

THINGS YOU SHOULD KNOW.

- Property owners are required to keep the exterior of their property clean and free of dirt/rust/mildew i.e. roof, gutters/fascia/soffits, house walls, driveways, walkways, and sidewalks.
- Property owners are required to maintain their landscape (grass and gardens) to appear neat, weed-free and well cared for.
- Working Yard Post Lamps are mandatory and landscaping cannot block their light.
- Most changes to the outside of your home or to your landscape require a Modification Request Form to be submitted and approved by CEVA or its designee.
- Parking any VEHICLE overnight on the street is not permitted.
- Parking any TRUCK in driveways overnight is not permitted.
- Pets may not become a nuisance to neighbors: no loud, continuous barking; must be leashed outside the home; feces must be picked up immediately.
- Watering is limited to one day a week per your neighborhood's schedule unless you have a Braden River Utilities approved Soil Moisture Sensor System.
- NO short-term home rentals are permitted. Rental term minimums vary by neighborhood: a copy of the rental agreement and CEVA Landlord/Tenant Agreement must be submitted to Town Hall; renters must follow CEVA's rules and regulations.
- Maintenance-Free Neighborhoods (MFNs) prohibit basketball hoops and fencing of any type. Rules concerning hoops and fencing in other neighborhoods vary.
- Invoices/late notices from CEVA to homeowners will be sent to the address of record on file at Town Hall. Every homeowner is obligated to notify CEVA via Community Association Services (CAS) of any change of address, telephone number, or email address, whether temporary or permanent in nature.

Your Association strongly suggests reviewing the restrictions in the CEVA Homeowners' Manual.



Country Club/Edgewater Village Association, Inc. A Deed Restricted Community

Homeowners' Manual - 2022 Edition

Note: This manual changes with the changing needs of our community and is necessarily a work in progress. The most current version of the Homeowners' Manual can always be found on www.lakewoodranchgov.org, or copies are available at Town Hall.

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WELCOME TO LAKEWOOD RANCH, FLORIDA!

A Place to Live, Work and Play

The Country Club and Edgewater Villages are part of Lakewood Ranch (LWR), a master planned community. Each village has unique neighborhoods with distinct characteristics.

LWR is a deed-restricted community that does place usage restrictions on all homeowners. These restrictions protect the aesthetics, character and space usage of the overall community while assuring minimal impact on the environment.

In 1996, the Country Club/Edgewater Village Association, Inc. (CEVA), a homeowners' association, was formed. Membership is automatic for owners of property in these villages. The restrictions found in this homeowners' manual, together with the CEVA Declaration of Covenants and the Supplemental Declarations create the high standards that continue to be maintained by CEVA.

Copies of these documents can be obtained at Town Hall or downloaded from the LWR website: www.lakewoodranchgov.org.

Please use this manual and refer to these documents as a guide to your responsibilities as a homeowner in Lakewood Ranch.

"A successful community is dependent upon the interest and involvement of its homeowners!"

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GOVERNANCE

This Homeowners' Manual is for residents of the Country Club and Edgewater Village Association (CEVA), a Homeowners' Association (HOA). CEVA's residents live in either Community Development Districts (CDD) 2 or CDD 5.

The primary purpose of each CDD today is to maintain infrastructure, common area landscaping, gates, etc. CDDs are financed by each homeowner's real estate taxes, found under non-ad valorem assessments on your tax bill.

The primary purpose of CEVA is modifications review, rule administration and to administer Maintenance Free Neighborhoods (MFNs) within CDDs 2 and 5. All property is to be maintained in accordance with the provisions contained in the Declaration of Covenants and the Supplemental Declarations for Country Club/Edgewater Village. A copy of these documents are available on www.lakewoodranchgov.org or may be obtained at Town Hall.

CEVA's policies and restrictions are intended to comply with Florida Statutes and Manatee County codes, but please be aware that in some circumstances CEVA's private restrictions can be more restrictive.

SOLICITATION of any type, by any person, is not permitted except as required by law.

CEVA is financed by an annual assessment paid by each homeowner due on January 1 each year. Residents of MFNs pay additional quarterly maintenance assessments due on the first day of each quarter: January 1, April 1, July 1 and October. See the MFN chapter for more information. All invoices are sent only to the address of record on file at Town Hall.

THE NEIGHBORHOOD CONCEPT AND CONTROL

Each year, homeowners in each CEVA Neighborhood elect a Neighborhood Committee (NC) to advise CEVA on neighborhood concerns and to report CEVA activities to the neighborhood. Each NC elects a Voting Member, who must be a homeowner, to cast the neighborhood's votes (one per lot) in any matter that comes before CEVA for a membership vote. The NC also selects the neighborhood's representatives, to be approved by the CEVA board, to serve on the following CEVA standing committees: Finance, Landscape, Restrictions Revision, Safety Awareness, and Fining. Modifications Committee members are appointed directly by the CEVA Board. These committees provide input and guidance for the CEVA Board in their specialized areas.

NEIGHBORHOOD VOTE

A neighborhood may have to vote on an issue that only affects that neighborhood. For a vote to be legal, CAS must run or supervise the vote, a majority, 51% or more, of the neighborhood owners must vote (one designated voter per household), and at least 60% of those voting must agree on any proposed change. A second vote on the same subject may not occur for a minimum of three (3) years. Supplemental Declarations for the particular Neighborhood require sixty-six and two-thirds percent (66 2/3 %) of the members within the Neighborhood to make an amendment to the Supplemental Declaration.

CEVA STANDING COMMITTEES

Each committee has defined responsibilities on which they act. However, they can only make recommendations to the CEVA Board for action: they do not make policy.

FINANCE COMMITTEE - Works with the Inter-District Authority (IDA) Finance Department on the CEVA and MFN budgets; works with and reviews MFN reserves and contracts.

LANDSCAPE COMMITTEE - Works with the CDDs and CEVA on research and support to make recommendations on landscaping and maintenance.

MODIFICATIONS COMMITTEES (MC) - There are two MCs in CEVA, one for Edgewater Village and one for Country Club Village, that are responsible to approve or deny modifications to any home or landscaping requested by residents. The Governing Documents and this Homeowners Manual contain restrictions that guide these committees' decisions. The MCs also serve as the Architectural Review Committees. Residents have a right to appeal a MC decision to the CEVA Board if their request is denied.

Modifications Request Forms are available in the FORMS section of this manual, on www.lakewoodranchgov.org or can be obtained from Community Association Services (CAS) in Town Hall. All modification request forms should be submitted to CAS for processing. Homeowners may review the application with CAS prior to any MC meeting.

RESTRICTIONS REVISION COMMITTEE (RRC) - Reviews all restrictions and other items covered in this Manual and makes recommendations for new or modified restrictions for CEVA board approval; it also updates this Manual periodically.

SAFETY AWARENESS COMMITTEE - Monitors safety within the community and recommends security actions for residents. Each member of the community is responsible for his or her own safety, and CEVA does not assume any obligations or liability on behalf of members of the community

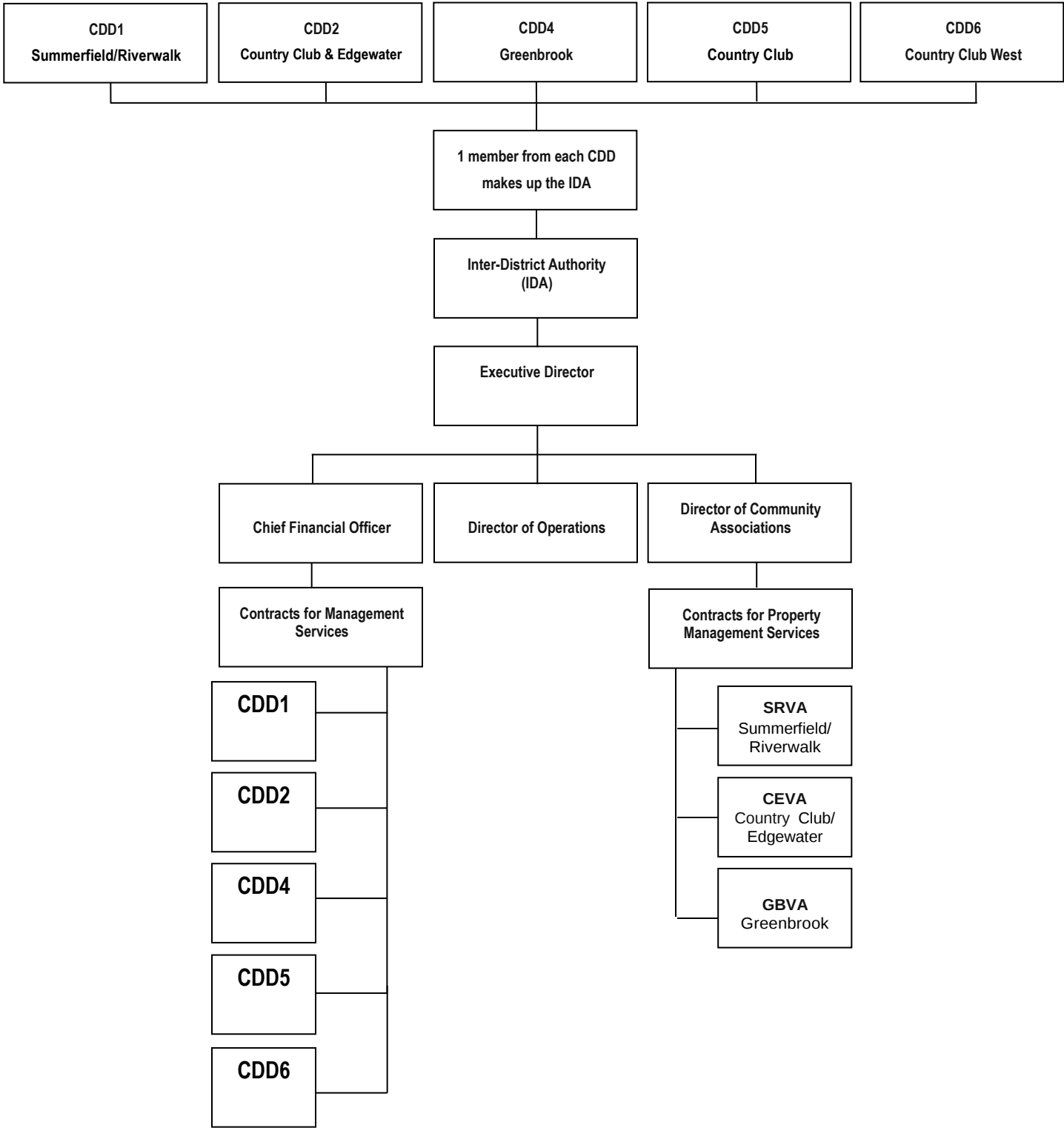
FINING COMMITTEE - Confirms or denies the associated fine amounts for violations that have been previously approved by the CEVA board.

CONDOMINIUM PROPERTY MANAGEMENT

CEVA does not provide property management services to condominiums. The primary governing documents for condominiums are their Covenants and Declarations. Condominium property managers and boards enforce them with the following exceptions:

The appropriate MC and the CEVA Board must approve any major modification of the exterior of any building or any major changes in their approved landscaping plans.

LAKEWOOD RANCH GOVERNANCE CHART



COMMUNITY DEVELOPMENT DISTRICTS

LAKEWOOD RANCH – PHASE I ORGANIZATION CHART

How We Fit In

Villages	Homeowner's Association (HOA)	Community Development District (CDD)
Summerfield	Summerfield/Riverwalk Village Association (SRVA)	1
Riverwalk		
Greenbrook	Greenbrook Village Assoc. (GBVA)	4
Country Club-West	Country Club West Assoc. (CCWA)	6
Country Club-North	Country Club/Edgewater Village Association (CEVA)	5
Country Club-South		2
Edgewater		2

CEVA Neighborhoods (43)

Country Club – North (22)	Country Club – South (19)	Edgewater (3)
Ashland Blythefield Brier Creek (MFN) Dominion Keswick Kingsmill LaCantera Legends Walk Mizner Reserve (MFN) Montclair Orchid Island (MFN) Palmer Creek Portmarnock Presidio (MFN) Riviera (MFN) Sand Hills (MFN) Siena (MFN) Stone Ridge (MFN) Teal Creek Twin Hills Vilamoura (MFN)	Augusta Boca Grove (Condo) Canterbury Gleneagles (MFN) Lake Vista (Condo) Laurel Valley Lofts (Condo) Miramar (Condo) Muirfield (MFN) Moorings (Condo) Oakmont Quail Creek Spyglass (MFN) St. Georges Watercrest (Condo) Westchester Weston (MFN) Whitemarsh (MFN) Waterfront at Main (Condo)	Cove (MFN) Pointe Sound
7 Condominiums/15 MFNs (Maintenance Free Neighborhoods)		

LAKESWOOD RANCH (LWR) ACRONYMS & DEFINITIONS

CAC – (LWR Community Activities Corporation): Plans, organizes and hosts events and programs for residents, and manages and assists LWR clubs and groups. (www.lwrcac.com)

CAS – (Community Association Services) Located in Town Hall: CAS manages individual property-owner compliance with the rules found in the CC&Rs. A Property Management Coordinator (PMC) handles the day-to-day compliance issues of their respective HOA.

CC & Rs – (Covenants, Conditions and Restrictions): CC&Rs are legal documents governing new developments that, for Phase 1 of LWR, were recorded in Manatee County when the property was subdivided.

CERT – (Community Emergency Response Team): Part of the LWR and Manatee County disaster response system, CERT volunteer resident members are trained to help themselves, their families and their neighbors in the event of a natural disaster until first responders arrive. LWR CERT also provides community education to make LWR more disaster resilient (www.lwrcert.org). CERT is an independent organization, and it is not a part of the Country Club Edgewater Village Association, Inc.

CEVA – (Country Club and Edgewater Village Association, Inc., “the Association”): CEVA is the Homeowners' Association for residents of CDD2 and CDD5. A five-member Board of Directors, elected by members of the association, is the governing body. The seats on the board are: 2 at-large, 1 for Country Club North, 1 for Country Club South and 1 for Edgewater. It has six standing committees to help with administration.

CDD – (Community Development District, “District”): A CDD is a local unit of special purpose government that provides a mechanism for financing and managing new communities that includes construction and maintenance of infrastructure. A five-member Board of Supervisors elected by the district's registered voters is the governing body.

