

BOARD RESOLUTION ADOPTING RULES

LAGO MAR COLONY PROTECTIVE ASSOCIATION, INC.

WHEREAS, Lago Mar Colony Protective Association, Inc. (“Association”) was created to manage and operate an orderly and desirable community and to protect and enhance property values in Lago Mar Colony according to the Amended and Restated Declaration of Protective Covenants thereof, recorded in the Public Records of Broward County, Florida, in Official Record Book 48524 at Page 903; and

WHEREAS, Article II of the Restated Articles of Incorporation grants the Board of Directors the authority to make and amend rules and regulations with respect to the use of Lago Mar Colony Property; and

WHEREAS, the Board of Directors wishes to establish protocol and implement general rules, rules regarding unit owner participation at meetings, and rules regarding inspection and copying of association records; and


WHEREAS, proper notice of the meeting at which this Resolution is being adopted has been given pursuant to the terms of the By-Laws.

NOW, THEREFORE, it is hereby resolved that the following rules and regulations are hereby adopted and added to the official Rules and Regulations of the Association:

SEE ATTACHED

THIS RESOLUTION was considered at a meeting held the 6th day of February, 2024, at which five (5) Board Members (a quorum) were present. Five (5) Board Members voted in favor of the Resolution and zero (0) Board Members voted against the Resolution.

**LAGO MAR COLONY PROTECTIVE
ASSOCIATION, INC.**

By: 
Secretary

Date: February 8, 2024

LAGO MAR COLONY PROTECTIVE ASSOCIATION, INC.

GENERAL RULES AND REGULATIONS

Adopted March 8, 2024

The following provisions of these rules are subject to and superseded by any conflicting provisions in the Homeowner's Act and Florida Administrative Code which shall be automatically incorporated herein. From time to time the Board may make reasonable and temporary exceptions to the rules for special circumstances that are deemed in the best interest of the Colony such as may occur prior to or after a Hurricane.

1. **Visitor Protocol**. No visitors will be permitted unless, upon telephone inquiry from the Gate House, specific permission is received allowing the visitor to enter and to proceed DIRECTLY to a resident's home. Residents may call the Gate House in advance to expedite admission, if the guest is expected.
 - If there is no answer, or if the guard is given negative instructions, the visitor will be politely turned away.
 - When a resident plans a party, it is essential that the guards be given a list of guests in advance. It is a violation of our security efforts to instruct the guards: "Just let in anyone who says they are coming to my party." The Association will not be responsible if any guest is turned away, when there is no acceptable pre-arrangement for identification.
 - Residents shall not permit visitors to use the resident's name to enter Lago Mar for the purpose of touring through the area.
 - The granting of entrance permission by children in the resident's household can be problematic particularly if permission is given contrary to parents' wishes. It is necessary, therefore, that except in emergencies, entrance permission must be granted by responsible adults in the residence.
 - Guards have been instructed that they should not assume that a recurrent visitor who is not on a resident's list is always welcome and the telephone call should be made in every event. Please do not give the guards contrary instructions. We would rather exercise caution in furtherance of privacy.
 - Gate openers may not be given to non-residents. Openers found in possession of non-residents will be picked up by the guards.
 - Guests arriving at the gate after 11:00 P.M. will not be admitted, except in a genuine emergency or when the resident has given permission in advance. No calls will be made to residents by the guards after 11:00 P.M. If the visitor is persistent, they will be given the courtesy of using our outside phone to call resident; that is, if the visitor knows the resident's number. Guards will never give out any resident phone numbers to anybody. Then, if the resident says it is O.K., visitor will be permitted to enter.
2. **Commercial Vehicles**. Commercial vehicles providing delivery services from established companies, and utility service vehicles, will be permitted access without a call, after identification.
 - Landscaping vehicles and pool maintenance trucks are generally permitted access if the companies are known to the guards. If it is a "first time" visit, identification and authorization will be required.
 - Commercial vehicles are allowed in Lago Mar between 8 A.M. and 6 P.M. No construction or repair work is permitted on Sundays and Holidays.
 - Emergency Exceptions: Telephone Co., Electric Co., air conditioning companies, locksmiths, catering companies for parties, plumbing companies, florist deliveries, drug store and medical

deliveries, plus any other emergency situation.

