HOMEOWNERS' ASSOCIATION, INC.

Shady Lakes Rules and Regulations Summary

Overview

Shady Lakes is a private single-family home community of 97 properties situated around winding streets and lakes in central Palm Beach Gardens. The community is governed by its Declaration of Restrictions and Protective Covenants and the subsequent amendments ("DRPC"). These governing documents can be found on the Shady Lake website. The Shady Lakes "DRPC" require any change to the exterior of the building, hardscape and landscaping to receive prior approval from the ARB and Association Board prior to any work being performed. The ARB application can be found on the Shady Lakes website. The ARB application should be emailed to: arb@shadylakeshoa.com.

The following is a list of rules and regulations pulled from the Shady Lakes "DRPC." This document is only to serve as a helpful guidance overview and is not meant to act as an amendment or interpretation of the entire "DRPC." Homeowners are encouraged to read the "DRPC" posted on the Shady Lakes website as they provide additional details. If there are questions, please email them to info@shadylakeshoa.com and the appropriate person will respond.

1. Owners shall maintain their Property in a neat and attractive manner. No weeds, underbrush, or other unsightly growth permitted grow or maintain upon any part of the property.

2. Basketball poles and nets properly maintained, repaired and cleaned, not showing deterioration. No fixed basketball poles allowed.

ISSUE #1

3. Garbage and recycle containers are not permitted to be placed on curb side before 4:00 pm prior to the day of the scheduled pickup. Empty containers are to be removed from curb side that same evening.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE — BOARD & COUNSEL REVIEW

Sec. 3 (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:
Garbage and recycle containers are not permitted to be placed on curb side before 4:00 pm prior to the day of the scheduled pickup. Empty containers are to be removed from curb side that same evening.

_ 4521 PGA Blvd., Box 198, Palm Beach Gardens, FL 33418 Contact Email: info@shadylakeshoa.com www.shadylakeshoa.com

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.