HOA – (Homeowners' Association): An HOA is a not-for-profit association to administer the needs of the community pursuant to the community's governing documents, created pursuant to Chapter 720, Florida Statutes. An HOA provides services, regulates activities, levies assessments and may impose fines. An HOA is governed by the CC&Rs but may also impose additional restrictions as needed.

IDA – (Inter-District Authority): The IDA's Board is comprised of one member from each of the 5 LWR CDDs. It serves as the central agency for Management Services and Property Management Services for the CDDs and HOAs found therein. An Executive Director hired by the IDA manages the day-to-day operations.

LWR – (Lakewood Ranch): A community developed by Schroeder Manatee Ranch (SMR).

MFN – (Maintenance Free Neighborhood): Common Services, such as grass mowing, are provided to each homeowner in an MFN. These services vary by MFN neighborhood.

PHASE I – Lakewood Ranch Phase I encompasses the villages of Country Club South (CDD2), Edgewater (CDD2), Country Club North (CDD5), Country Club West (CDD6), Summerfield/Riverwalk (CDD1), and Greenbrook Village (CDD4).

TH – (Town Hall): Refers to both a building where meetings can be held via reservation and to the employees who work there that provide the services of the IDA.

MAINTENANCE-FREE NEIGHBORHOODS (MFNS)

MFNs provide COMMON SERVICES to each home in a neighborhood; these provided services vary by neighborhood.

MFNs include: Brier Creek, Cove, Gleneagles, Mizner Reserve, Muirfield, Orchid Island, Presidio, Riviera, Sandhills, Siena, Spyglass, Stone Ridge, Vilamoura, Weston, and Whitemarsh.

Each MFN has negotiated service contracts, which must be approved and signed by the Country Club and Edgewater Village Association Board (CEVA) for each service it provides.

EXAMPLES of services that might be provided in your neighborhood are:

- Residential landscape maintenance, including pest control: The landscape contract may or may not include street tree maintenance
- Irrigation system maintenance and repair
- Neighborhood pool cleaning, maintenance and repair
- Backflow inspections as mandated by Manatee County
- Cable TV, internet and phone services
- Yard lamp maintenance
- Pressure washing/cleaning of driveways and walkways
- Common Area (Pool) Insurance
- Neighborhood audits
- Roof maintenance

Contact your Neighborhood Committee (NC) for a list of services.

Each of the MFNs maintains an individual neighborhood "look."

Landscape Changes need approval **FIRST** from the Landscape Rep (LR) or the NC, then, if a Modification Request Form is required to be submitted and approved by CEVA or its designee. Generally, landscape guidelines found elsewhere in this HOM, including the CEVA plant palette are to be followed unless the MFN has specific exceptions.

The appropriate MC must approve any changes to the exterior of the home.

MFNs must adhere to the restrictions found throughout this Homeowners' Manual unless that MFN has a specific rule that supersedes a general restriction.

MFNs address treatments are generally the same type, size and often in the same location on the house throughout the neighborhood.

Permanently installed Swing Sets, Play and Sports equipment including basketball hoops, playground equipment and fences (including invisible fences) are not permitted on homeowners' property. Portable equipment must be stored when not in use, not visible to neighbor or public view.

MFNs that have driveways, walkways and public sidewalks constructed of the same material, with matching colors and the same matte finish (Mizner Reserve, Briar Creek and Vilamoura), can only be maintained using the same finishes.

MFN ANNUAL AND QUARTERLY ASSESSMENTS

The Country Club and Edgewater Village Association (CEVA) is financed by an annual assessment paid by all homeowners due on January 1 each calendar year.

In addition, all residents of MFNs are assessed quarterly for common services provided, due on the first day of each quarter: January 1, April 1, July 1, and October 1.

As an MFN resident, you are provided with a coupon book indicating due date and amount due with which to make your payment. IF YOU DO NOT HAVE THESE COUPONS, CALL TOWN HALL FOR A COPY. Homeowners are responsible for all assessments, late fees and interest.

MFN COLLECTION AND LATE FEE POLICY

Unpaid assessments become past due if the full amount is not received by CEVA before the first day of the next month after the due date - February 1, May 1, August 1, and/or November 1, at which time a late fee will be added to the property owners' account; a Balance Due Reminder is sent out to the owners' address of record. Interest on balances due is incurred.

If payment is not received by sixty (60) days after the due date, a pre-lien fee is added to the owner's account. A Certified Pre-Lien notice is sent to the property address and mailing address (and the renter if applicable).

If payment is not received within forty-five (45) days after sending the pre-lien notice, a lien processing fee will be added to the property owners' account. If the property owner's ledger of assessments, late fees, other associated fees, interest and fines total \$1,000.00 or more, that ledger is forwarded to CEVA's attorney requesting a lien.

Once the lien is filed, homeowners will be directed to our attorney for information and payment.

The Collection and Late Fee Policy for the CEVA Annual Assessment can be found under General Restrictions.

MFN LEASE POLICY

Owners/landlords are required to submit to Town Hall \$1500.00 to be deposited in an escrow account to cover damage and/or needed maintenance to the outside of the property or the common areas. In the event of a default resulting in the loss of the deposit, the neighborhood will retain \$500.00 and CEVA will retain \$1000.00. Please refer to the chapter on "Lease Policy" beginning on page 48.

MFN LANDSCAPE GUIDELINES SPECIFIC TO MAINTENANCE-FREE NEIGHBORHOODS

SOD - The following MFNs currently have St. Augustine Floratam sod: Gleneagles, Muirfield, Sandhills, Siena, Spyglass, Stone Ridge, Vilamoura, Weston, Whitemarsh, Cove.

The following MFNs currently have Empire Zoysia sod: Brier Creek, Mizner Reserve, Orchid Island, Presidio, Riviera.

If an MFN wishes to change from its current sod, such change must be approved by two-thirds of the residents in that neighborhood. If approved, all sod in the entire neighborhood must be replaced at the same time.

MULCH - Permitted mulch includes Shredded Cypress or Cypress Blend (Natural A, Natural B, Cocoa Brown A or Cocoa Brown B), Pine Bark Nuggets or Shredded Pine Bark (Large Brown, Small Brown, or Mini Brown). A majority vote of the MFN Neighborhood Committee (NC) can decide to change mulch.

The majority of MFNs require the same mulch in every yard. Exceptions are:

- Brier Creek mandates that all residences will have the same mulch on all front beds but permits any mulch in side and rear beds.
- Sandhills permits residents to use any CEVA-approved mulches, but if they choose mulch other than the current neighborhood mulch, it will be at their own expense.

GATEHOUSE ENTRY AND TRANSPONDER POLICY

COUNTRY CLUB AND EDGEWATER GATE HOUSES

Residents, tenants, certain approved vendors, LWR Golf and Country Club members require a transponder to enter via the "Residents Only" lane of the Gate Houses. All others must enter via the "Visitors Only" lanes.

Transponders are installed, by appointment only, on Monday – Friday 7:00 AM – 5:30 PM, weather permitting - not during inclement weather.

The following information will be needed to receive the transponder: Vehicle Registration, Photo Identification, Proof of Residency, check made payable to IDA, VISA, MC, AMEX or cash.

A new homeowner must provide a copy of the Deed or Closing Statement. If you are a tenant, all the required forms showing you as a current tenant must have been received by Town Hall; the transponders will only be active for the length of your lease.

Vehicle(s) must be brought to Town Hall for installation. Allow 30 minutes to an hour for the transponder transaction and installation.

VENDOR GATE ACCESS POLICY (AN IDA ADMINISTRATIVE POLICY)

Only those vendors with bona fide homeowner clients/customers within CDD2, CDD5 and CDD6 are eligible to participate. An application for the use and purchase of transponders must be completed by the vendor and approved by Town Hall prior to installation. No handheld transponders are permitted. A vendor code of conduct applies. Vendors can enter through the "Residents Only" lane at the Legacy and Balmoral gate from 7AM to 6PM.

GENERAL RESTRICTIONS

ESTATE SALES - Community Association Services (CAS) must be notified in advance of a pending estate sale who will then inform the Neighborhood Committee. Signs advertising the sale are permitted only on the day of the sale. See Signage Criteria at the end of this chapter.

These sales may be held only when the homeowner or individual(s) responsible for his/her estate is selling the contents of the home prior to its being vacated or sold. Only the property of the homeowner or his/her estate may be sold. The sale or exhibit of property from other sources is not permitted.

Estate sales are limited to a maximum of two (2) consecutive days. All property being sold must be contained within the home, to include the garage and lanai. No open doors, including the garage door, are permitted.

The party conducting the sale is responsible for: advertising the sale, providing attendees with directions and instructing visitors not to obstruct driveways, fire hydrants, or mailboxes when parking.

GARAGE OR YARD SALES - Garage or yard sales are not permitted.

GOLF CARTS - The following restrictions are based on CDD2 and 5 Resolutions, Manatee County Code and Florida State Statutes.

- Motorized golf carts are not permitted anywhere within Edgewater Village, other than those used by the CDD or contractors for maintenance purposes.
- Carts may only be operated on the roads within The Country Club Village as well as those areas explicitly indicated for both pedestrian and cart traffic.
- They must be equipped with headlights, turn signals, brake lights, a windshield, efficient brakes, reliable steering apparatus, safe tires, a rearview mirror and reflectorized warning devices on both the front and rear.
- Operators of the golf cart must be at least 14 years old and must obey all traffic laws and signs.
- They must be housed in the garage overnight.
- Owners must have proof of insurance to include coverage for the operation of driving golf carts driving on District roads and other designated areas.

MOVING PODS, UHAUL'S AND CONSTRUCTION DUMPSTERS - Temporary PODS, U-Haul's and/or dumpsters may be parked in a driveway for one week to facilitate moving or construction. Community Association Services (CAS) will determine, on a case-by-case basis, to permit more time if needed.

MOTORIZED SCOOTERS, MINIATURE CARS AND MOTORIZED BIKES - Motorized Scooters, Miniature Cars, and Motorized Bicycles are NOT permitted to operate on CEVA's sidewalks per the Florida State Uniform Traffic Control Law.

NOISE AND NUISANCE - Nothing will be done or maintained on any lot, or in the neighborhood that may become a nuisance to the occupants of other lots. This includes, but is not limited to, loud TV or sound systems, loud parties, vulgar language, pet noises that can be heard by neighbors, such as continually barking dogs whether inside or outside the pet-owner's home and any activity that interferes with TV or cable reception. See also the paragraph on Pets found later in this chapter.

Operating equipment or conducting activities normal to residential communities is limited to 7:00 am - 7:00 pm. Examples include, but are not limited to:

- Equipment operation for lawn care, soil cultivation, maintenance of trees, hedges, and gardens, tree

trimming and limb chipping and other normal community operations as well as the operation of domestic power tools, saws, compressors, lawn mowers, and tractors.

- Usual noises of construction and operation of construction equipment is limited to 7:00 am - 5:00 pm., Monday through Saturday.

PARKING RESTRICTIONS

There must be at least one space available to park a vehicle in a home's garage at all times.

- *STREETS*: Overnight parking of vehicles of any kind on any street is not permitted. Any vehicle found parked on the street at any time between the hours of 2am and 6am is an automatic violation.
- *DRIVEWAYS*: Overnight parking of certain vehicles, and other items as noted below are not permitted in driveways. These include: commercial vehicles defined as "any vehicle used for commerce", boats of any kind or type, trucks (excluding SUVs), pickup trucks or any vehicle with an open cargo bed whether covered or not, panel vans, campers, mobile homes, recreational vehicles, horse vans, motorcycles, motorbikes or motorized scooters, trailers of any type and style, golf carts, vehicles that are inoperable, not validly licensed or registered, and vehicles with advertisement lettering or graphics (excluding police and fire vehicles), riding mowers and any vehicle, boat or item covered with a tarp or custom vehicle cover.
- *NEIGHBORHOOD POOLS*: Overnight parking of any item or type of vehicle in parking spaces adjacent to neighborhood pools is not permitted. Neighborhood Committees may elect to allow designated pool parking spaces to be used for overnight guest parking.
- *UNPAVED AREAS*: Parking on grass or dirt areas is not permitted, either on private property or common areas.
- *OBSTRUCTIONING PUBLIC WALKWAYS*: In accordance with Florida Statutes and Manatee County codes, vehicles of any kind are not permitted to obstruct public walkways. Violations will be referred to the appropriate law enforcement group.
- *CDD PARKING POLICIES*: In addition to the above CEVA restrictions, Community Development Districts (CDDs) (two) 2 and (five) 5 have enacted parking policies that allow for towing parked vehicles if necessary. A copy of the resolution and parking policy is available at Town Hall or on www.lakewoodranchgov.org.

One CDD policy highlight is: No parking on Balmoral Boulevard, Legacy Boulevard, Arnold Palmer Green, Eagles Watch Way, Weston Court, The Masters Avenue (east of Legacy Boulevard), or Players Drive at any time except for a few minutes to sightsee or take a picture.

PETS - Are limited to two (2) per household. No reptiles, wildlife, livestock or poultry of any kind are permitted. Pets may not become a nuisance to the neighborhood or wherever they are walked. That includes, but is not limited to, not picking up and disposing of animal waste.

- In accordance with Manatee County code and CEVA regulations, pets must be leashed and under control at all times when outside the home. Leashes must be of sufficient length to prevent the pet from making contact with pedestrians or other animals.
- Pets may not be leashed unattended. They may be confined (unleashed) in a fenced rear yard on a temporary basis. They may not be left outside overnight.
- Household birds are permitted if they cannot be heard by neighbors.
- Doghouses and animal cages located outside or in the yard are not permitted.

PROFESSIONAL OR BUSINESS ACTIVITIES - Professional or business activities conducted from a Unit must be incidental to the residential use of property, it may not result in any activity that makes it obvious that a business is being conducted from the lot. Other examples that adversely affects the residential nature of the community are: Activities that can be smelled by other residents, frequent pedestrian and/or vehicular traffic in and out of the community for deliveries or pick-up especially if they can be heard from inside other Lots/Units and increased traffic by employees, business associates, customers or clients.

SIGNS - The only signs permitted in residents' yards are: "Open House", "For Sale", "For Rent", "Estate Sale" and security signs. No decorations, such as flags, streamers or balloons, can be attached to these signs. Security signs are permitted in a plant bed. Flags are not permitted as signs.

