Unit.
2. Swine, goats, horses, pigs, cattle, sheep, chickens, and the like, are prohibited from being kept anywhere in the Community.
3. Dogs, cats, birds and reptiles which are deemed by the Board to be obnoxious are prohibited.
4. No animal breeding or sales as a business shall be permitted in the Community.
5. No pet or animal shall be kept on the exterior (i.e. non-enclosed) portions of the Property, or left



unattended on a balcony, porch, patio or lanai.

6. No pet shall be permitted outside of a Unit except on a leash and all pets shall be walked on a leash.

### **III. Removal of Pet Waste**

1. PET WASTE NEGATIVELY IMPACTS THE AESTHETIC OF THE COMMUNITY, BUT MORE IMPORTANTLY IMPACTS THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS OF THE COMMUNITY. FOR EXAMPLE, STORM WATER CARRIES PET WASTE INTO THE NEARBY WATER FEATURES AND PET WASTE CONTAINS HARMFUL ORGANISMS THAT CAN BE TRANSFERRED TO PEOPLE AND PETS. IN RESPONSE TO THE GROWING CONCERN AND POTENTIAL DANGERS OF PET WASTE BEING LEFT ON THE COMMON ELEMENTS THE BOARD OF DIRECTORS HAS ADOPTED THE FOLLOWING RULES AND REGULATIONS.
2. Pet DNA testing and results is an integral part of the pet registration process set forth above and the failure to comply therewith shall constitute a violation of these Rules.
3. No owner of a pet shall leave his or her pet's waste anywhere in the Community, and the owner of such pet shall immediately remove and properly dispose of any pet waste.
4. All pet waste shall be placed in a plastic or similar bag, tightly secured and deposited in an appropriate trash receptacle.
5. Pet waste left in the Community and poorly or improperly disposed of pet waste shall constitute violations of these Rules.
6. In event pet waste is not properly disposed of and/or is left in the Community, the Association may test the pet waste to determine the pet and Resident that left such pet waste on the Common Elements based on the identification testing performed on the pets when registered with the Association and the owner of such pet shall be responsible for the cost of any testing undertaken in connection with a violation of these Rules.

## **BUILDING AND GROUNDS GUIDELINES**

### **I. Common Elements and Limited Common Elements**

1. Nothing may be placed, installed, added, removed, attached or affixed to the Common Elements or Limited Common Elements, including, but not limited to, benches and chairs on entrance walkways, in-ground or potted plants along entrance walkways and driveways, landscaping between units or landscaping behind units or backyard patios, except as otherwise provided in these Rules.
2. Nothing is permitted to be attached to the exterior of buildings; however, decorations and are permitted within the interior of a covered patio.
3. In order to comply with Section 718.113(4), Florida Statutes, Owners are permitted to install one (1) flag pole bracket on the Common Elements or Limited Common Elements. Owners are required to submit for approval from the Board, or any representative or committee to whom the Board has

delegated such authority from time to time, (hereinafter referred to "Approving Entity"), prior to installing such flag pole bracket. Flag pole brackets may be attached to the exterior of the building to display one removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than four and one half (4½) feet by six (6) feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. Flag pole brackets must be installed six (6') feet from the ground on the front of the garage nearest the sidewalk leading to the front door for all units; however, end units may choose to attach flag pole bracket near the front door.

4. Owners shall not place, store, keep, install or erect any flower pots, gardens, planters or other vessels or structures used for planting, growing or keeping plants of any type or kind on the Limited Common Elements or Common Elements except as set forth in these Rules.
5. Owners of interior Units may place, store or keep one (1) potted plant or other exterior décor on the stamped concrete area in front of the entrance door to the Unit. Owners of exterior Units may place, store or keep two (2) potted plants or other exterior décor on the stamped concrete area in front of the entrance door to the Unit. The potted plant or décor permitted under this provision shall not exceed two feet (2') in height and shall not be permitted to obstruct the walkways.
6. Ground lights along the entrance walkway are permitted; however, all other in-ground decor is not permitted, including, but not limited to, flags, flag poles, plant poles and up-lights.
7. A maximum of one (1) wreath on the front door is permitted.
8. All trash must be placed inside a trash or recycling container prior to placing curbside. The Unit address must be clearly marked on the outside of each trash and recycling receptacle. No trash or recyclables, including, but not limited to, garbage bags, may be placed curbside unless in a marked trash or recycling container. All trash and recycling containers must be stored inside the Unit's garage except on collection days. Trash and recycling containers may not be stored on the front, back, or side of the Units at any time.
9. Owners shall not store garden or any other type of hoses on the Limited Common Elements or Common Element except if it is wrapped neatly on a hose reel or in a hose reel box or similar container designed for storing hoses when not in use; however, Owners are encouraged to store garden and other hoses in their garages when not in use.
10. Owners may affix, attach or otherwise install not more than two (2) hose reels or other type hose storage container to the building, Limited Common Elements or Common Elements. Any hose reel or container shall be affixed, attached or installed between three feet (3') and three and one-half feet (3½') above the ground. Owners are required to submit for and obtain the Approving Entity's written approval of the hose reel and container and location thereof prior to affixing, attaching or installing it.
11. Owners and Residents are responsible for permanently removing any stains of any type or kind they, their property or their vehicle(s) cause or permit to be caused on the Limited Common Elements or Common Elements, including, but not limited to, the streets, driveways and walkways. By way of example, and not limitation, Owners and Residents are responsible for permanently removing and



restoring to their original condition the streets, driveways and walkways stained by any oil or other fluid leaking from their vehicles or the vehicles of their guests.

