

RULES AND REGULATIONS  
OF  
LAKESIDE VILLAS

1. The personal property of all units shall be stored within their unit in order to keep the common areas clear and unobstructed.
2. Garbage containers are to be kept only in the designated enclosed areas. All garbage shall be placed in a plastic bag, securely fastened and set in garbage containers. No garbage or trash is to be placed outside of these containers or areas or under mail boxes except on pick-up days.
3. All boats, trailers, campers, motor homes, etc., may only be parked in the designated overflow area.
4. Overnight parking by owners or guests shall be in driveways and parking spaces and not on streets or roadways.
5. Pet owners must keep pets leashed at all times (dogs and cats, etc.) and shall walk them off the planted areas. Any droppings from the pet while outside the unit must be picked up, placed in a bag or container and disposed of in a garbage receptacle. No walking of pets is allowed on the golf course at any time.
6. Firewood shall be stored at the rear of the residence at least 3 feet from the building.
7. Noise shall be kept at a level that will not disturb other residents.
8. Except by requesting and receiving written permission of the Board of Directors, no installation of wiring, awnings, antenna, decking, carpeting or major planting outside the unit shall be made.
9. No signs or advertisement shall be displayed at any unit.
10. Unit owners planning to rent their units are still responsible for proper maintenance of the property and keeping it in good condition.
11. A written lease is required with a term of at least six (6) months and a copy of said lease to be provided to CAS with the designated tenants name and address, number of the unit rented and the term of the lease prior to the first day of the rental agreement. If said lease is not in the CAS office within one week of the beginning date of the rental, a \$50.00 fine will be assessed the unit owner.
12. Any lease or rental of a unit shall be for the entire unit, shall be in writing and shall be subject to the Declaration and By-Laws and the Rules and Regulations and any failure of the lessor to comply with the terms of such documents shall be default under said lease.
13. A copy of this information must be given to each renter before he or she takes occupancy of said unit.