

The
Lakes
at UNIVERSITY CENTER

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RULES AND REGULATIONS

FOR *The Lakes*

1. NOISE & NUISANCES:

A. No unit owner or tenant shall make or permit any disturbing noises in the dwelling of himself, his family, employees, agents, visitors and licensees nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of either owners or tenants.

B. No unit owner or tenant shall play upon or suffer to be played upon any musical instrument or operate or suffer to be operated a radio, stereo, television in the premises when the volume is turned so loud as to be a nuisance to neighbors.

C. Blowing of horns and screeching of tires is strictly prohibited.

D. All provisions of the Tallahassee city code (as presently constituted or as amended from time to time in the future) relating to noise are incorporated in these rules and regulations, and violation thereof shall subject the responsible unit occupant to the sanctions set forth in the City Code or in these rules and regulations.

2. DISPOSAL OF TRASH AND APPEARANCE OF UNITS:

A. Trash in bags or other containers will not be left outside unit doors. It shall be the responsibility of each unit occupant to ensure trash is placed in the nearest dumpster.

B. No garbage cans, supplies, bottles, cans, cigarette butts, or other articles shall be placed in public view, nor shall anything be hung from windows, fences, hallways, balconies, or in any yard space, decks, patios and courtyards. Neither shall any linens, clothing, rugs or mats be shaken or hung from any of the aforementioned windows, fences, etc.

C. No owner or tenant shall allow anything whatever to fall from the windows, balconies or doors of the premises, nor shall sweep nor throw from the premises any dirt or other substance upon the grounds.

D. No radio or television aerials, antennas or satellite dish shall be erected on the roof or exterior walls of the unit without written permission of the Board of Directors.

E. No awnings or window air conditioners or other projections shall be attached to the outside walls of the buildings, and no blinds, shades or screens shall be attached to or hung in or used in connection with the exterior of any window or door of the premises, without the prior written consent of the Association. Any drapes, shades or other window treatment used inside and visible from the exterior of a unit must be opaque and white or off-white in color. No sheets, towels or other clothing may be used as draperies or hung in the windows or sliding glass door openings.

F. Lounge chairs cannot be left in the yards when unattended by the owner.

G. Only porch and lawn furniture will be permitted outside and the furniture cannot be left unattended.

3. PETS:

A. No animals, livestock or poultry of any kind shall be kept or maintained in any unit, with the exception of one domestic dog and cat. The number of pets per unit are limited to two. Exceptions to this rule can only be made with the written approval of the Association.

B. Upon a violation of this rule, the party or parties responsible will be fined.

4. VEHICLES:

A. No untagged, or inoperable vehicle shall be permitted to remain on the property.

B. No owner or tenant or other party may work on, or service any automobile, truck or motor vehicle on the property.

C. Owners, tenants and their guests shall not operate or permit to be operated in the complex any motorcycles, motorbikes, minibikes or other motor-powered two or three wheeled vehicles or any other motor driven vehicle with loud mufflers.

D. No skateboards are allowed to be used on the property.

E. Bicycles, tricycles, toys, wagons or children's swimming pools shall not remain unattended in, or on common areas, driveways, sidewalks or yards.

Parking Rules

- A. All vehicles owned or controlled by owners, their guests or tenants shall be parked in the parking spaces provided under each unit; with the exception that short-term guests, that is those persons who are visiting for less than overnight, may use the parking facilities designated as “guest spaces.” No more than two of such spaces may be used at any one time by the guests of any resident.
- B. Any unit whose occupant(s) collectively drive more than (2) vehicles should seek approval by applying to the Board of Directors through the Management Firm. Failure to do so could result in the additional vehicle being towed from the premises.
- C. Any vehicle parked in such a manner as to prohibit egress by another lawfully parked vehicle is subject to being towed away at the owner’s expense and without liability to the reporting party. The concrete pad extending beyond the garage doors and being a part of the originally poured slab of the unit, may be used for parking only if all tires of the vehicle fit on the garage pad.
- D. Any vehicle parked on the grass (even if only one tire) or any vehicle parked on the street and not in a designated parking space is subject to being towed away at the owner’s expense and without liability to the reporting party. Any space marked out with “X’s” is also a “no parking” area. Designated street parking areas are marked with white lines. ALL tires must be within the white lines.
- E. Parking of boats, campers, commercial trucks within The Lakes is prohibited, unless such vehicles are parked in resident’s garage and the garage door remains closed.

