

Lake Forest at St. Lucie West, H.O.A., Inc.

In accordance with Article VIII, Section 20, of the Declaration of Restrictions and Protective Covenants, additional rules and regulations may be established and/or clarified “as may be deemed for the best interest of the Association and it’s members for purposes of enforcing the provisions of this Declaration.”

As a result of ongoing collaboration between the Board of Directors and concerned homeowners, there are issues of concern related to reoccurring violations of the Declaration of Restrictions and Protective Covenants (“Declaration”).

The Board of Directors requests VOLUNTARY COMPLIANCE with the Declaration as well as Changes/Clarifications to the Declaration. The following process has been established.

- 1. Upon receipt of a second and confirming complaint of a specific violation, a letter requesting VOLUNTARY COMPLIANCE with the Rules and regulations of the Association will be sent by the Board of Directors to the violator.**
- 2. Failure to comply following receipt of the above notice will result with the Commencement of the process of “Special Assessment for Non-Compliance” (Article VI, Section 5).**

List below the rules that have been frequently violated. Effective immediately, violators will be subject to a request for VOLUNTARY COMPLIANCE and afterwards will be subject to the processes of Article VI, Section 5).

Applications and approvals:

For any changes to the outside appearances of the one or property, homeowner’s must first apply in writing to the Lake Forest at St. Lucie West H.O.A., Architectural Review Committee (ARC). Written approval must be obtained. The ARC form must be used. Attachments may accompany the form in order to provide detailed information about the proposed change. ARC forms can be picked up at the Clubhouse. (Article VIII, Section 3, Section 5, Section 13).

Pets:

All pets must be leashed. Excrement must be removed from common areas, other private property as well as the owner's property. (Article VIII, Section 10).

Swimming:

Swimming in the community pool is permitted from dawn to dusk. Night swimming is not allowed. Residents shall not use the pool area after dark in accordance with the permit issued by the State of Florida, Department of Health.

Parking:

Parking shall be in accordance to the codes for the City of Port St. Lucie. In addition, parking shall comply with the Declaration of Restrictions and Protective Covenants for the Lake Forest at St. Lucie West H.O.A. (Article VIII, Section 12).

Areas of the city code that impact residents of Lake Forest at St. Lucie West include but are not limited to the following:

Parking is prohibited:

On a sidewalk

Within an intersection

On a crosswalk

In front of a public or private driveway

Within 15 feet of a fire hydrant

Within 20 feet of a crosswalk at an intersection

On the grass or any landscaped area

Speed limits:

Motorists are requested to follow the speed limit of 25 miles per hour within the Community.

Vandalism:

Destruction of Association property will be reported to the City of Port St. Lucie Police Department. Property Owners are directly responsible for immediate family, guests and invitees and the actions thereof. Destruction of Association property by an Owner and/or their family, guests or invitees may result in the "Suspension of Membership Rights" (Article IV, Section 4) and "Special Assessments for Non-Compliance: (Article VIII, Section 6).

Signs: No sign of any kind shall be displayed to the public view. (Section VIII, Section 8).