SIGNAGE CRITERIA

OPEN HOUSE SIGNS may be displayed as follows:

- One sign at the entrance to the neighborhood in which the open house is being held.
- One sign on the front lawn.
- Signs may be displayed the morning of the open house and must be removed no later than 1 hour after the open house ends.
- Sign size must not exceed 18" x 24".

ESTATE SALE SIGNS may be displayed only on the days of the sale.

- One sign in the front lawn.
- Sign must not exceed 18" x 24".

Standard Lakewood Ranch *FOR SALE* and *FOR RENT* Signs may be displayed as follows:

Example of "FOR SALE" or "FOR RENT" Sign



- 18" x 24" x .040 White Aluminum Single Faced Sign
- Applied High Performance Vinyl (Color: Forest Green)
- Up to Four Lines of Copy Allowed in Two 3 1/2 " x 22 " boxes as shown above, with any QR code symbol at the far left of the lower box.
- Sign to be Fastened to Standard Steel Step Frame (Painted Black) Signs must be removed no later than ten days after closing or upon tenant move-in.

For exact sign size and more material criteria go to: www.lakewoodranchgov.org.

HOUSE AND HARDSCAPE MAINTENANCE

ADDRESS TREATMENTS - House Numbers: are not permitted on the yard lamppost. Numbers must be Arabic, 3" - 5" high, contrast in color with their background, attached to the home and clearly visible from the street. Maintenance Free Neighborhoods (MFNs) have rules specific to their neighborhood. See the chapter on MFNs.

ARCHITECTURAL REVIEW POLICY AND NEW CONSTRUCTION

The Country Club and Edgewater communities encompass several distinct yet compatible architectural styles. To ensure architectural integrity within these communities, certain procedures and design criteria are required for all new construction or remodeling.

Every effort will be taken to preserve the design integrity of each neighborhood and ensure such construction does not encroach on any easement, violate any neighborhood, Country Club/Edgewater Village (CEVA) or Covenant restrictions, does not interfere with the exposure, view or reasonable privacy of adjoining or facing properties.

In order to maintain an architectural and aesthetic quality, the MC will evaluate the construction plans with respect to the Architectural and Design Criteria Document. The Architectural and Design Criteria document for The Country Club and Edgewater Village is available at Town Hall for your review if you are planning new construction. Modification Request Form is required for all exterior construction. This form can be found in this homeowner's manual, on www.lakewoodranchgov.org, or can be obtained at Town Hall.

NEW CONSTRUCTION, INCLUDING ADDITIONS approval is a 2-phase process.

Phase One:

1. Submit a "Conceptual" drawing showing proposed new construction or remodeling of the existing dwelling, along with the estimated added or new total square footage. If construction is a remodel, original plans should be furnished, if available. The MC is primarily concerned with the exterior design of the construction, so an elevation drawing should be submitted. A copy of a certified lot survey showing applicable setback lines should also be included.
2. As part of the review by the MC, the Neighborhood Committee (NC) will be informed of the proposed construction and will be allowed to view the conceptual plans. After receiving a copy of the proposed construction, the NC has until the next MC meeting to respond, the minimum time available for response not to be less than two weeks. No response by the NC will be interpreted as automatic approval of the conceptual plans.
3. New construction will require a complete set of design plans.

Phase Two:

1. If the "conceptual" design plan is approved by the Modifications Committee, the homeowner can then have specific construction plans and elevations created and presented to the Committee for review and final approval.
2. For final approval, the following information must be included (but is not limited to): choice of all paint and trim colors, door colors, roof tile color and type, and driveway paver color, if applicable, along with item numbers and manufacturer.
3. During construction, the homeowner must submit a separate Modification Request Form for the proposed landscape plan for review by the Modification Committee (MC).

AWNINGS - Fixed or retractable installations require a Modification Request Form to be submitted and approved by CEVA or its designee. No awning may be installed on the front of the house, but may be installed both inside the homeowner's lanai cage and on the rear or side exterior walls. The frame should be closed as soon as a hurricane watch/warning is declared. Awnings must be either striped or solid and be compatible with the house color.

BASKETBALL HOOPS - Basketball hoops require a Modification Request Form to be submitted and approved by CEVA or its designee. Basketball hoops are never permitted on homeowners' property in Maintenance-Free Neighborhoods. MFNs include: Brier Creek, Cove, Gleneagles, Mizner Reserve, Muirfield, Orchid Island, Presidio, Riviera, Sandhills, Siena, Spyglass, Stone Ridge, Vilamoura, Weston, Whitemarsh. Non-MFN neighborhoods may hold a neighborhood vote to permit them.

Neighborhoods that have voted to permit basketball hoops include: Belmont (2014), Keswick (2014), Kingsmill (2012), Laurel Valley (2018), Legends Walk (2012), Palmers Creek (2011), Portmarnock (2012), St. Georges (2001), Teal Creek (2011), and Westchester (2012).

Should a neighborhood subsequently vote to prohibit basketball hoops, a previously approved and installed basketball hoop will be allowed to remain until it is voluntarily removed, or the house is sold, at which time it **MUST** be removed.

RESTRICTIONS

- Non-removable and portable basketball hoops, including those attached to a house, are NOT permitted.
- Installations after June 1, 2006 must be placed in a sleeve to be removed during severe weather. All others approved and installed prior to June 1, 2006, will be allowed to remain until the home is sold at which time it **MUST** be removed.
- Installations are to be placed on the side of the driveway as close to the home as possible but in no event closer to the street than 15 feet. The colors should be as neutral and unobtrusive as possible.
- Hoops, poles and nets must be kept painted and repaired so as to maintain its original condition. Play is not permitted in the street and is only permitted during daylight hours.

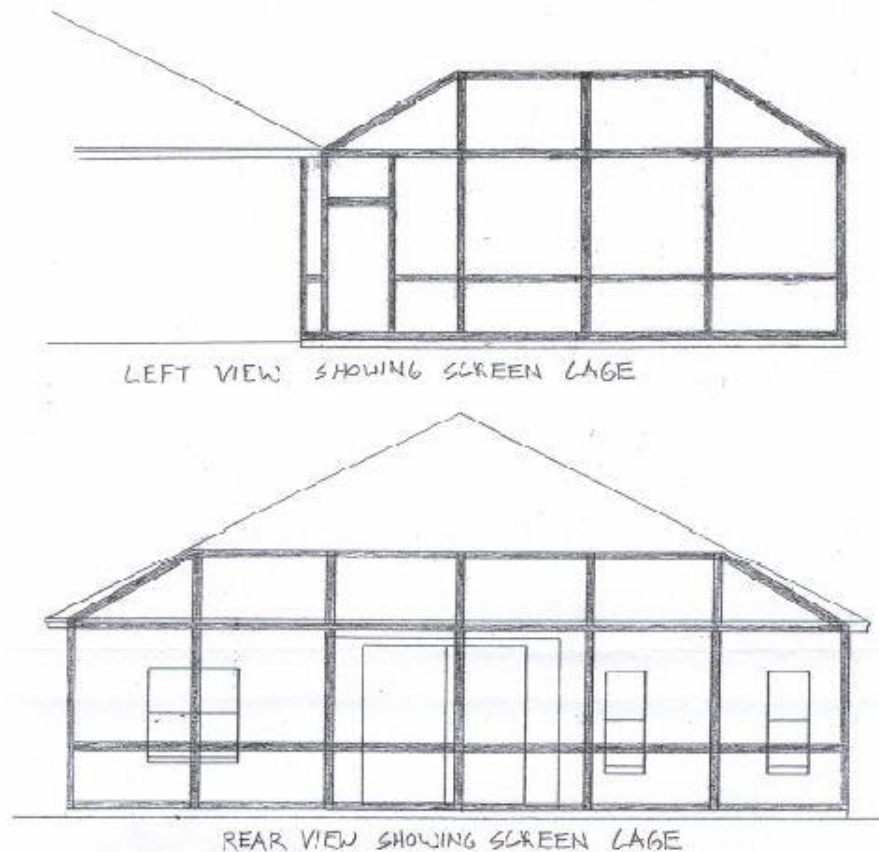
BIRDHOUSES AND BIRDFEEDERS - Are permitted in the rear of the home, not visible from the street. See "Decorative Accent Pieces" for Birdbath information.

CAGES FOR POOLS AND LANAIS - MC approval is not required if a replacement cage is exactly like the original cage. New or newly-designed replacement cages require a Modification Request Form to be submitted and approved by CEVA or its designee.

- **CAGE DESIGN REQUIREMENTS:** The roof of any cage is not permitted to exceed the height of the house. No portion of the cage is permitted to be seen from the street when viewed directly from the front of the home.
- **CAGE COLOR:** With the exception of Muirfield and Spyglass, all pool, lanai, shower and veranda cages in Country Club Village are to be constructed of bronze aluminum. In Muirfield and Spyglass, the color of the metal for the screen must match the neighborhood standards. Edgewater Village cages may use either white or bronze caging aluminum.
- **CAGE REPAINTING:** If the homeowner selects white or an approved bronze color from the CEVA paint palette a Modification Request Form is required to be submitted and approved by CEVA or its designee.

- **SCREENING:** Screening for pool cages must be charcoal-colored and either 18 x 14 mesh or 20 x 20 mesh fiberglass or fiberglass-coated polyvinyl chloride (PVC).
- **CAGE SHAPE:** All new or replacement cages must be square or rectangular (or multiple rectangles such as "L", "T", etc.) in shape. No circular or near circular configuration is permitted. Any cage built prior to this amendment may remain and may be replaced in the same shape.
- **CAGE ROOF DESIGN:** All new cages atop areas that measure 100 square feet or more must be a mansard-type roof design, as illustrated in the sample drawing below. Smaller enclosures may use a mansard or other roof design if deemed compatible by the MC. No curved roof design is permitted. The sides that attach to the ground level must be vertical. No metal roofing or roofing other than screening is permitted.
- **TWO-STORY STRUCTURES:** These may be constructed only for a two-story home. The cage must incorporate all of the design requirements stated above. Two-story cages are not required on two-story homes. If a one-story cage is desired, the second story balconies (verandas) may be screened in using the same screening as the cage.

REAR AND SIDE ELEVATION SAMPLE



CLOTHESLINES - Must be screened completely from Public and Neighbor view.

COMMUNICATION DEVICES - Communication devices are permitted in accordance with the F.C.C. Telecommunications Act of 1996. Subject to the terms and conditions set forth in this restriction, each owner is permitted to install the following, (referred to herein as "antenna") on his or her lot. Any owner who installs an antenna shall provide written notification of the installation, size and location to Community Association Services (CAS). Satellite dish antenna 1 meter (39.37 inches) or less in diameter. Owners are encouraged to use satellite dishes that are (18) eighteen inches or less in diameter, designed to receive direct broadcast satellite service. Antennas (1) one-meter or less in diameter or diagonal measurement, designed to receive video programming services via multichannel, multipoint distribution (wireless cable) providers (MMDS). Antennas designed to receive television broadcast signals; provided, however, that no antenna mast may be higher than necessary to establish line of sight contact with the transmitter.

- **LOCATION OF ANTENNAS:** Antennas shall be placed in a location not visible from any street, if such placement would permit reception of an acceptable quality signal. No antenna may be mounted on the front of a residence or on the front half of either side of the residence unless an acceptable signal cannot be received in the rear of such residence, except (18) eighteen-inch satellite dish antennas may be mounted on the side wall of a residence as close to the eave area as possible. Separate posts or mounting structures are not permitted.
- Antennas and mounting brackets attached to a building shall be painted to match the color of the residence at the point of attachment. Notwithstanding the foregoing, owners of a residence with a pool cage or screened lanai are encouraged to mount any antenna inside such structures consistent with the receipt of an acceptable signal. Any (1) one-meter satellite dish antenna may be mounted inside an enclosed screen area, such as a pool cage or lanai. Any installation on the ground must be screened from public or neighbor view with appropriate landscape material.
- **STATION ANTENNA STRUCTURES:** Installation requires a Modification Request Form to be submitted and approved by CEVA or its designee. Antennas for AM/FM radio, amateur ("ham") radio or Internet are covered in the FCC regulations on station antenna structures. This regulation is separate from the aforementioned regulation governing video antennas and satellite dishes. This regulation is limited to state and local governments. Forms are available in the FORMS section of this manual, in the "On-line Forms" section on www.lakewoodranchgov.org or at Town Hall.

COMPOST BINS - Must be concealed with appropriate landscape materials and located on the side(s) or rear of yard. They must have a lid and be installed so as not to attract pests or create odors.

DECORATIONS, HOLIDAY - Decorations must be temporary in nature and may be displayed four weeks before the holiday and two weeks after the holiday. No sounds associated with holiday decorations are permitted.

DECORATIVE ACCENT PIECES –

- **ITEMS NOT PERMITTED:** Plastic nursery growing pots.
- **ITEMS PERMITTED WITH RESTRICTIONS:** Decorative items may be a maximum 36" tall and may not be located in the Community Development District 2 and 5 (CDD) easement that generally measures 11' from the street/curb back toward the resident's homes. All decorative accent pieces, including planters and decorative pots, are limited to five (5) such items on any one side of the house, not to exceed a total of (10) accent pieces per lot.
- **BENCHES:** Color shall be muted earth tone, natural, concrete or wood tone.
- **BIRDBATHS:** Limited to one (1) per lot.

- *STATUES*: Limited to one (1) per lot.
- *WALL HANGINGS/ORNAMENTS IN EDGEWATER*: are only permitted in the recessed entryway of the home.
- *WATER FOUNTAINS*: Limited one (1) per lot.
- *WINDOW BOXES*: Can be metal, wood-tone, stained to match a stained front door or painted the color of the house body or trim. They must have live plants/or live greenery year-round.

Deviations from the restrictions listed above, requires a Modification Request Form to be submitted and approved by CEVA or its designee.

Modification requests should include a color picture of the accent piece, dimensions, type of material, and a photo of the proposed location that clearly shows the color of the house and the surrounding landscape

The criteria below are the basis for the MCs ' decisions on requests to install decorative accent pieces:

- *CONSTRUCTION*: Must be made of materials that are appropriate for outdoor locations and can resist degradation in our environment.
- *SAFETY*: Must be storm-resistant, tip-resistant, installed with applicable permits, and may not impede ingress or egress in the event of an emergency.
- *LOCATION AND VIEWING AREA*: The location should be congruous to the adjacent street, the home and the landscaping. More leeway should be granted to requests for accent pieces that can only be viewed from a relatively limited area.
- *SIZE*: Should be compatible with the dimensions of the yard, the home and the landscaping.
- *STYLE AND COLORS*: Should complement the neighborhood, the home and the landscaping.
- *COMPATIBILITY*: Should be compatible with prevailing community appearance.