3. **Garbage Pickup.** Garbage pickup is Wednesday and Saturday for Residents. Only City of Plantation **BLUE** bags are approved for household trash. Recycled material can be disposed of using City of Plantation approved clear bags. Recycling material is only picked up on the Saturday collection day.
 - Blue Bags should be put out the morning of the day of collection.
 - Landscape Trimmings – Must be either placed in a clear plastic bag or in the case of palm fronds or tree branches tied and placed next to the street for easy pick up.
 - Bulk Pick Up – The City of Plantation provides once a month service for bulk items, i.e. appliances, building material etc. The schedule and list of acceptable items are posed on the City's web site. Black Bags are not approved and will not be picked up. Trash Containers used to hold trash prior to pick up should not be visible from the front of the residences or other neighboring residences. Bulk items should be placed curbside pm the day before collection. It is permitted to place large bulk items at curbside up to 24 hours prior to pickup. Tie loose items, place glass in rigid containers that can be lifted safely. Keep Blue bags separate form bulk waste. Do NOT place bulk near mailboxes, under trees, or near power or cable boxes, to allow for easy collection.
 - Christmas tree disposal is subject to specific instructions from the City and the Lago Mar Board.
4. **Boats, Recreational Vehicles, and Trailers.** Boats, Recreational Vehicles (i.e. motor homes) are allowed to be parked at the Residence for the purpose of loading and unloading only. At no time are these types of vehicles to be parked inside the community longer than 48 hours (2 days) and only with prior Board approval. Small boats that can be garaged and or parked where they cannot be visible from the street or other residences are permitted. Garage doors should be kept closed as much as possible.
- 4.1 **Commercial Vehicles.** Commercial vehicles of any type, including, but not limited to, any vehicles (including vehicles that are otherwise permitted in the community), which show or display on or inside the vehicle any commercial, charitable, or institutional (e.g. church or school) markings, signs, displays or otherwise indicate a commercial or other non-personal use or a vehicle used for commercial purposes, and/or a vehicle which exceeds 7.5' in height and/or 25' in length, are not permitted to be parked inside the community longer than forty-eight (48) hours without prior written Board approval which approval may be granted, denied or conditioned in the Board's sole discretion.
5. **Parking** – All resident parking should be confined to paved driveways. **Parking on the grass overnight or on a regular basis by residents or guests is strictly prohibited.**
 - Overnight parking during the hours of 10pm to 6am on the Colony's streets and common areas are not allowed at any time. Where sidewalks do exist, residents and guests should not park in any manner that blocks the sidewalks or where vehicles extend into the main streets.
 - Cul de Sacs and other Common areas are not to be used for resident vehicle parking at any time. They can, however, be used for guest parking on a temporary and non-regular basis only, as may be determined by the Board.
 - At no time should any vehicles be parked within 50 feet of traffic mitigation devices (speed bumps).
6. **Pets.** Dogs are to be leashed at all time when walked or exercised within the neighborhood. Relief stations are available at several designations to dispose to your pets leave behinds. Be considerate and

pick up after your pet.