5. PARKING:

A. Except as provided for herein, all automobiles owned or controlled by owners, their guests or tenants shall be parked in the parking spaces provided under each unit; with the exception that short-term guests, that is those persons who are visiting for less than overnight, may use the parking facilities designated as "guest spaces". No more than two of such spaces may be used at any one time by the guests of any resident.

B. Any unit whose occupant(s) collectively drive more than two (2) vehicles should seek approval for the additional vehicles by applying at the front office at The Lakes. Failure to do so could result in the additional vehicle being towed from the premises.

C. Any vehicle parked in such a manner as to prohibit egress by another lawfully parked vehicle is subject to being towed away at the owners expense and without liability to the reporting party. The concrete pad extending beyond the garage doors and being a part of the originally poured slab of the unit, may be used for parking only if all tires of the vehicle fit on the garage pad.

D. Any vehicle parked on the grass (even if only one tire) or any vehicle parked on the street and not in a designated parking space is subject to being towed away at the owners expense and without liability to the reporting party. Any space marked out with "X's" is also a "no parking" area. Designated street parking areas are marked with white lines. ALL tires must be within the white lines.

E. Parking of boats, campers, commercial trucks within The Lakes is prohibited, unless such vehicles are parked in resident's garage and the garage door remains closed.

6. OTHER AUTOMOBILE RULES;

A. The speed limit on all roads throughout The Lakes is five (5) miles per hour.

B. Rapid acceleration or deceleration of vehicles particularly of a nature to cause excessive noise is strictly prohibited.

C. Please remember to abide by these rules. Violation of these rules could result in driving privileges to be revoked on The Lakes common areas.

7. POOL

A. No more than two (2) guests per unit will be allowed at the pool at any time.

B. No glass containers shall be permitted around the pool; plastic or paper containers shall be disposed of properly.

C. Children under twelve (12) years of age shall not be allowed in the pool area unless accompanied by an adult.

D. Nude swimming is prohibited in the pool area at any time.

E. Portable radios, televisions and stereos are prohibited in the pool area.

F. Swimming after 10:00 P.M. is prohibited.

G. No food is allowed within 12 feet of the pool.

H. Pool parties must be registered with The Lakes office giving unit number and name of person having the party. If no party is scheduled for your unit, no more than the normal number of (2) two guests will be allowed at the pool.

1. Due to the damages of the pool area and furniture resulting from previous parties, all damages will be charged to the resident reserving the pool and could result in fines. In the event the unit is owned, the unit owner could be fined up to \$150.00 for any violation of the Rules and Regulations concerning the pool and also charged for the damages or littering by his guests.

2. Person or persons giving a party will be responsible for cleaning the pool area and bathrooms after the party and will be held responsible for all actions of their guests at the pool area. You are required to enforce the Rules and Regulations of The Lakes Townhomes.

8. RESIDENT PARTIES:

A. All parties must be registered with The Lakes office, giving unit number and name of person having the party. If no party is scheduled for your unit, no more than the normal number of guests will be allowed to visit your unit.

B. Residents are responsible for all guests attending their party.

C. Guests may be limited depending upon the discretion of The Lakes manager.

D. Complaints about noise or other disturbances will cause the party to be closed down

immediately.

E. All parties must disband and all guests are to leave the premises at or before 1:00 A.M. If parties are not disbanded by 1:00 A.M. the police will be called and the resident giving the party is subject to arrest.

9. TENNIS:

A. Use of the court shall be limited to one (1) hour for a singles game, and one and one-half (1 ½) hours for a doubles game when other individuals are waiting to use the court.

