



LANCASTER LAKES AT ABERDEEN HOMEOWNER’S ASSOCIATION

RULES AND REGULATIONS

ISSUE #1

These general Rules and Regulations have been prepared as guidelines in correlation with the Declaration of Covenants and Restrictions, including the existing By-laws of Lancaster Lakes at Aberdeen Homeowners’ Association. These rules and regulations are designed to make living for all homeowners pleasant and comfortable. The restrictions imposed are for the mutual benefit of all the homeowners, and for the protection of their homes and property. Failure to follow these rules may result in the imposition of a monetary fine against the owner.

Garbage/Trash/Recycling

Garbage is collected on Wednesdays and Saturdays. Palm Beach County garbage containers must be used. Plastic bags are not permitted to be left at the curb in place of approved containers. Garbage should not be put out before 6PM the night before collection.

- Household bulk items are collected on Saturday and landscape debris is collected on Wednesday.
- Recyclables are collected on Saturdays.
- Garbage and recyclable containers must be taken in the same day as it is picked up. All personal property must be stored within the unit. Entranceways, walkways, and similar portions must be kept open and shall not be obstructed, littered, or misused in any manner.

Garage Sales/Signs

There shall be no solicitation permitted by any persons anywhere in or about Lancaster Lakes for any cause, charity or for any other purpose unless specifically authorized by the board of directors.

- No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, or affixed, in or upon any part of the unit or common area.
- Garage sales and tag sales are not permitted.

No trade or business – see Section 6.3 of the Declaration of Covenants and Restrictions for further guidance on this issue.

Parking and Vehicular Restrictions

In order to facilitate emergency vehicle response and a safe flow of traffic on residential streets, all vehicles not parked in a driveway shall park on the same side of the street. On odd numbered months all vehicles shall park on the side of the street with odd numbered addresses. On even numbered months all vehicles shall park on the side of the street with even numbered addresses. Vehicles shall be parked with the flow of traffic at all times, regardless of the designated side of the street for that month.

- Parking is not permitted on the grass, sidewalk, or apron.
- Overnight street parking is strictly prohibited.
- The speed limit within the community is 20 MPH and stop signs must be obeyed.
- Parking violations are subject to towing at the owner’s expense.
- Motorcycles are not permitted to be operated at any time in Lancaster Lakes or parked overnight outside of an enclosed garage without prior written approval by the Board.
- Vehicles kept outside of your garage must comply with the requirements detailed in our Declaration of Covenants.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. m (p. 1): Trash container restriction violates HB 1203 statutory protections.

Statutory / Legal Reference: Fla. Stat. § 720.305(2)(a)

Statutory Comparison: HB 1203 explicitly prohibits homeowners associations from imposing fines or suspensions for leaving garbage receptacles at the curb or out of an enclosure within 24 hours before or after the designated collection time.

CURRENT WORDING IN DOCUMENT:

ay result in the imposition of a monetary fine against the owner. Garbage/Trash/Recycling Garbage is collected on Wednesdays and Saturdays. Palm Beach County garbage containers must be used. Plastic bags are not permitted to be left at the curb in place of approved containers.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that pursuant to Fla. Stat. § 720.305(2)(a), no fine or suspension may be levied against an owner for leaving garbage or recycling receptacles at the curb or outside an enclosure within 24 hours before or 24 hours after the scheduled collection time.