7. **Commercial Signs.** Signs of any type are not allowed to be posted on the property or be attached to vehicles at any time except under the following circumstances.
 - Building or construction permits during the period of construction.
 - Signs advising that the house has certain security services in place are permitted within ten or fewer feet of the entrance to the residence.
 - Realtor “Open House designations” during and only for the hours that the house or property would be shown.
 - Commercial vehicles performing deliveries or providing services to homeowners.
 - Signs, flags or other décor bearing a political message or of a political nature are not allowed to be placed on the property at any time.
8. **Holiday Decorations.** Homeowner decorations are encouraged however, with the exception of the Seasonal Holidays, residents are encouraged to put up decorations a week before and remove same within the week after the holiday has passed. As an example, 4th of July, Memorial Day.
 - Seasonal Holidays such as Christmas, Hanukkah and New Year etc. may have those decorations in place after November 15th and removed or taken down by January 15th.
9. **Exterior Modifications.** Architectural Changes and or Landscaping Changes and modifications must be approved in advance by the respective committees. A complete list of items that need Board and/or Committee approval are listed in Article V of the Declaration of Protective Covenants. It is required that the owner obtain approval before any change in appearance or major repair to the outside of the residence or improvement to the lot.
 - Satellite Dishes, Solar Panels, or any permanent or temporary attachment to the roof be done in compliance with the Association's Governing Documents and all local, state, municipal and federal laws. To the extent possible and so long as the signal is not impaired, satellite dishes must be placed in locations which are not visible from any street and shall be screened from view of neighboring properties from the street by approved landscaping. Before installing, the homeowner should read and comply with Article V of the Declaration of Protective Covenants.
 - Standby Generators and Underground Tanks. As with Satellite dishes, the installation of a stand by (not portable) generator requires compliance with all local regulations. Tanks must be below ground and generators should not be visible from the street and must be screened from view with applicable landscaping or fencing.
 - Fences. Standard Metal Box or Wood Shadow Box that is in compliance with these rules and the requirements set forth in the Declaration of Protective Covenants, Governing Documents and Plantation Building Codes. All new installations, or replacements must have valid permits from the City of Plantation and an approval from the HOA Architectural Committee.
10. **Traffic/Driving Policies.** The following traffic and driving policies are applicable within Lago Mar.

- All State of Florida traffic regulations are applicable and enforceable within the Lago Mar community. These regulations are primarily set forth in Florida Statutes, Chapter 316 (State Uniform Traffic Control).
- **The posted speed limit within Lago Mar is 20 mph.** Violations of the posted speed limit may result in the issuance of a civil traffic citation by any Broward County Law Enforcement Agency. Repeat offenses may also result in enforcement action initiated by the Association.
- Florida Department of Transportation approved stop signs are posted throughout the community. Failure to come to a complete stop at a stop sign may result in the issuance of a civil traffic citation. Repeat offenses may also result in enforcement action initiated by the Association.
- The following Vehicles **ARE authorized** to be driven on the paved roadways with Lago Mar:
 - ✓ **Vehicles licensed by the state of Florida or any other state** - including cars, motorcycles, trucks, SUV's, vans and similar type vehicles. All vehicles must be licensed, insured, registered and operated in accordance with State Law.
 - ✓ **Low Speed Vehicles** – as defined in Section 316.2122, Fla. Stat. and including “mini-trucks.” Low Speed Vehicles are typically identified as modified golf-carts that can exceed the posted 20 mph speed limits within Lago Mar. **Minors who do not have a valid driver’s license are not permitted to drive low speed vehicles such as golf carts within Lago Mar.**
 - ✓ **Motorized bicycles** - as defined in Section 316.2065, Fla. Stat.
 - ✓ **Mopeds** - as defined in Section 316.003(40), Fla. Stat. – Any vehicle with pedals to permit propulsion by human power, having a seat or saddle for use by the rider and designed to travel on not more than three wheels and not capable of exceeding 30mph. If powered with an internal combustion engine, the displacement may not exceed 50 cubic centimeters. Mopeds must be operated in accordance with Sections 316.208, 316.211 and 316.2085.
 - ✓ **Electric Personal Assistive Mobility Device** – as defined in Section 316.003(22), Fla. Stat. and in accordance with operating requirements set forth in Section 316.2068, Fla. Stat.
- The following Vehicles **ARE NOT** authorized to be operated on the roadways within Lago Mar:
 - ✓ **Motorized Scooter** as defined in Section 316.003(44), Fla. Stat. is ANY vehicle not having a seat or a saddle for use by the rider, designed to travel on not more than three wheels and not capable of propelling the vehicle at a speed greater than 30 miles per hour on level ground. These vehicles are not allowed on roads within Lago Mar. Examples include motorized scooters, motorized skateboards, segways and hover boards.
 - ✓ **Go Carts, Motorized Skateboards and Mini Motorcycles** – These vehicles and similar small engine gas vehicles typically rated at less than 50cc are not licensed to operate on public roads and are also not permitted within Lago Mar.
 - ✓ **All Terrain Vehicles (ATV)** - See Section 316.2074, Fla. Stat.
- Traffic lanes within Lago Mar are designated for singular traffic only. Side by side driving or passing of a moving vehicle is not permitted. A vehicle may pass a vehicle stopped/parked on the side of the road by slowly passing on the left.