B. The governing court use system shall be honored by all owners, tenants and guests.

C. No glass containers shall be permitted around the court; plastic and paper containers shall be disposed of properly.

D. The court shall be kept clean at all times.

E. No roller skating or other unauthorized use of the court shall be permitted.

F. Tennis shoes shall be worn on the tennis court at all times.

G. Portable radios, televisions or stereos are prohibited around the court.

H. Playing tennis after 10:00 P.M. is prohibited.

9. BARBECUE GRILLS:

A. Barbecue grills are permitted on patios or balconies.

10. MAILBOXES:

A. No mailbox or newspaper box or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar materials shall be erected or located on the exterior of any building or on The Lakes property.

11. STORAGE:

A. No articles such as tools, cans, plants and gardening equipment or other such objects shall be stored on the front yard or back yard.

12. FIREARMS:

A. All types of firearms, including but not limited to shotguns, rifles and pistols are prohibited from being used, displayed or carried on the common areas properties. Firearms may be kept inside the unit only.

B. Hunting of any type or discharge of any firearms including pellet guns or BB guns is prohibited from any area of the property, including but not limited to all common areas.

13. SIGNS:

A. No signs, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner or tenant on any part of the outside or inside of the premises without the prior written consent of the Association.

14. COMMON AREA:

A. No person shall use the lawns as a means of access to any townhouse for the purpose of; but not limited to; moving furniture in or out.

B. Common areas shall not be used for any purpose other than for the purpose intended i.e. parking, swimming, etc.

15. WINDOW AIR-CONDITIONING UNITS:

A. No window air-conditioning units shall be installed or permitted in any townhouse.

16. SANCTIONS:

A. A first violation of any rule, (except as otherwise specifically noted in the rules) shall subject the offending party to a written notice of the violation from the Association.

B. A second and/or any other subsequent violation of any rule or regulation could cause the party or parties involved to be fined if owner occupied, or evicted/or fined if occupied by a tenant.

(1) The first fine assessed shall be \$25.00

SECURITY GATES

The Lakes have invested in a very efficient security system. The following information will help you to understand it.

There are two entrance gates, and one exit gate. Both of the entrance gates can be used to gain access by the use of a security card. One gate, (the closest one to the fountain) is used by guests. This gate will open with the use of the security card, but also has a key pad on it so that your guests can gain access to your unit without a security card.

It is important that when you first move in and get your telephone number, that you contact the office and let us know your new phone number. We program your phone number into the guest gate access controls. Then, when your guests come to the gate, following the directions written on the keypad, they look up your unit number (an example: The office number is C-1 because the office address is 1311 Airport Drive C-1).

After the guests find your unit number, they push the # sign. This rings your phone. When you answer, you can speak to the person at the gate. If you should decide you want to allow them access, you dial the number 9 on your phone. This makes the gate open as you hang up the phone.

If your guest should have some difficulty getting the gate to open, be sure to tell them to push the * to clear the data in the key pad and start over.

To get your personally coded security card, please come to the office and register. The cost per card is \$10.00, so be sure to get the security card from the former occupant, and we will re-program the old card, thus saving you the costs for a new card.

Be very careful not to pull up too close to the gates. If you should damage the gates, the Homeowners Association will bring the costs for the repairs back to you. We have security cameras inside of the guardhouse that monitor the gates 24 hours a day.

**BE SURE TO CHECK INTO THE OFFICE AS SOON
AS POSSIBLE!**

IMPORTANT TELEPHONE NUMBERS

EMERGENCIES ONLY: 911

NON EMERGENCY NUMBERS

Tallahassee Police Dept.	891-4200
Leon County Sheriff Dept.	922-3300
Fla. A&M University Police	599-3256
Fla. State University Police	644-1239
Tallahassee Fire Dept. --dispatch	891-4310
Chief's office	891-6600
Tallahassee Memorial Medical Center	681-1155
Tallahassee Community Hospital	656-5000

~~American Eagle Towing (used at The Lakes) 574-9200~~

SERVICES

Utilities	
Electric, water, sewage, trash pickup	891-8120
Telephone	
Sprint-Centel customer service	811
Cable TV	
Comcast Cable new service	574-4000
Comcast Cable Service calls	574-4016
City Bus Lines	
Taltran	891-5200
Leon County Health Unit	488-8228
Drivers License	488-9145

OTHER IMPORTANT NUMBERS NOT LISTED CAN BE FOUND IN FRONT OF
SPRINT/CENTEL PHONE BOOK - Maps too