If the MC is unable to make a decision on a modifications request, the MC may table (pend) the request and ask Community Association Services (CAS) to contact the appropriate Neighborhood Committee (NC) for input on the request. If a NC does not exist or does not respond to such a request, CAS may contact the neighbors adjacent to and across from the property in question and solicit their opinions directly. CAS will provide neighborhood input to the MC for consideration.

DOORS, SCREEN DOORS, SECURITY SCREENS, RETRACTABLE SCREEN DOORS & STORM DOORS - Changes or additions requires a Modification Request Form to be submitted and approved by CEVA or its designee.

- *DOOR WINDOWS* may have protective film with no reflectivity in a soft, natural or neutral tone. Aluminum foil is never permitted in any window. Clear, colored, textured and frosted glass is permitted.
- *SCREEN DOORS*, including conventional screen, storm, and security/hurricane screen doors requires a Modification Request Form to be submitted and approved by CEVA or its designee. None are permitted in the front of a home in Country Club Village or in any garage door openings. All screen doorframes must match the color of the home's doorframe. Screens should be mounted within the door or window "well" wherever possible
- *SECURITY SCREENS*: permanently installed, require a Modification Request Form to be submitted and approved by CEVA or its designee. Screens should be installed by a licensed installer with the appropriate building permits. The appearance of window screens must be compatible with the style and color of the home and the neighborhood.

- *RETRACTABLE SCREEN DOORS* are not permitted on overhead garage doors; permitted retractable screen doors require that the housing match the color of the home's doorframe.
- *STORM DOORS* require a Modification Request Form to be submitted and approved by CEVA or its designee and are permitted only in Weston and Edgewater Cove.

DRIVEWAYS, SIDEWALKS AND WALKWAYS

Public Sidewalks are those located within the right-of-way adjacent to a street or in common areas. Changing the material, color, or surface finish of a public sidewalk is not permitted unless that section of the sidewalk is a continuation of a driveway.

- *PUBLIC SIDEWALK STRUCTURAL DAMAGE AND REPAIR*: Repairs are not permitted by the homeowner; it is the homeowners' responsibility to report this problem to Town Hall using the "Request for Special Attention" form found in the FORMS section, or on www.lakewoodranchgov.org.
- *RESIDENTIAL DRIVEWAY AND SIDEWALK MAINTENANCE*: Homeowners are responsible for cleaning their driveway, walkways, and public sidewalks that are located on the homeowner's property. They must be kept free of plant intrusions, weeds, debris, mold, stains and excessive tire markings, and, as needed, must be cleaned either by pressure washing or other appropriate methods.
- *MFNs* that have driveways, walkways and public sidewalks constructed of the same material, with matching colors and the same matte finish (Mizner Reserve, Briar Creek and Vilamoura), can only be maintained using the same finishes.
- *PAINTING*: of Residential Driveways and Sidewalks is NOT permitted.
- *SEALING*: Concrete Residential Driveways and Walkways require a Modification Request Form to be submitted and approved by CEVA or its designee. Approved sealer colors are: Sherwin Williams: Silverplate (SW7649), Gray Clouds (SW7658), Amazing Gray (SW7044) or H & C Siberian Haze (HC149) and Cemented Deal (HC141). Additional colors; Sherwin Williams Acier (SW9170) and Pewter Cast (SW7673) or H & C Muddy Gray (HC172).
- *RESURFACING*: Residential Driveways and Walkways using the "Concrete Overlay" resurfacing technique requires a Modification Request Form to be submitted and approved by CEVA or its designee. It must be applied by a professional as it has a limited lifetime. The color, texture and any pattern of the overlay must be compatible with the colors and style of the home as well as the neighborhood.
- *CHANGING MATERIAL OF RESIDENTIAL DRIVEWAYS AND WALKWAYS*: Requires a Modification Request Form to be submitted and approved by CEVA or its designee. Some neighborhoods may have local restrictions on the types of materials that can be used for driveways or walkways.

FENCES

Require a Modification Request Form to be submitted and approved by CEVA or its designee. No fencing of any kind is permitted on homeowners' property in Maintenance-Free Neighborhoods (MFNs). Invisible and black aluminum fences are only permitted in neighborhoods that have voted to permit fencing.

Aluminum Fences Permitted: Four-foot (4') high black aluminum fence manufactured by Specrail, Inc. or the equivalent from another manufacturer. The approved fencing styles are Style 9, Storrs, Style 4, Saybrook, and Style, "Puppy Picket" all with the standard post.

Ashland, Canterbury, Keswick, LaCantera, Laurel Valley, Montclair, Palmer Creek, Portmarnock, Quail Creek, Teal Creek, Twin Hills and Westchester allow fences.

Augusta (2013), Blythefield (2013), Dominion (2013), Kingsmill (2011), Legends Walk (2015), Oakmont (2013),

Pointe (2002), Sound (2002), and St. Georges currently prohibit fences.

Maintenance Free Neighborhoods (MFN) prohibit fences: Brier Creek, Cove, Gleneagles, Mizner Reserve, Muirfield, Orchid Island, Presidio, Riviera, Sand Hills, Siena, Spyglass, Stone Ridge, Vilamoura, Weston, and Whitemarsh.

An existing fence approved and installed prior to a neighborhood's vote to prohibit fencing may remain but may not be replaced while the neighborhood prohibition remains in effect.

FENCE RESTRICTIONS

- **INSTALLATION:** Aluminum Fences are normally installed on the property line and must have a twenty-five foot (25') setback from the front corner of the house on each side. On a corner lot, the fencing installed on the side facing the secondary road (front door is on the primary road) must only extend from the back of the home.
- **INVISIBLE FENCES:** Follow these same rules except they must be within, not on, the side and rear property lines.
- **SCREENING:** Appropriate landscape materials, except in front of approved gates, must screen aluminum fencing adjacent to a secondary road.
- **MAINTENANCE:** It is the responsibility of the homeowner to maintain both sides of the fence.

FIRE PITS - Fire pits installed outside of pool cages requires a Modification Request Form to be submitted and approved by CEVA or its designee. They may only burn natural or propane gas and may not be in the front yard or visible from the street. The area surrounding the fire pit must be landscaped with appropriate landscape materials. All gas lines and/or tanks must be installed with appropriate permits and must be screened from view with appropriate landscape materials.

FLAGS - Freestanding flagpole installation requires a Modification Request Form to be submitted and approved by CEVA or its designee. A homeowner may erect a freestanding flagpole on their property, not to exceed 20 feet high, that does not obstruct sightlines at intersections and is not located within or upon an easement. The pole may display one official U.S. flag no larger than 4.5 feet by 6.0 feet, flown in accordance with U.S. code. The homeowner may also display one official flag of Florida, the U.S. Army, Navy Air Force, Marines, Coast Guard, or a POW-MIA flag that must be equal to or smaller in size than the U.S. flag. The flagpole must be unpainted and made of plain anodized aluminum or fiberglass and placed in a metal mounting sleeve so the flagpole can be removed in severe weather. The flagpole shall have a permanently attached pulley system that would include a halyard, flag snaps, rope cleat, and may have a decorative ornament (i.e., eagle or ball) in the same color as the flagpole or in a 'gold' finish. To fly the same flags of the same size(s) noted above, brackets may be attached to the house or garage to hold a removable flagpole.

GARAGE DOORS - Garage doors must be kept closed at all times except when the garage is in actual use. Removal of overhead garage door window mullions is permitted.

A garage door is permitted to be replaced using the same design and color. A Modification Request Form is required to be submitted and approved by CEVA or its designee to replace a garage door with a new design, and/or new paint or stain color.

GARBAGE CONTAINERS, RECYCLING BINS AND YARD WASTE - Must be placed on the driveway or curb for pickup; placement in the street is not permitted.

Garbage containers and recycling bins must not be put out for pickup earlier than the evening prior to scheduled collection. If garbage bags are used, they must only be put out on the morning of the scheduled collection. Yard waste must not be put out for pickup earlier than the afternoon of the day prior to scheduled collection.

All containers must be removed and stored in the garage the same day as collection.

GUTTERS - The gutter color may match the approved fascia color or be white. Gutter downspouts may be white or be painted to blend with the body and trim colors behind them; they may not extend beyond the landscaping beds. An approved dark brown paint palette is available for fascia, gutters, and corbels with a Modification Request Form to be submitted and approved by CEVA or its designee. Any deviation from this restriction requires a Modification Request Form to be submitted and approved by CEVA or its designee.

HURRICANE PROTECTION - Any protection permanently attached to the home including but not limited to accordion shutters or roll down housing and all mounting hardware must be painted to match the color of the surface to which it is mounted. Protection may remain in place from the time a storm watch is issued, until seven (7) days after that same storm watch or warning is no longer in effect.

LAMP AND COACH LIGHTS - (Mounted adjacent to home entrances and garage doors): Homeowner may replace using the same color and style, otherwise a Modification Request Form is required to be submitted and approved by CEVA or its designee. Refer to the Maintenance Free Neighborhood (MFN) section if you live in an MFN.

LANAIS, VERANDAS AND EXTENSIONS - New construction of, or extensions to a lanai or veranda requires a Modification Request Form to be submitted and approved by CEVA or its designee.

- *GOVERNMENTAL REGULATIONS:* Finished installation must comply with all current County and State design requirements and regulations.
- *APPLICATION PROCESS:* The following items must be submitted along with a Modification Request Form for any addition and/or extension: Rear and side elevations indicating attachment to the home, overall dimensions, setback dimensions and type of structure, and a specification sheet for cage fully describing all materials of construction and finish colors.
- **MINIMUM REAR SETBACK:** for a pool or lanai cages is ten (10) feet.
- **PLANTING BED INSTALLATION:** Homeowner may be required to install a planting bed around the pool or lanai cage.

LAWN FURNITURE AND HAMMOCKS - Lawn furniture and hammocks are permitted in side(s) or back yard but must not be visible from the street.

LIGHTING, OUTSIDE - All outside lighting should be positioned and operated such that it does not cause problems or become a nuisance to neighbors' properties. The owner may be required to adjust or remove nuisance light(s). Colored or blinking lights are not permitted.

MAILBOXES - Individual boxes or newspaper delivery boxes are not permitted.

MECHANICAL EQUIPMENT - Mechanical equipment shall not be installed in the front of the home. Equipment examples include but are not limited to: pool pumps and heaters, water softeners, air conditioners, compressors, installed emergency generators, tankless water heaters and electrical vehicle charging stations. Specifics are found below:

EQUIPMENT MUST BE SCREENED: New or replacement equipment must be screened from public and neighbor view by the use of appropriate landscape materials from the planting palette or by a new or existing wall. Homeowner has the option to raise an existing wall or to use plants that will grow tall enough to create the screen. Both new planting beds and new or altered walls require a Modification Request Form to be submitted and approved by CEVA or its designee. All walls shall be constructed of eight-inch (8") concrete blocks, covered with stucco, and painted to match the exterior of the house. Adequate clearance must be provided with an opening no wider than 2 feet to permit access.

- *EMERGENCY GENERATORS:* Generators are to be used only when commercial electrical power is not available. Installation must comply with state and county regulations to include the required county permit. They must be located on the exterior of the home, but not on the lanai, at least 5 feet from any door or window opening; and, if possible, must be a minimum of 10 feet from the outside edge of the generator to the nearest neighbor's home.

Sound levels produced by the generator may not be greater than 72db(A) @ 23 feet while operating at full load. They may be operated once a week for test and maintenance purposes, but for no longer than 15 minutes and only on weekdays between the hours of 9:00AM and 7:00PM.

- *TANKLESS WATER HEATERS:* Installation must be in accordance with all state and county regulations. If installed on the outside of the home, it must be painted the same color as the body color of the home except for those parts exposed to high heat or required for product identification.
- *ELECTRIC VEHICLE CHARGING STATION:* Electrical vehicle charging stations must be installed inside the garage.

PAINTING (EXTERIOR OF HOME) - Homeowners are permitted to repaint using the same colors. Paint Modification Request Form is required to be submitted and approved by CEVA or its designee to repaint in another color or to have the front door or existing shutters stained a natural wood color.

Residents cannot choose new color schemes that are the same as the house to the right, left or directly across the street from their home.

Three paint palette books have been created based upon roof tile colors – Gray tones, Red tones and Brown/Neutral tones. You must use the paint palette specially selected to complement the color and tone of your existing or new roof tile.

Paint palettes are designed to look best by choosing a body, trim and front door color from the same page of the appropriate Paint Palette Book. Additional color options for trim, front door and shutters may also be selected from the supplemental pages found in that same Paint Palette book.

A supplemental "Upper Trim/Garage Door" color page is also provided in each palette book for fascia, gutters, soffits, corbels and garage doors.

PAINTING EXTERIOR DOORS/DECORATIVE SHUTTERS - Homeowners are permitted to repaint using the same colors. A Paint Modification Request Form is required to be submitted and approved by CEVA or its designee to repaint another color or to have a stained natural wood color.

- **FRONT DOORS PAINTED OR STAINED WOOD:** Paint color must be selected from the appropriate paint palette from either the page for the selected body color or the supplemental “Front Door/Shutters” color page. Front doors may also be painted the same color as a selected trim color, however colors designated specifically for front doors and shutters may not be used to paint trim. Front doors may also have a wood stain finish.
- **GARAGE DOORS PAINTED OR STAINED WOOD:** Paint color must be selected from the appropriate paint palette. Garage doors may be painted in either the selected body or trim color, or a color selected from the supplemental page “Upper Trim/Garage Door” specific to each paint palette book. A garage door may also have a natural wood stain finish. *Faux painting to resemble stained wood is not permitted.*
- **OTHER EXTERIOR DOORS:** Any other door located on the front elevation of the home, garage doors with a wood stain finish and exterior sliding doors with a metal finish, must be painted either the body color or trim color.
- **SHUTTERS, DECORATIVE:** If the front door of the home is painted, the shutters must be painted to match the front door or house trim color. If the front door has a wood stain finish, the wood shutters may be a matching wood stain, or painted a color chosen from either the appropriate color palette for doors found on the same page as the body of the home or selected from the supplemental “Front Door/Shutters” color page in the same palette book.