## **II. Satellite Dishes**

1. Satellite dishes are not permitted to be installed on the Common Elements except to the extent required to be permitted under any applicable law, including, but not limited to, the Federal Telecommunications Act of 1996.
2. Owners are required to submit for approval from the Approving Entity prior to installing a satellite dish on the Common Elements or Limited Common Elements.

## **III. Backyards/Patios**

1. The rules and regulations set forth in this Article III apply to both enclosed and unenclosed backyards and patios.
2. Backyards, patios and porches, including screened porches, and all permitted items placed thereon must be maintained in a neat, clean and attractive manner and appearance at all times.
3. The use of a patio or porch for storage is not permitted except as provided herein.
4. Owners may place, store and keep on a patio or porch no more than one (1) dining table with eight (8) chairs and one (1) umbrella, one (1) freestanding swing or hammock, one (1) barbeque or gas grill, and one (1) storage box not larger than six-feet (6') L x four-feet (4') H x three-feet (3') H.
5. Owners may store and keep on a patio or porch one (1) small fire pit not to exceed thirty-six inches (36") in diameter and covered with a screen; however, a fire pit may not be used near the Unit, building, wall or fence.
6. Owners are permitted place, store and keep potted plants in not more than ten (10) earth toned pots on a patio or porch or one (1) raised garden bed kit not to exceed three and one-half feet (3½') x six feet (6'). The earth toned pots shall not to exceed thirty (30) gallons in size. Owners are required to submit for and obtain the Approving Entity's written approval of the raised garden bed prior to placing, installing or otherwise constructing it.
7. Except as otherwise stated herein, furniture, plants, or other items shall not exceed six feet (6') in height except for a single umbrella, which shall not exceed nine feet (9') in height.
8. Nothing may be attached to the exterior of any building, patio or porch, including, but not limited to, plants and towel racks.
9. Cabanas are not permitted.

## **IV. Unenclosed Backyards/Patios**

1. In addition to the rules and regulations set forth in Article III, the rules and regulations set forth in this Article IV apply to unenclosed backyards and patios.

2. Unenclosed backyards and patios are Limited Common Elements.
3. Owners are required to submit for approval from the Approving Entity prior to installing a patio on the Common Elements or Limited Common Elements. Pavers similar to those used throughout the community driveways and walkways are required to be used and must be similar in color, size, and style. Paver patio installations must fill all space between six-foot (6') PVC fence panels on the sides of the yard. If the Approving Entity approves an Owner's requested patio installation, a permit signed by the Board will be supplied with the Approving Entity's written approval. The permit must be displayed on the front door of the Unit prior to and throughout the installation of the approved patio. No work may begin until the signed permit is received and displayed on the front door.
4. Small earth tone rocks may be placed between the air conditioning compressor concrete pad and back wall of unit only. All other space must be filled with pavers or sod.
5. Nothing may be stored or kept on the grass of the unenclosed backyard when not in use.

## **V. Enclosed Backyards**

1. In addition to the rules and regulations set forth in Article III, the rules and regulations set forth in this Article V apply to enclosed backyards and patios.
2. Owners are permitted to enclose their backyards.
3. Enclosed backyards and patios are Limited Common Elements.
4. Owners are not permitted to enclose their backyards without installing a patio or artificial turf. Should an Owner elect to enclose his or her backyard, the Owner must also install patio or artificial turf as set forth in the Governing Documents and these Rules.
5. Owners are required to submit for and obtain the approval from the Approving Entity prior to installing a fence on the Common Elements or Limited Common Elements and enclosing the backyard. If the Approving Entity approves an Owner's requested fence installation, a permit signed by the Board will be supplied with the Approving Entity's written approval. The permit must be displayed on the front door of the Unit prior to and throughout the installation of the approved fencing. No work on the approved fencing may begin until the signed permit is received and displayed on the front door.
6. The only fencing permitted to be used on the sides and back of the backyard to enclose the backyard is standard six-foot (6') white PVC panel fencing, which must match exactly in style, height, and color of all existing PVC panels; provided, however, in lieu, of the standard six-foot (6') white PVC panel fencing:
  - a. owners of Units not located on ends of the Buildings may use four-foot (4') white PVC picket-style at the rear of the backyard, which must match exactly in style, height, and color of all existing PVC picket-style fence; and
  - b. owners of Units located on the ends of Buildings may use four-foot (4') white PVC picket-style



fencing at the rear of the backyard and along the side of the backyard that runs contiguous to the end of the Building and is not shared with any other Unit, which must match exactly in style, height, and color of all existing PVC picket-style fencing.

