

Linda Lakes Homeowners Association, Inc.

COMMUNITY POLICIES

DOG PARK

1. No dogs without people.
2. Discourage barking and digging. If your dog digs a hole, fill it in.
3. Clean up after your dog.
4. No aggressive dogs. Watch for signs of aggression
5. No dogs in heat
6. Closely monitor unneutered male dog.
7. If your dog gets in a fight, exchange contact information. Report incident to the Management Company.
8. Dogs must have current immunizations.

POOL

1. Pool hours are dawn to dusk.
2. No Diving
3. Shower before entering pool
4. No food or beverages in the pool
5. No glass containers and no animals in the pool area
6. Do not place furniture in the pool
7. Bathing load is 21 persons
8. No one under the age of 14 years is allowed in the pool area without a parent or guardian 18 or over
9. Swim at your own risk as there is no lifeguard.
10. Stay out of pool equipment fenced area

FISHING

1. Fishing hours are dawn to dusk
2. Fishing is allowed for residents and their guests only
3. Observe all posted signs for no fishing areas
4. Catch and release only. Fishing with nets, traps or spears is not permitted
5. Boats, canoes, kayaks, and rafts are not allowed on any lake (except for lake maintenance contractors).

YARD GUIDELINES

Linda Lakes Homeowners Association's covenants require homeowners to maintain their yards in a clean, safe and neat condition "including regular mowing and trimming, elimination of weeds and remediating any bare and brown areas".

The management company manager tours the neighborhood periodically and is instructed to send violation notices to homeowners based on the criteria below. All observations are from the street.

Between March 1 and November 1

- ☐ Turf with grass height greater than 6 inches
- ☐ Weeds greater than 12 inches in shrub and tree beds
- ☐ Bare dirt or dirt with no turf in the lawn area greater than 5 x 10 square feet

Between May 1 and November 1

- ☐ Dead shrubs or trees (no green)
- ☐ Dead palms (no green leaves, no green spear leaf)
- ☐ Brown turf in an area more than 5 x 10 square feet

Homeowners will be asked to remedy the violation or advise the management company of their proposed remedy within 30 days of receiving the first notice of violation.

PARKING RULES

Parking rules are established to preserve the aesthetics of our neighborhood and the safety of all that use our streets and sidewalks.

1. Repeated parking violations will result in a fine or the towing of the vehicle.
 - A Warning notice will be placed on an offending vehicle.
 - The third violation within any six month period will cause the vehicle to be towed at the owners expense or a fine imposed on the home owner responsible.
2. No parking on grass, landscape areas, or sidewalks (driveways are acceptable but not encouraged)
3. Overnight parking on the Linda Lakes HOA streets is prohibited. Vehicles parked on the street overnight will receive a violation.
 - Overnight street parking is defined as a vehicle parked on a street past 12:01 a.m. and remaining there past 6:00 a.m. the same day.
4. Temporary Parking of motorized homes, RVs, boats, trailers is allowed in your driveway for one night prior and one night following their use for the purpose of preparation and cleaning. You must notify the Management Company in writing prior to parking overnight.
5. Only temporary use parking is allowed on the street and should be in the direction of traffic flow, more than 30 feet from any intersection and not blocking any neighbors use of their driveway.
6. No parking within 50 feet of the gate exit nor in the middle median of the gate exit. Lots 122 and 121 will have limited parking between their homes due to the gate sensor.
7. Temporary use overflow parking will be allowed at the dog park spaces and the unpaved side street off Lewis Lake Lane. Any required extended parking use in these areas should be submitted in writing to the Management Company
8. Any written parking request presented to the management company should include the vehicle identification, the purpose or need for the temporary use exception and the expected time frame required for the request.