POOLS, RESIDENTIAL SWIMMING - Adding a new pool outside your existing lanai cage requires a Modification Request Form to be submitted and approved by CEVA or its designee. All pools must be in-ground, may not be visible from the front street, and must be enclosed in a cage or screened/fenced area. They must meet the pool safety requirements found in the Florida Statutes and Manatee County Codes. All electrical utilities, pumps and piping must be screened from public and neighbor view using appropriate landscaping materials from the plant palette.

POOL MAINTENANCE - Draining Water from Pool: Residents may drain small amounts of water from their pool into their yard. Drainage into street drains or drainage ponds is not permitted. Draining larger amounts of water or draining the entire pool must be done in accordance with established environmental guidelines by a properly licensed individual or company.

PORCH (FRONT), ENTRYWAY OR PORTICO - Screening or enclosing a portico or front porch is not permitted. Homeowners may have furniture, wall ornaments/hangings and/or flowerpots designed for outdoor use.

RAIN BARRELS AND CISTERNS - Rain Barrels and Cisterns not connected to gutter downspouts are not permitted. Only corrosion-resistant, earth tone-colored materials are allowed, with a "mosquito-proof" cover; location is limited to sides and rear of yard and must be screened with approved landscaping materials.

RAIN CHAINS - Rain Chains are not permitted as decorative pieces. They may be used as an alternative to rain gutter downspouts in areas where it would be difficult or impossible to properly install a gutter downspout and should blend in as much as possible with the exterior of the home.

ROOF MAINTENANCE - Owners are required to keep all house roof surfaces clean, in good repair, and free of mold and mildew.

- Painting of roof tile is not permitted. A Modification Request Form is required to be submitted and approved by CEVA or its designee for use of any roof sealer.
- **CONCRETE OR CLAY TILES:** Broken, cracked or significantly discolored tiles should be replaced with tiles that match the original color; cracks in the seams should be repaired and repainted to match the color of the original seams.
- **METAL ROOFS:** A Modification Request Form is required to be submitted and approved by CEVA or its designee when metal roofs begin to show signs of failure, if a color change is requested and/or the roof needs to be recoated. This maintenance must be done with the same type of materials as they were originally coated in a manner specified by the manufacturer.

ROOF REPLACEMENT - Homeowners may replace a roof with the same style, color, and type of roofing material. Vents, exposed flashing, seams, etc. must be painted to blend in with the color of the roof. A Modification Request Form is required to be submitted and approved by CEVA or its designee to replace any roof using a different style, color, or type of roofing material. The replacement roof color can match the previous shade or, if a new color, must be compatible with the existing home and driveway colors. New roof colors may not match your neighbors' roof color – your neighbors on your right, on your left, and directly across the street. You may be required to repaint your home to co-ordinate with your new roof color and your existing driveway color.

In Edgewater Village, replacement roof materials include concrete, clay, metal, slate, or simulated slate. Metal roofs must use only concealed fasteners and have a tile appearance.

SHEDS (STORAGE) - Sheds must be on a screened lanai. Sheds not previously approved and not in a screened lanai must be removed. Storage sheds not in a screened cage but approved by the Modifications Committee prior to the adoption of this proposal may remain until the house is sold at which time it must be removed.

SHOWERS, OUTDOOR – A Modification Request Form is required to be submitted and approved by CEVA or its designee for additions or newly designed replacements of showers and/or shower cages. A surveyed site plan showing the location of the shower to include setbacks, attached to the Modification Request Form, is helpful to speed approval. At minimum, a sketch plan showing location etc. is required.

Shower cages must be attached to the home and used only in connection with an outdoor shower. The sidewalls must be vertical and may be constructed of masonry (other than the wall of the home to which the shower cage is attached) or screening or a combination of the two. Roof covering in Country Club Village must be black screening, and in Edgewater Village either black or white screening, and may be flat or sloped in design. Shower cages must not be able to be seen from the street when viewed directly from the front of the home. The size of the shower cage must be compatible with the size of the shower and the home.

SHUTTERS, DECORATIVE – Existing shutters are permitted to be replaced using the same design and color. A Modification Request Form must be submitted and approved by CEVA or its designee to add new shutters, or replacement shutters with a new or different design and/or new color or stain.

NOTE: Not all home designs are permitted to have decorative shutters. Please check with Community Association Services (CAS) at Town Hall.

SOLAR PANELS - Modification Request Form is required to be submitted and approved by CEVA or its designee. Solar panels are permitted as a matter of law; however CEVA has the right to place certain conditions on the installation. A signed copy of the "Installation of Solar Panels" Form found in the FORMS section of this Homeowners' Manual is also required.

The goal is to minimize the visual impact and to reduce the amount of piping on the roof.

Mounting hardware and all piping, electrical and otherwise, must be painted to blend in with the color of the home or roof to which it is attached.

SCREENING REQUIREMENTS: Upon site inspection it may be required that the homeowner plant landscape material designed to soften the visual impact.

SPAS AND HOT TUBS - The installation/addition of spas and/or hot tubs located outside the lanai requires a Modification Request Form to be submitted and approved by CEVA or its designee. Spas and hot tubs may not be visible from the front street and must be enclosed in a cage or screened/fenced area as required by Florida statutes and Manatee County code. All electrical utilities, pumps and piping must be screened from view using appropriate landscape materials.

SWING SETS AND PLAY/SPORTS EQUIPMENT, permanently installed - Equipment of this type requires a Modification Request Form to be submitted and approved by CEVA or its designee. It may only be installed directly behind the house and must not extend past the side perimeter of the home. It should be kept within fifteen (15') of the house, should not exceed ten feet (10') in height and must be screened from public and neighbor view by the use of appropriate landscape materials. Portable equipment must be stored when not in use, not visible to neighbor or public view.

NOTE: Permanently installed equipment of this type is not permitted in Maintenance-Free Neighborhoods (MFNs).

TENTS - Manatee County requires a permit for any tent larger than (10) ten ft. by (10) ten ft. Tents may stay up for a maximum seventy-two (72) hour period.

TRAMPOLINES - Trampolines are NOT permitted.

WALLS - The building, installation or addition of walls requires a Modification Request Form to be submitted and approved by CEVA or its designee. Freestanding walls are not permitted. Walls attached to the home may be built for privacy or to screen mechanical components. They must be constructed of eight-inch (8") concrete blocks, covered with stucco, and painted to match the exterior of the house. Placement of new walls is at the discretion of the Modification Committee.

WIND CHIMES are limited to the lanai or back yard.

WINDOW PROTECTIVE FILM AND TINTING - Homeowner may have non-patterned protective film with no reflectivity in a soft, natural, or neutral tone. Aluminum foil is never permitted in any window.

WINDOW TREATMENTS - Window treatments seen from the street must be properly maintained. Owners must have window treatments in place at the time of any lease. Non-traditional window treatments may be used for a maximum of six weeks from the date the owner moves in. Owners may apply to the Modifications Committee for a one-time thirty-day extension. Garage wall windows that face the street must not be blocked by items stored therein.

YARD POST LAMPS - Are mandatory and may not be removed. They must be in working order and lit from dusk to dawn. If replaced, they must be replaced with a fixture of the same specifications and appearance as others in the neighborhood, including replacement heads, unless your neighborhood has voted to have yard lamp posts that match or coordinate with your garage coach lamps. Please refer to the Yard Post Lamp Replacement Matrix.

Yard Lamp fixtures with multiple sockets must have bulbs that are the same size, power rating and type, may be "candle" or "torpedo" shaped, with or without a twisted top, coated or clear and have a color temperature of 2700K to 3000K (Soft White) with a light output equivalent to or greater than that of the original bulb recommended for use in that fixture. Blinking and/or colored bulbs of any type are not permitted.

YARD (POST) LAMP REPLACEMENT MATRIX

The following neighborhoods are permitted to replace their yard lamp head with yard lamp heads that match or coordinate with their coach lights, with prior Modification Committee approval: Augusta, Blythefield, Cove, Montclair, Oakmont, Quail Creek, Siena, Twin Hills, and Vilamoura.

Weston and Whitmarsh coach lights and yard lamp match and must be the same style throughout the neighborhood

The following neighborhoods may only replace the Yard Lamp Head with the following:

Ashland, Belmont, Brier Creek, Dominion, Keswick, Kingsmill, La Cantera, Legends Walk, Mizner Reserve, Orchid Island, Palmers Creek, Portmarnock, Presidio, Quail Creek, Riviera, Sandhills, Siena, Stone Ridge, Teal Creek, Westchester



No longer available

Thomas Lighting Astoria M5115-66.



Replacement

Franklin Lighting #242880. Three Light Pole, Post Lantern Black

The following neighborhoods may only replace the Yard Lamp Head with the following:

Gleneagles Type 1, Muirfield, Spyglass, St. Georges

Yard Lamp Make/Model: Hampton Bay HB7029-06 **Lamp Head Source:** Home Depot SKU # 885-255

Replacement Lamp/Supplier: Still available.

The following neighborhoods may only replace the Yard Lamp Head with the following:

Gleneagles Type 2, Canterbury, Laurel Valley

Yard Lamp Make/Model: Heritage #1700 (Converted Gas to Electric)

Lamp Head Source: Gas Light MFG Co (412) 683-6434. Full new replacement heads & some parts by web site order at <http://www.gaslight.com/> **Replacement Lamp/Supplier:** Richard's Yard Lamp Service (812-5746). can repair or replace heads.

EDGEWATER

Cove, Pointe, Sound

The following neighborhoods may only replace the Yard Lamp Head with the following:

Cove, Pointe, Sound



Bee Ridge Lighting #396257



Bee Ridge Lighting #115456 or Home Depot SKU # 885-255

LANDSCAPING

As our landscaping ages, CEVA encourages residents to make improvements to all landscaping including planting beds.

LANDSCAPING BASICS: THE BIG PICTURE

- Adding, replacing, not replacing, or cutting down ANY TREE OR PALM located on one's personal property requires a Modification Request Form to be submitted and approved by CEVA or its designee. Contact Community Association Services (CAS) immediately prior to removing dead or diseased trees or palms.
- General Maintenance: Owners are required to maintain their landscapes to include neatly trimmed plantings, grass mowing, edging, trimming, fertilizing, mulching, weed control and insecticide applications. The size and shape of trees and shrubs must not pose a safety hazard by restricting visibility or hanging over public sidewalks. While MFNs' landscaping contracts often perform these services, if not, owners in Maintenance Free Neighborhoods (MFNs) are responsible to have this maintenance completed.
- Planting Beds:
 - Landscape materials that are Florida Friendly or listed on the Planting Palette found at the end of this chapter are permitted. Otherwise, A Modification Request Form is required to be submitted and approved by CEVA or its designee.
 - Enlarging or decreasing the size of existing planting beds, removing, and/or creating new planting beds requires a Modification Request Form to be submitted and approved by CEVA or its designee.
 - You may be required to install and maintain a planting bed around the pool and/or the lanai cage.
- Dead plant material such as bushes or flowers must be replaced within 60 days.
- Every yard must have both sod and planting beds. MNFs may determine the ratio of sod to mulch. Otherwise, the MC will make the determination.
- MAINTENANCE-FREE NEIGHBORHOODS (MFNs): Residents must submit all landscape change requests FIRST to their neighborhood Landscape Representative (LR) for approval, who will advise if a Modification Request Form is required to be submitted and approved by CEVA or its designee.
- Plans prepared by landscaping professionals are most welcome.
- Preserves and Wetlands are protected areas and residents and/or their contractors are not permitted to disturb or alter its natural conditions.

LANDSCAPING RESTRICTIONS

AIR PLANTS/FERNS/ORCHIDS, HANGING IN TREES - Monofilament is the preferred material to hang plants; otherwise, the material used to hang these plants must have a matte finish that blends in with the tree and/or area.

ARBORS, TRELLISES AND PERGOLAS - A Modification Request Form is required to be submitted and approved by CEVA or its designee. No plastic material is permitted. They must be attached to and structurally suited to the house. They may be painted using the house body or trim color or stained with a color compatible with the house colors.

ARTIFICIAL LANDSCAPE PLANTS - Artificial plants or "greenery" are permitted only on covered front entryways. They must be appropriately "planted", maintained and replaced if they become worn, torn, stained, bleached or discolored.

BEDS, PLANTING OR LANDSCAPE - Homeowners may change/replace plants in existing planting beds if they use plant materials from the planting palette or are Florida Friendly. Changing trees and/or palms requires a Modification Request Form to be submitted and approved by CEVA or its designee. Mature plant size and scale should be considered.

BEDS, PLANTING OR LANDSCAPE EDGING - non-corrosion-resistant metal, plastic, rubber, or scalloped top concrete edgings are not permitted. Edging materials can be made of wood, pavers, seamless concrete, decorative rocks or corrosion-resistant green, brown or black metal.

Corrosion-resistant metal edging must have an installed height above ground level of not more than four (4) inches. The other edgings may not rise more than six (6) inches above ground level. Only one type of approved decorative rock may be used as edging throughout the yard and the width of that edge shall be 1 foot or less, or a Modification Request Form to be submitted and approved by CEVA or its designee.

DECORATIVE ROCKS: Decorative rock in a natural earth tone color sized from a minimum of 1-inch to a maximum of 5-inches is permitted otherwise a Modification Request Form is required to be submitted and approved by CEVA or its designee. Decorative rocks are permitted as trim for driveways, walkways, and public sidewalks with the same requirements as edging for landscape beds. Crushed shell and white decorative rock are not permitted.

They may also be used for drainage purposes: between shrubs and the perimeter of the house and pool cage but not to extend into the planting beds, around pool mechanical equipment and at discharge areas for roof gutters or other areas subject to drainage problems or erosion. Side yards where grass cannot be grown may also have decorative rock.

Large "specimen" rocks require a Modification Request Form to be submitted and approved by CEVA or its designee.

FERTILIZER - Liquid fertilizer on turf areas of lakefront property is not permitted. The use of 50% slow-release granular fertilizer is recommended. From June 1 through October 1 only Florida Friendly summer lawn treatments are permitted. Homeowners are responsible for fertilizers applied to their turf by professional lawn service companies. MFN's landscape contractors are responsible to address this requirement.

FIRE HYDRANT ACCESSIBILITY - Landscaping clearances are seven and one-half feet (7-1/2) in front of and to the sides of a fire hydrant and four feet (4) to the rear of the hydrant.