All other types and kinds of fencing or walls are prohibited. If an Owner elects to enclose the backyard, no lawn and landscaping service of any type will be provided in the enclosed backyard.

7. Owners are required to submit for and obtain approval from the Approving Entity prior to installing a patio on the Common Elements or Limited Common Elements. Hard surface materials must be used for all patios in enclosed backyards. All materials including size, color, and style must be approved by the Buildings and Grounds Committee prior to installation filling all space between six-foot (6') PVC fence panels on the sides of the enclosed backyard. Wood, rock, and decking materials may not be used. Owners may not install half paver and half artificial turf in an enclosed backyard. If the Approving Entity approves an Owner's requested patio installation, a permit signed by the Board will be supplied with the Approving Entity's written approval. The permit must be displayed on the front door of the Unit prior to and throughout the installation of the approved patio. No work may begin until the signed permit is received and displayed on the front door.
8. Owners are required to submit for and obtain approval from the Approving Entity prior to installing artificial turf on the Common Elements or Limited Common Elements. The only artificial turf that is permitted to be used and installed in an enclosed backyard is artificial turf that is or has the same color, quality, material, pile height, weight, water permeability and all other specifications of Easy Turf Nutmeg Lush or Easy Turf Ultimate Natural. All artificial turf installations must fill all space between six-foot (6') PVC fence panels on the sides of the enclosed backyard. Owners may not install half paver and half artificial turf in an enclosed backyard. Grill mat must be installed on top of artificial turf and included in the application process submitted to the Approving Entity. If the Approving Entity approves an Owner's requested artificial turf installation, a permit signed by the Board will be supplied with the Approving Entity's written approval. The permit must be displayed on the front door of the Unit prior to and throughout the installation of the approved artificial turf. No work may begin until the signed permit is received and displayed on the front door. All artificial turf maintenance in the enclosed backyard is the Owners' and Residents' responsibility.
9. Unapproved fencing or walls is/are not permitted to enclose the backyard patio.
10. All grass, lawn and landscaping maintenance in the enclosed backyard is the Owners' and Residents' responsibility.

## **VI. Holiday Décor**

1. Decorations for the Holiday Season are permitted from the week prior to Thanksgiving through the second week in January.
2. Exterior lights or decoration are not permitted to be hung above the first floor of a Unit, on the ground or in trees.
3. Lights are only permitted to be hung in the following areas and by using non-permanent and non-destructive hanging devices and methods: (i) around the front door; (ii) around the garage door; (iii) around first floor windows; (iii) attached to the gutter; and (iv) on hedges and fences.

4. A maximum of one (1) wreath is permitted on the front door.
5. A maximum of one (1) inflatable is permitted to be displayed during so long as such inflatable is not placed on the grass and does not exceed three (3) feet wide, three (3) feet deep, and five (5) feet in height.
6. Exterior music is not permitted before 10:00 a.m. or after 10:00 p.m. and volume of all music and noise generated must be kept to a level that does not disturb other Residents.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24<sup>th</sup> day of August, 2017.

WITNESSES:

OASIS COVE AT LAKESIDE MASTER  
CONDOMINIUM ASSOCIATION, INC.

[Signature]  
By: \_\_\_\_\_

[Signature]  
Luke Braa as President of Oasis Cove at Lakeside Master  
Condominium Association, Inc.

[Signature]  
By: \_\_\_\_\_

STATE OF FLORIDA     )  
  )  
COUNTY OF ORANGE    )

SWORN TO AND SUBSCRIBED before me this 24<sup>th</sup> day of August, 2017, by Luke Braa as President of Oasis Cove at Lakeside Master Condominium Association, Inc., who is personally known to me or who produced \_\_\_\_\_, as identification, and who did take an oath.



[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

WITNESSES:

[Signature]  
By: \_\_\_\_\_

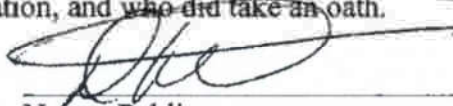
[Signature]  
Andrew Gerard as Treasurer of Oasis Cove at Lakeside  
Master Condominium Association, Inc.

[Signature]  
By: \_\_\_\_\_

STATE OF FLORIDA     )  
  )  
COUNTY OF ORANGE    )



SWORN TO AND SUBSCRIBED before me this 24<sup>th</sup> day of August, 2017, by Andrew Gerard as of Oasis Cove at Lakeside Master Condominium Association, Inc., who is personally known to me or who produced \_\_\_\_\_, as identification, and who did take an oath.



Notary Public

My Commission Expires: \_\_\_\_\_