- All vehicles driven upon the private roadways within Lago Mar must have a visible license plate that is not expired, a current registration and proof of insurance.
- All persons operating a motor vehicle within Lago Mar are required to have a valid not expired Driver's license. A valid, unexpired Foreign Driver's license is also authorized as per state law. A consular ID, State Department ID, or Passport is not a valid driver's license and does not allow an individual to operate a motor vehicle within Lago Mar.
- No motorized vehicles shall be driven on the non-paved common areas, except such vehicles authorized by the Association, County or State as needed to repair or improve the common area.
- The Association reserves the right to employ speed control measuring devices within Lago Mar with an applicable fining schedule.

● **Violations of Traffic Policies established herein are subject to the following actions:**

- Monetary fine as set forth in Lago Mar Fining/Suspension Policy
- Loss of transponder privileges for a period of up to thirty (30) days.
- For guests, vendors, tenants and invitees –Payment of monetary fine or loss of driving privileges within Lago Mar for a prescribed period of time. Owners may also be held accountable for the actions of their guests, vendors, tenants and invitees in accordance with Section 720.305, Fla. Stat.
- The intent and purpose of these Rules is to notify the Owners and residents of the traffic laws that apply on our private roads. The primary method of enforcement will be by the Broward County Sheriff's Department. However, the Association reserves the right to impose fines and suspensions for violations of the Rules. In accordance with State Law and language set forth in the Lago Mar Governing documents, failure of an Owner to pay assessed fines may result in a lien being placed upon the owner's property and loss of transponder privileges and use of common area privileges for a period of time as prescribed by law.

11. **Rules Regarding Hurricane Shutters.** The materials and equipment used for the installation of Hurricane Shutters on any Home shall conform in all respects with the applicable Building Code and the Aesthetic Specifications and Installation Requirements contained herein.

- Any damage caused to the Common Elements, Limited Common Elements or a unit as a result of unit owner's installation of hurricane shutters shall be the sole financial responsibility of unit owner to repair.
- Any installation of Storm Protective Systems must be submitted to the Architectural Review committee (ARC) and installed in compliance with all required City of Plantation and South Florida requirements.
- In the event the building is being repainted, waterproofed or otherwise maintained or repaired, unit owners who have installed hurricane shutters shall be solely responsible for removing those shutters in advance of such repair or maintenance project and reinstalling them after the project is completed.

12. **Miscellaneous.**

- Each resident should maintain an operating light, all night, every night, on the street side of their house.
- **Private parties** - guard service: The Board of Directors has previously noted that in addition to providing a list of guests, residents must employ personnel for parking cars and directing traffic, on a basis of one personnel for 20-30 cars, two personnel for 30-40 cars, and over that number, one additional personnel for each additional 15 cars.
- **Bulletin Board** – The purpose of the Bulletin Board located at the exit of the Community Gate is for posting of association meeting notices and other informational messaging deemed advisable by the Board. The Board's notices are approved and maintained by the Secretary of the Lago Mar Colony Protective Association.
- **Mail Boxes** approved for use by our residents must be purchased at Beautiful Mailbox Company (954-792-6245). The approved colors are Black, Green, Bronze, and White. Mailbox locations are approved by the USPS and HOA. Homeowners who wish to relocate a mailbox are required to obtain approval from the USPS as well as the Architectural Control Committee.
- **Rules and Regulations governing use of Contractors.** The Board of Directors published a comprehensive set of rules and covenants regarding contractors and the use of temporary dumpsters. These Rules can be found on the Colony website at www.lagomarcolony.com.
- **Assessments/Dues** – are payable quarterly on the first of January, April, July, and October. It is imperative to pay your assessments on time as late payments are subject to interest, late fees and attorney's fees and costs.

The foregoing provisions of these rules are subject to and superseded by any conflicting provisions in the Homeowner's Act and Florida Administrative Code which shall be automatically incorporated herein. From time to time the Board may make reasonable and temporary exceptions to the rules for special circumstances that are deemed in the best interest of the Colony such as may occur prior to or after a Hurricane.