HEDGES - Installation of hedges requires a Modification Request Form to be submitted and approved by CEVA or its designee. All must be neatly trimmed and maintained. Those used as screens for mechanical devices etc. are considered to be part of planting beds. Those planted outside the foundation planting beds (e.g., away from the home intended to screen the home are considered Privacy Hedges and are allowed at the rear of homes where the rear of the home is immediately adjacent to another home, or on the sides of homes. Side hedges must have at least a twenty-five foot (25') setback from the front corner of that side of the home and cannot extend past the rear of the home inclusive of any cage; except they may extend to the back property line on the secondary street side of corner lots.

Privacy hedges are not permitted in easements. They must be fully contained within the homeowner's property and are permitted only where there is sufficient space to accommodate the width of the mature hedge with room for maintenance/trimming while remaining on the property. Privacy hedges in place as of June 2014 may remain in perpetuity, removal of any such hedge is permitted at any time.

IRRIGATION/WATERING - Lakewood Ranch has established watering schedules for all neighborhoods as mandated by Braden River Utilities (BRU). They can be found on the LWR website www.lakewoodranchgov.org.

- *ESTABLISHED LAWNS AND PLANTS*: Watering is limited to once per week unless you have a Braden River Utilities (BRU) approved Soil Moisture Sensor System (SMS) installed that permits a scheduled second day of watering if the sensor indicates it is necessary.
- *NEW LAWNS AND PLANTS*: The establishment period is 60 days total. During the first 30 days, only the new replacement turf grass or plants may be watered every day during your regularly scheduled watering hours: the remaining 30 days permits watering every other day during your scheduled watering hours.
- *LOW-VOLUME WATERING*: Hand-watering, Micro-irrigation or drip-irrigation of plants, shrubs, and trees, excluding grass, is permitted on any day and at any time. Use a shut-off nozzle on the hose.
- *FERTILIZATION OR PESTICIDE APPLICATION*: Lawns and plants may be watered after applications. Watering is permitted for no more than 30 minutes per zone within 24 hours after the application.

LAKE BANKS - Mowing and Planting in Maintenance Easements: Homeowners of lakefront property, except those on Lake Uihlein in Edgewater, are responsible for mowing and landscape maintenance of the lake bank down to the water line. To remove Knobby-Kneed Cypress Trees, a Modification Request Form is required to be submitted and approved by CEVA or its designee and District approval is required. Adding or removing any landscaping within the lake maintenance easement is not permitted.

MULCH - Inorganic mulch materials, such as rock, stone and gravel, or synthetic mulch materials are not permitted. Approved mulches include cypress, pine bark, pine straw, treated eucalyptus and treated melaleuca. MFN's approved mulches differ - see MFN. section. Planting beds must maintain a sufficient layer of mulch to cover the soil.

STEPPING STONES - Stepping stones are not permitted in any areas of sod and may not be installed as a solid pathway. They are permitted in mulched planting beds but must not be visible from the street. Only natural stone or concrete stepping-stones are permitted, in a natural or concrete color.

STREET RIGHT- OF- WAY PLANTING - Homeowner is responsible for the maintenance and upkeep of the street right-of-way. The street right-of way is owned by the Community Development District and typically extends 11 feet from the back of the curb toward the homeowner's property. Specific details of the location can be found on the homeowner's property survey.

Plantings currently in the street right-of-way are permitted to remain as allowed by District practices and policies. Replacement plantings in existing beds that are listed on the Right-of-Way Plant Palette and meet the following guidelines do not require MC approval. Use of plants not listed on the Right-of-Way Planting Palette requires a Modification Request Form to be submitted and approved by CEVA or its designee and District review.

- Plantings around fire hydrants and backflows must meet Manatee County clearance Requirements.
- No new trees are permitted in the right-of-way.
- All plant material must be maintained to allow for clear line-of-sight visibility for drivers backing down driveways, across sidewalks and onto community streets.

TREES - There are two categories of trees in resident's yards: 1) Street Trees that could be either canopy or palm trees: and 2) all other trees located on a lot.

TREES, STREET - Manatee County requires that "Street Trees" be planted in front of homes. Various species of oak trees (Large Canopy trees) and/or palms were planted to meet this County requirement.

Street trees must be pruned to provide a minimum clearance height of eight (8) feet above the sidewalk; street trees with a canopy extending over the street must be pruned to provide a fourteen (14) foot clearance above the street to allow the passage of emergency and other vehicles.

Pruning that "hat racks" or "lollipops" canopy trees is not permitted. Currently, the Lakewood Ranch District Operations and Maintenance Department is responsible for pruning Washingtonia and Queen street palms, but residents are responsible for fertilizing and irrigating these palms.

STREET TREES: REMOVAL/REPLACEMENT POLICIES & PROCEDURES

Manatee County required the planting of street trees as part of the development process of our community. "Street trees" are mandated and controlled by Manatee County. A large canopy tree (such as a live oak) in the front yard is quite often a street tree. Street trees may not be removed or replaced with a different species of tree by the homeowner without a Modification Request Form submitted and approved by CEVA or its designee.

If you are in a Maintenance Free Neighborhood (MFN) you must have approval from your Neighborhood Landscape Chairperson prior to submitting to the MC.

Any removal or modification of street tree placement or species must be approved by the MC if it is over 11' from the curb. If it is less than 11' from the curb, it will require District Operations approval and a Modification Request Form is required to be submitted and approved by CEVA or its designee. Once County or District Operations approval is received, a Modification Request Form is required to be submitted and approved by CEVA or its designee.

Each neighborhood has an approved palette of street tree species, which is on file with Town Hall. The neighborhood oak replacement trees are:

- Ashland, Augusta, Belmont, Blythefield, Dominion, Keswick, Kingsmill, LaCantera, Legends Walk, Montclair, Muirfield, Palmer's Creek, Pointe, Portmarnock, Quail Creek, Siena, St. George's, Teal Creek, Twin Hills, Westchester, Weston - Eagleston Holly or Little Gem Magnolia
- Brier Creek, Canterbury, Laurel Valley - Eagleston Holly or Dahoon Holly
- Cove, Riviera, Stone Ridge - Eagleston Holly or Highrise Oak
- Gleneagles, Spyglass - Eagleston Holly or Walter's Viburnum
- Mizner Reserve - Eagleston Holly or Cathedral Oak
- Oakmont - Eagleston Holly, Simpson Stopper or High Rise Oak
- Orchid Island - Tuscarora Crepe Myrtle
- Vilamoura - Medjool Date Palm
- Presidio, Whitemarsh - Eagleston Holly
- Sandhills - Walter's Viburnum, Simpson Stopper, High Rise Oak, Eagleston Holly, Dahoon Holly
- Sound - Walter's Viburnum Replacement trees may not be planted in the 11' easement from the curb, the side easements of the property or private easements. The easements are located on your survey site plan.

On heavily treed lots, replacement trees may not be necessary if there are trees within 25' of the curb that meet the Manatee County guidelines as a street tree.

Prior to removing the tree, you must submit the following to the MC:

- CEVA Modification Request Form stating the reason for the tree removal
- A copy of your survey site plan showing where the street tree is located and where you would like to plant the new tree
- If you think you have an existing tree(s) that qualifies as an approved street tree, already on your lot, you will need to submit pictures of the tree(s) and they must be noted on the survey site plan. The MC will determine whether a replacement tree is necessary or not, within the Manatee County guidelines and the CEVA Deed Restrictions and Design Criteria.

Please understand that this information reflects CEVA's understanding of the current policies followed by the County. Manatee County's approval process considers many factors, its assessments are on a case- by- case basis and may be subject to change. (06/5/2019)

STREET PALM LOCATED WITHIN THE GRASS RIGHT OF WAY - If a tree(s) or palm (s) within the Grass Right of Way dies, becomes diseased, or becomes a safety hazard as determined by the CDD Operations and Maintenance department, the District will remove the tree or palm and any existing plant material impeding access to that tree or palm at District expense, grind the stump, and restore the area to match existing conditions (mulch or sod). The tree or palm and removed plant material will not be replaced.

In neighborhoods where two (2) identical palms planted in line with each other are the street palms that must be removed, but only the one closest to the street is in the Grass right-of-way, the District, will remove the tree in the right-of-way. If the 2nd palm is also located in the Grass right-of-way, the District will take it out, but the homeowner

may have to replace it. The removal/replacement of a dead or diseased Street Palm located outside the Grass Right-of-Way is the responsibility of the homeowner, at homeowner's expense. A Modification Request Form is required to be submitted and approved by CEVA or its designee.

SABAL PALM IS THE APPROVED STREET PALM REPLACEMENT - The Sabal Palm is the default palm to be used to replace dead or diseased street palms. However, each neighborhood may vote to change the Sabal to another type of palm acceptable to Manatee County. Community Association Services (CAS) maintains an updated list of acceptable palms.

In the event that a homeowner has replaced a Street Palm with a Sabal Palm prior to the neighborhood's vote for another palm tree, the homeowner will not be required to remove the Sabal and replace it with the neighborhood-approved palm. The Sabal may remain in place until it dies or becomes diseased and requires removal or replacement, at which time it will be replaced with the neighborhood-approved palm.

DEAD OR DISEASED PALMS IN RESIDENTIAL LANDSCAPE - Take a photo of the dead tree and email it to CAS immediately with a Modification Request Form for permission to remove the tree/palm. Please consult a landscape professional to identify the cause of palm failure to determine if a replacement palm will survive. A Modification Request Form is required to be submitted and approved by CEVA or its designee to determine if a replacement tree is required.

REPLACING PALMS/ACCENT TREES ADJACENT TO LANAI CAGES - A Modification Request Form is required to be submitted and approved by CEVA or its designee. Palm trees are required to be planted at the outside corner(s) of a lanai cage to minimize the visual impact of the cage on lots that can be seen by the public. The size and height of the lanai cage and available planting space determines if more than one replacement palm tree/accent tree will be required. Both single and multi-trunk accent trees or palms will be considered, and all palm tree stumps must be ground. A planting palette for suitable replacement trees to meet this requirement is found after the main planting palette.

TREES, CITRUS - A Modification Request Form is required to be submitted and approved by CEVA or its designee. Citrus trees are only permitted in rear yards and side yards not facing a street, space permitting. Trees planted in side yards must be at least 25 feet back from the front of the house. Dropped fruit should not accumulate as it attracts tree rats and other unwanted wildlife.

TURF GRASSES - Artificial turf, Rye Seed or Bahia grass in any form is not permitted. Permitted grasses in the Country Club, Edgewater Sound and Edgewater Pointe include either St. Augustine, in plug or sod form, or Zoysia, in sod form. Permitted grasses in Edgewater Cove only include St. Augustine grass in sod or plug form.

- When replacing sod with a different variety, all sod within the property or within a specific MFN neighborhood or condominium must be replaced at the same time.
- Maintenance-free neighborhoods (MFNs) and condominiums have the option of replacing their present sod with Empire Zoysia following approvals as required in their respective neighborhood or condominium documents.

VEGETABLE GARDENS - Vegetable gardens may be planted in the rear or side yard of the home only and must be screened from view by the use of appropriate landscape materials.

VISIBILITY - There shall be no obstruction to visibility at the street or common area intersections. CEVA shall not be liable for damages, injuries, or deaths in any manner to any person or entity, including owners and their guests.

YARD LAMP POST/LANDSCAPING - Yard lamp post landscaping must not block the light from the street view.

COUNTRY CLUB/EDGEWATER VILLAGE (CEVA)

PLANTING PALETTES

Below you will find suggested landscape materials. Plants marked with (N) are native to Florida. Trees and palms marked with (S) are on the CEVA street tree palette. LWR is located in the USDA Plant Hardiness Zone 9b. Plants designated as Florida Friendly, too numerous to list, are also encouraged.

Plant material never permitted is listed after this main planting palette. There are also two (2) sub-palettes listed: Suitable accent trees for outside corners of lanai cages and the Districts' Street right-of-way planting palette.

LARGE / SHADE/ TREES

Minimum Size Requirement: Twelve feet (12') height, five feet (5') spread, two- and one-half inch (2-1/2") caliper, four feet (4') clear trunk, container grown.

Common Name	Botanical Name	Plant Height/Comments
American Holly	Ilex opaca	30-50' Dark green, year-round foliage, red berries, evergreen
Golden Shower	Cassia fistula	30-40' Showy yellow flowers in summer, deciduous
Golden Trumpet Tree	Tabebuia chrysotricha	25-50' Spreading canopy, yellow flowers, deciduous
Hong Kong Orchid*	Bauhinia blakeana	20-40' Showy orchid-like purple, rose, pink blooms deciduous
Little Gem Magnolia	Magnolia grandiflora	40'-60', shiny leaves; showy white flowers; fruit/leaves can litter
Live Oak-Cathedral (N,S)	Quercus virginiana - Cathedral Oak	To 60'. Root system not as invasive as standard Live Oak
Live Oak-Highrise (N,S)	Quercus virginiana - Highrise	To 40'. High drought tolerance and wind resistance
Jacaranda (N)*	Jacaranda mimosifolia	25-50' Lavender/blue flowers spring-summer, deciduous
Mahogany (N)*	Swietenia mahagoni	40-70' Large shade tree, symmetrical crown, semi-deciduous
Pink Trumpet Tree	Tabebuia heterophylla	20-30' Pink/white flowers spring to summer, semi-deciduous
Royal Poinciana*	Delonix regia	30-40' Brilliant red-orange flowers bloom May- July, deciduous
Southern Magnolia (N)*	Magnolia spp.	40-80' White/cream, fragrant summer flowers, evergreen
Texas Wild Olive	Cordia boissieri	15-20' Silvery green leaves; white flowers year-round, evergreen
Winged Elm*	Ulmus alata	40-50' Vase-like shape, corky bark, deciduous

*Approval for these trees is based on lot size as determined by the Modifications Committee.

ACCENT/ORNAMENTAL TREES

Minimum Size Requirement: Eight feet (8') height, four feet (4') spread, one and one-half to two inch (1.5-2") caliper, three feet (3') clear trunk, container grown.

Common Name	Botanical Name	Mature Plant Height/Comments
Butterfly Bush	Clerodendrum gandense	8-10" Flowers in two different shades of blue, evergreen
Bottlebrush	Callistemon spp.	6-30' Red flowers, spring to summer, evergreen
Camellia	Camellia japonica	10-20' White/red/pink, flowers fall to spring, evergreen
Cassia	Senna surattensis	15-20' Showy, bright yellow flowers summer-fall, evergreen
Cherry Laurel	Prunus caroliniana	20-40' Fragrant white flowers, blue/black fruit, evergreen
Crape/Crepe Myrtle	Lagerstroemia indica	10-30' Long blooming, showy flowers variety of colors, deciduous
Dahoon Holly	Ilex cassine	20-30' White flowers in spring, red berries fall, evergreen
Eagleston Holly (N, S)	Ilex x attenuata "Eagleston"	18'-25' Pyramidal, dense; medium green leaves, red berries
East Palatka Holly (N)	Ilex x attenuate	30-45' Bright red berries in fall and winter, evergreen
Eugenia	Eugenia spp. (Stopper)	15-30' Attractive foliage, flowers, and berries, evergreen
Frangipani (N)	Plumeria spp.	20-25' White, yellow, or orange flowers, deciduous

Common Name	Botanical Name	Mature Plant Height/Comments
Fringe Tree (N)	Chionanthus	12-20' Showy, white flowers in spring, deciduous
Golden Dew Drop	Duranta erecta	12-18' Lavender-blue flowers, golden berries, evergreen
Italian Cypress	Cupressus	15-25' Slender upright with blue/green foliage, evergreen
Jasmine, Crape	Tabernaemontana divaricata 'Flore	4-6' Glossy foliage, creamy white flowers, evergreen
Jatropha	Jatropha integrerrima	10-15' Glossy leaves, star shaped scarlet flowers, evergreen
Lignumvitae	Guajacum sanctum	10-20' Shiny leaves, light gray bark, blue flowers, deciduous
Ligustrum	Ligustrum	8-12' Multi-stemmed tree, white flowers spring, deciduous
Loquat	Eriobotrya japonica	20-30' Dark green leaves, edible fruit Feb-March, evergreen
Nellie R. Stevens - Holly	Ilex x Nellie R. Stevens'	20-30' Attractive, broad pyramidal-shaped evergreen
Powderpuff	Calliandra haematocephala	10-15' Pink/white flowers spring to fall, evergreen
Purple Trumpet	Tabebuia impetiginosa	15-20' Showy, pinkish-purple flowers in spring; deciduous
Savannah Holly	Ilex x attenuata 'Savannah'	30-45' Bright red berries, attractive glossy leaves, evergreen
Simpson's Stopper (N,S)	Myrcianthes fragrans	15-20' Small white flowers in spring, attracts birds, evergreen
Starburst	Clerodendrum quadriloculare	12-15' Pink/white flowers winter, green/purple leaves, evergreen
Sweet Acacia (N)	Acacia farnesiana	15-25' Yellow, puff-like flowers in late winter, semi evergreen
Walter's Viburnum (N,S)	Viburnum obovatum	6'-15' Multi-trunked, glossy leaves, white flowers in spring
Wild Olive (N)	Osmanthus americanus	15-30' Fragrant white flowers, followed by fruit, evergreen
Yaupon Holly (N)	Ilex vomitoria	15-25' Upright, small tree with grey-green leaves, evergreen
Yellow Elder	Tecoma stans	20-30' Brilliant bell-shaped, fragrant yellow flowers, deciduous

PALMS

Minimum Size Requirement: Eight feet (8') height (spaced 8'-10' O.C. in clusters). Note: Manatee County requires a minimum height of fifteen feet (15') for replacement street palms.

Common Name	Botanical Name	Mature Plant Height/Comments
Bismarck Palm (S)	Bismarckia nobilis	25-50' Stout trunk, large crown with blue-green foliage
Canary Island Date Palm	Phoenix canariensis	30-50' Single trunk, green foliage, orange to yellow fruit
Florida Royal	Roystonea regia	60-70' Symmetrical with a smoothly sculpted trunk
Foxtail Palm	Wodyetia bifurcata	25-30' Grey, slender trunk, bushy deep green foliage
Medjool Date Palm	Phoenix dactylifera	40'-50', single trunk, cold hardy, bluish-green feather leaves
Queen Palm	Syagrus romanzoffiana	25-50' Single-Trunk, leaves form graceful, dropping canopy
Ribbon Palm (S)	Livistona decipiens	To 30' medium, single stem trunk; deeply divided, weeping leaves
Sabal (Cabbage)	Sabal palmetto	25-60' Florida state tree, white flowers in summer
Sylvester Palm (S)	Phoenix sylvestris	To 40' medium, single stem trunk, gray-green foliage

ACCENT PALMS

Minimum Size Requirement: Two to six feet (2'-6') height, three to six feet spread (3-6'). minimum three inch (3") caliper, spaced ten to twelve feet (10'-12') (O.C.). Note: Manatee County requires a minimum height of fifteen feet (15') for replacement street palms.

Common Name	Botanical Name	Plant Height/Comments
Allexander	Ptychosperma	15-25' Single, slender trunk, semi-erect leaves
Brittle Thatch Palm	Thrinax morrisii	15-20' Slender trunk, beautiful, green and silver fronds
Chinese Fan Palm	Livistona chinensis	15-25' Dense canopy on solitary trunk; leaves droop gracefully
Christmas Palm	Veitchia merrillii	15-20' Single trunk, bright red fruit in the fall and winter
European Fan Palm	Chamaerops	8-15' small, multi-stemmed, short trunk, fan-shaped leaves
Lady Palm	Rhapis excelsa	6-12' Bamboo like stalks, dark green, fan-shaped leaves
Licuala Palm	Licuala grandis	6-8' Small, very attractive with circular leaves

Common Name	Botanical Name	Plant Height/Comments
Paurotis Palm	Acoelorrh aphe	15-25' Showy, slender trunks, form attractive tight clumps
Pindo Palm	Butia capitata	12-15' Fine textured palm, yellow-orange fruit
Pygmy Date Palm	Phoenix roebelinii	8-12' Slender trunk with light feathery crown
Windmill Palm	Trachycarpus	10-25' Single trunk, green foliage, bluish fruit

SMALL/MEDIUM SHRUBS – (2-9') Three (3) gallon, container grown.

Common Name	Botanical Name	Plant Height/Comments
African Bush Daisy	Euryops	4-6' compact, densely branched, yellow flowers, evergreen
Allamanda	Allamanda neriifolia	5-6' Dark green foliage, yellow blooms, evergreen
Azalea	Rhododendron	3-8' Profuse blooms, white, pink, red, or salmon, evergreen
Beautyberry (N)	Callicarpa	6-8' Purple flowers spring-fall, berries in winter, deciduous
Bird of Paradise	Strelitzia reginae	3-5' Thick leaves, blue/green foliage, evergreen
Bougainvillea	Bougainvillea glabra	3-8' Showy flowers in variety of colors, evergreen
Burford Holly	Ilex cornuta	5-8' Dense shrub, glossy, dark green leaves, red berries, evergreen
Buttercup	Turnea ulmifolia	2-3' Small shrub, dark green leaves, yellow, evergreen
Carissa Emerald	Carissa macrocarpa	2-3' Dwarf variety of the Natal Plum, evergreen
Coontie (N)	Zamia pumila	2-4' Round form, fine textured leaves, evergreen
Crown of Thorns	Euphorbia milii	2-5' Tiny red, white, yellow, or pink flowers, evergreen
Firebush (N)	Hamelia patens	3-8' Green foliage, showy, orange-red flowers, evergreen
Firespike	Odontonema	5-6' Dark green foliage, scarlet red terminal, evergreen
Gardenia	Gardenia spp.	4-8' Fragrant creamy-white flowers and glossy, dark green leaves
Gardenia, Cape	Gardenia augusta	6'-8' Very fragrant, showy white flowers, evergreen
Glossy Abelia	Abelia x grandiflora	3-6' Variety of flower colors in spring, semi-evergreen
Hibiscus	Hibiscus rosa-	4-6' Showy flowers, many varieties such as variegated, evergreen
Indian Hawthorn	Raphiolepis indica	3-7' Rounded, green foliage, pink or white, evergreen
Ixora	Ixora coccinea	4-6' Showy orange, red, yellow, pink or white, evergreen
Japanese Boxwood	Buxus	3-6' Opposite, lustrous dark green leaves, evergreen
Loropetalum	Loropetalum	4-6' Burgundy foliage, raspberry-red flowers,
Night-Blooming	Cestrum nocturnum	6-8' Cream flowers in spring, summer, white flowers, evergreen
Plumbago	Plumbago auriculata	3-8' Showy blue flowers spring-fall, evergreen
Podocarpus, Dwarf "Pringles"	Podocarpus macrophyllus	5-6' Flat, needlelike leaves, dark green foliage, evergreen
Pomegranate, Dwarf	Punica granatum	3-4' Orange-red trumpet shaped flowers, deciduous
Schefflera, Dwarf	Schefflera	6-8' Creamy white and green variegated leaves, evergreen
Schilling's Holly	Ilex vomitoria	4-6' Symmetrical, dense form, low growing, evergreen,
Thryallis	Galphimia glauca	4-5' Showy yellow flowers in summer and fall, evergreen,
Ti Plant	Cordyline terminalis	5-8' Upright grower. stripped, purple/red foliage, evergreen
Yesterday-Today-Tomorrow	Brunfelsia	3-8' Showy purple flowers with white centers, , evergreen

LARGE SHRUBS – (10-30') Three (3) gallon, container grown.

Common Name	Botanical Name	Plant Height/Comments
Angel's Trumpet	Brugmansia	10-14' Showy fragrant flowers, evergreen
Butterfly Bush	Buddleia spp.	6-12' Showy flower clusters in spring and summer, evergreen
Camelia	Camellia japonica	7-12' Deep shiny, green leaves, beautiful flowers, evergreen
Cocoplum (N)	Chrysobalanus	12-20' Upright, green foliage, showy purple fruit, evergreen
Copperleaf	Acalypha wilkesiana	8-12' Bronze red, heart-shaped leaves, evergreen
Croton	Codiaeum	8-10' Showy multicolored leaves, evergreen

Common Name	Botanical Name	Plant Height/Comments
Eugenia	Eugenia spp.	15-30' Firm and glossy leaves with white flowers, evergreen
Fiddlewood (N)	Botanical Name	15-25' Small fragrant white flowers, orange fruit, evergreen
Firethorn, Red	Pyracantha	10-12' Fall-winter scarlet fruit, flowers spring, evergreen
Florida Anise (N)	Illicium floridanum	10-15' Red or purple flowers in spring, evergreen
Golden Dewdrop	Duranta repens	10-15' Lavender-blue flowers, golden berries, evergreen
Jasmine, Crape	Tabernaemontana	6-10' Showy white flowers spring and fall, evergreen
Jasmine, Downy	Jasmine um	5-10' Spreading, weeping, showy white flowers, evergreen
Jasmine, Orange	Murraya paniculata	8-12' Orange-blossom white flowers, small red berries, evergreen
Marlberry (N)	Ardisia	10-20' Fragrant, white flowers, purple fruit, evergreen
Natal Plum	Carissa macrocarpa	10-20' White flowers all year, evergreen
Oleander	Nerium oleander	6-15' Showy summertime flowers, evergreen
Pittosporum	Pittosporum tobira	8-10' Leathery leaves, small flowers, evergreen
Podocarpus, Yew	Podocarpus	20-30' Upright, flat needlelike leaves, evergreen
Simpson Stopper	Myrcianthes	20-25' Green foliage, white flowers, orange fruit, evergreen
Tibouchina	Tibouchina	8-15' Brilliant purple flowers, green foliage, evergreen
Viburnum,	Viburnum	6-12' Dark green leaves, white flowers in summer, evergreen
Viburnum, Sweet	Viburnum	8-12' Small flowers in spring, popular hedge, evergreen
Viburnum, Walter's	Viburnum obovatum	10-15' Multiple, twisted trunks, white spring flowers, evergreen

SHRUBS FOR HEDGES – Three (3) gallon container grown.

Common Name	Botanical Name	Plant Height/Comments
Cleyera, Ternstroemia	Ternstroemia gymnanthera	Moist, well-drained, acidic soil. Part sun to shade. Demands little care stands up well to drought.
Maleberry	Ardisia escallonioides	Light shade to full sun. Can grow in nutrient poor soils but needs organic content to thrive.
Pittosporum	Pittosporum tobira	Sun to shade. Will grow in most soils except those that are constantly wet. Drought resistant.
Podocarpus, Dwarf	Podocarpus macrophylla	Fertile, well-drained soil preferred but tolerant of many types except for those that are constantly wet. Shade to sun.
Sandankwa	Viburnum	Full sun to part shade. Moist, well-drained, fertile soil.
Simpson Stopper	Myrcianthes fragrans	Sun to shade. Drought resistant.
Viburnum, Walter's	Viburnum obovatum	Full sun to part shade. Moist, well-drained, fertile soil.

GROUNDCOVERS – One (1) gallon, container grown (Spaced 12" O.C.).

Common Name	Botanical Name	Plant Height/Comments
African Iris	Dietes vegeta	Stiff leaves, white flowers with yellow and blue
Blue Daze	Evolvulus	Silver-green foliage, small blue flowers
Blue Lily of the Nile	Agapanthus	Blue, funnel-shaped flowers on long stalks
Brown Bud	Allamanda	Vivid yellow, trumpet shaped blooms
Cast Iron Plant	Aspidistra elatior	Upright, large green leaves, evergreen
Coral Honeysuckle	Lonicera	Woody vine, tube shaped coral red or orange
Daylily	Hemerocallis spp.	Upright/erect, green foliage, spectrum of colors and varieties
Dwarf Jasmine	Tra. chelospermum	Dark green glossy leaves, pale yellow blooms
Foxtail Fern	Protasparagus	Upright stems, cylindrical plum-like foliage
Jasmine, Confederate	Trachelospermum	Green and variegated varieties, white, fragrant

Common Name	Botanical Name	Plant Height/Comments
Jasmine, Dwarf	Tra. chelospermum	Dark green glossy leaves, pale yellow blooms
Juniper, Blue	Juniperus conferta	Conifer with gray green or blue green needlelike leaves
Juniper Parsonli	Juniperus squamata	Dense short twigs on flat, leafy branches
Lantana	Lantana	Spreading groundcover in variety of colors, evergreen
Liriope	Liriope spp.	Dark green, ribbon like foliage, creates tuberous root mass
Mandevilla	Mandevilla	Sprawling, showy, pink or red flowers
Mondo Grass	Ophiopogon	With age, clumps form a soft dense carpet of grass
Perennial Peanut	Arachis glabrata	Yellow/orange flowers in summer-fall, drought resistant
Purple Queen	Setcreasea pallida	Low growing, dark purple foliage, pink flower
St. Bernards Lily	Anthericum	Dark green, grass-like, forms clumps, upright, white flowers
Society Garlic	Tulbaghia violacea	Up-right foliage, purple flowers, bulbous plant with garlic scent

ORNAMENTAL GRASSES – One (1) gallon, container grown.

Common Name	Botanical Name	Comments
Elliott's Love Grass	Eragrostis elliottii	Small, fine-leaved, silvery blue bunchgrass
Fakahatchee Grass	Tripsacum	Wide light green blades forming large clump
Flax Lily	Dianella 'Variegata'	Variegated grass, large blades, small flowers and blue berries
Muhly Grass (N)	Muhlenbergia capillaris	Maroon/pink spikes in fall; grows in very dry locations

TURF GRASSES

Common Name	Botanical Name	Comments
St. Augustine		Plug or sod form
Zoysia		Sod form only

SUITABLE ACCENT TREES FOR OUTSIDE CORNERS OF LANAI CAGES

Planting	Height (ft)	Canopy (ft)	Flower Color
Podocarpus* - Podocarpus Macrophyllus	Various	Trim	Large shrub, columnar, no canopy
Red Cluster Bottlebrush* - Callistemon Rigidus	10-30	6-15	Red
Crape Myrtle - Lagerstroemia	8-30	10-30	Varied heights/colors
Golden Dew Drop*** - Ouranta Erecta	8-20	10-18	Purple
Jatropha - Jatropha Integerrima	15	10	Red
Starburst** - Clerodendrum Quadricolor	8-15	8-10	Pink & White
Orange Jasmine * - Murraya Paniculata	8-12	8-15	White
Crape Jasmine * - Tabernaemontana divaricata	6-10	3-7	White

* Trimming required ** Root runners *** Toxic berries and foliage, bees, trimming required

PLANT MATERIAL NEVER PERMITTED

Common Name	Botanical Name	Comments
Australian Pine	Casuarine spp.	Invasive, aggressive, densely rooted
Bamboo	Bambusa spp.	Invasive, spreads quickly by underground
Brazilian Pepper	Schinus spp.	Invasive, aggressive, dense closed canopy
Carrotwood	Cupaniopsis	Invasive, crowds out other plants for light and
Chinaberry	Melia azedarach	Invasive, root-suckering, poisonous fruit
Chinese Elm	Ulmus parvifolia	Invasive, large-diameter roots grow great
Downy Rose Myrtle	Rhodomyrtus	Invasive, dense thickets, aggressive growth
Ear Tree	Enterolobium	Massive size up to 100' tall with 70' spread,
English Ivy	Hedera helix	Invasive, growth can weaken trees, can damage
Eucalyptus Species	Eucalyptus species	Weedy invasive
Ficus Fig	Ficus benjamina	Massive size, roots invade other plants
Mimosa, Cat Claw	Mimosa pigra	Weedy invasive aquatic plant
Nandina	Nandina domestica	Invasive, spreads via suckers and rhizomes
Punk Trees	Melaleuca	Invasive, forms dense stands, crowding out all
Sunshine Mimosa	Mimosa strigillosa	Invasive groundcover
White Mulberry	Morus alba	Invasive and transmits harmful root disease

STREET "RIGHT-OF-WAY" PLANTING PALETTE

SMALL/MEDIUM SHRUBS (2-3') - Typically dwarf varieties

Common Name	Botanical Name	Plant Height/Comments
Azalea, Dwarf	Rhododendron spp.	2-3' Profuse blooms, rose-red, white, pink, evergreen
Bottlebrush, Dwarf	Callistemon citrinus	2-3', Deep red blooms, attracts butterflies, blue-green foliage
Bougainvillea, Dwarf	Bougainvillea spp.	2-3' Showy flowers in variety of colors, evergreen
Carissa Emerald Blanket'	Carissa macrocarpa	2-3' Dwarf variety of the Natal Plum, evergreen
Coontie	Zamia pumila	2-4' Round form, fine textured leaves, evergreen
Croton, Dwarf Mammy	Codiaeum variegatum	2-3' Bright red, yellow and green leaves
Gardenia, Dwarf	Gardenia spp.	2-3' Fragrant creamy-white flowers and glossy, dark-green leaves
Green Island Ficus	Ficus microcarpa	Green foliage, Slow growing
Ixora, Dwarf	Ixora taiwanensis	2-3' Showy orange, red, yellow, pink or white flowers, evergreen
Pomegranate, Dwarf	Punica granatum Nana	3-4' Orange-red trumpet shaped flowers deciduous

GROUNDCOVERS – One (1) gallon, container grown (Spaced 12"O.C.).

Common Name	Botanical Name	Plant Height/Comments
African Iris	Dietes vegeta	Stiff leaves, white flowers with yellow and blue
Blue Lily of the Nile	Agapanthus praecox	Blue, funnel-shaped flowers on long stalks
Brown Bud Allamanda	Allamanda cathartica	Vivid yellow, trumpet shaped blooms
Cast Iron Plant	Aspidistra elatior	Upright, large green leaves, evergreen
Confederate Jasmine	Trachelospermum	Green and variegated varieties, white, fragrant flowers
Dwarf Jasmine	Trachelospermum asiaticum	Dark green glossy leaves, pale yellow blooms

Common Name	Botanical Name	Plant Height/Comments
Foxtail Fern	Protasparagus densiflorus cv. "Myersii"	Upright stems, cylindrical plum-like foliage
Juniper, Blue Pacific	Juniperus conferta	Conifer with gray green or blue green needlelike leaves
Juniper Parsonli	Juniperus squamata	Dense short twigs on flat, leafy branches
Liriope	Liriope spp.	Dark green, ribbon like foliage, creates tuberous root mass
Mondo Grass	Ophiopogon japonicus	With age, clumps form a soft dense carpet of foliage
Society Garlic	Tulbaghia violacea	Up-right foliage, purple flowers, bulbous plant with garlic scent
Purple Queen	Setcreasea pallida	Low growing, dark purple foliage, pink flower
St. Bernards Lily	Anthericum saundersiae	Dark green, grass-like, forms clumps, upright, white flowers

ORNAMENTAL GRASSES – One (1) gallon, container grown.

Common Name	Botanical Name	Comments
Elliott's Love Grass	Eragrostis elliottii	Small, fine-leaved, silvery blue bunchgrass
Flax Lily	Dianella 'Variegata'	Variegated grass, large blades, small flowers and blue berries

LEASE POLICY

Homeowners may lease their entire property; no room or other portion of the unit may be leased or occupied. The Minimum Lease Term is six (6) months unless a neighborhood has voted to adopt a longer minimum lease period. No sub-leases or short-term leases are permitted; no unit shall be rented or used for hotel purposes or transient occupancy. Month-to-month extensions of a current lease are permitted for a six-month period at which time a new lease is required. All lease extensions and renewals must be submitted in writing to Community Association Services (CAS). House swapping is deemed a short-term rental.

This Lease Policy does not pertain to Condominiums. Condominiums are governed by their own Covenants and Declarations.

If a neighborhood votes to extend its minimum lease time, all new leases must use the new minimum lease terms once the currently held leases expire. The following neighborhoods require a minimum lease period of one (1) year: Cove, Gleneagles, Muirfield, Oakmont, Sandhills, Sound, Spyglass, Weston and Whitemarsh.

OWNER OBLIGATIONS TO LEASE PROPERTY

- Submit to CAS a copy of the lease agreement prior to occupancy of the property and/or Unit.
- Submit to CAS the completed Landlord/Tenant Lease Information Form found below, to be signed by the lessor, tenant, and CAS. Tenants must have received a copy of the Homeowners' Manual and agree to conform to all CEVA's Rules and Deed Restrictions.
- The Homeowner must pay the Owner Deposit for each leased unit: MFNs - \$1500, all others - \$1000.
- The Homeowner and tenants must warrant that the unit will continue to be a single-family residence.

No tenant will have access to the facilities or be given keys or transponders unless the preceding obligations have been met.

LANDLORD /TENANT LEASE INFORMATION FORM

Information obtained from this form will be provided to the Neighborhood Committee.

OWNER DEPOSITS

- Owner Deposits are used to cover damage and/or needed maintenance to the outside of the property or the common areas. In the event that the Tenant violates the Covenants or Restrictions and the Homeowner is fined, this account will be used to recover unpaid fines if needed.
- The Owner Deposit checks should be made payable to CEVA, Inc. (Country Club/Edgewater Village Association, Inc.); deposit amounts will be held in a non- interest-bearing escrow account by CEVA.
- Deposits are subject to forfeit in the event of an early termination of the lease if (1) any subsequent lease is commenced on the unit prior to the expiration of the term of the previous lease, and (2) the new lease is not in compliance with CEVA restrictions on the implementation of new leases prior to the expiration date of the current lease.

- If a lease is renewed, or a new lease is signed, the Owner is required to bring the escrow account balance up to \$1,000.00 (\$1500.00 for MFNs) for each leased unit.
- When the Owner will no longer lease the unit, any balance remaining in the escrow account will be returned to the Owner within sixty (60) days after the last tenant vacates the unit, less an administrative charge not to exceed \$50.00.
- In the event of a default in Maintenance-Free Neighborhoods (MFNs) resulting in the loss of the deposit, the neighborhood will retain \$500.00 and \$1,000.00 will be retained by CEVA.

SINGLE-FAMILY RESIDENCE REQUIREMENTS

- No lot or Unit shall be occupied other than as a residence. Under no circumstances may more than one family reside in a Unit at one time. Family is deemed to include a spouse, children, parents, brothers, sisters, grandchildren, and other persons permanently cohabiting the Unit as or together with the Owner or permitted occupant.
- Other than the lessee, no person other than the owner(s) shall occupy any lot or unit on a regular basis. A person occupying a unit for more than 1 month with no owner present shall be deemed a lessee, regardless of whether a lease exists, or rent is paid. In this situation, the Landlord /Tenant Lease Information Form is required along with the Owner Deposit.
- Unit occupancy cannot exceed two (2) persons per bedroom and one (1) person per den on a permanent basis.
- A guest shall include a person who has a principal residence other than the unit.

DEMAND FOR TENANT TO MAKE RENT PAYMENTS DIRECTLY TO CEVA

If a lot owner is delinquent in paying a monetary obligation due to CEVA, and if that owner leases a lot/unit to a tenant, that owner is deemed to have assigned to CEVA the right to collect rent payments until all monies owed are paid in full.



Country Club/Edgewater Village, Greenbrook Village, Summerfield/Riverwalk Village

LANDLORD/TENANT LEASE INFORMATION FORM

*(This form must be completed and received by Community Association Services (CAS)
at least (1) week prior to new tenant(s) lease commencement date)*

Date: _____ Property Address: _____

Owner Information

Owner Name(s): _____

Owner Phone: _____

Owner Current Mailing Address: _____

I authorize the update and sending of all correspondence to the Mailing Address above. _____

Email: _____

Tenant Information

Tenant Name(s): _____

Tenant Phone: _____

Email: _____

Make/Model of Vehicle(s) and License Tag numbers: _____

Lease Term – From _____ To _____

Other people to occupy property and relationship to Tenant(s): _____

Per the Deed restrictions, only two pets are permitted per household. Please, list all pets below:

Type of Pet: _____ Type of Pet: _____

Vendor or Party Maintaining Landscaping, Irrigation System Maintenance and Pest Control:

Name: _____ Telephone Number: _____

Address: _____

Lease Deposit –

Non-Maintenance Free Neighborhood: \$1,000 | Maintenance Free Neighborhood: \$1,500

Payable to: Country Club/Edgewater Village Association, Inc. (CEVA), Greenbrook Village Association, Inc. (GBVA), OR
Summerfield/Riverwalk Village Association, Inc. (SRVA)

Check #: _____ Paid: Yes No Previously paid: _____

(All Deposits are required to be submitted by the Property Owner)

Deposit Refund/Forfeiture: Any balance remaining in the escrow account when the owner no longer wishes to lease the property, less an administrative charge of \$50.00, shall be returned to the owner within (60) sixty days after the last tenant vacates the unit. Deposits are subject to forfeit should owner choose to lease their unit more than the allotted times as outlined in CEVA, GBVA, or SRVA Homeowner's Manual, if needed to cover damage and/or needed maintenance to the outside of the property or the common areas, or if the renter of the unit violates the Covenants and the owner/landlord is fined, this account shall also be used to recover any unpaid fines. Deposit Forfeiture is outlined in the Homeowner's Manual and related Governing Documents.

Homeowner and Tenants acknowledge that they have received a copy of the Homeowner's Manual including the Lease Policy, agree to conform to all of the Association's Deed Restrictions, and acknowledge that they have read and agree to conform to the rules and regulations.

Owner Initials _____ Tenant Initials _____

Agreed and Acknowledged:

Date: _____ Owner of Property: _____
Not to be signed by Property Manager

Date: _____ Tenant: _____

***All Lease Documents, Deposit, and Landlord/Tenant Form
must be submitted on or before the commencement date of the Lease.***

Community Association Services
8175 Lakewood Ranch Boulevard Lakewood Ranch, FL 34202
Phone: 941-907-0202 Fax: 941-907-0272

LAKE AND POND USE

BOATING - Boating is only permitted on Lake Uihlein, Summerfield Lake, Lake Heron and Trophy Lake. No pontoon boats are permitted. Boats may be launched only at designated launching sites. Using the lake bank for docking or beaching of boats is not permitted.

- Use of gas-powered or other internal combustion engines, including mounted but not used engines, is not permitted. Electric motors with a maximum thrust of 47 pound (3 HP) are permitted in Lake Uihlein only.
- The boat owner is responsible physically and/or financially for all necessary salvage and recovery of his/her boat, debris, equipment, etc. resulting from any boating mishap.
- *BOAT SIZE*: Boats are limited to 16 feet in length except on Lake Uihlein, where they are limited to 14 feet.
- Canoes and kayaks are limited to 16 feet in length.
- *BOAT STORAGE*: Common Boat Storage: Storage Area #1/the Pointe neighborhood and Storage Area #2/the Sound neighborhood.
- *BOAT STORAGE SLOTS*: Storage Slots are assigned on a first-come first-served basis to Edgewater Cove, Pointe, and Sound homeowners/residents. A slot only passes to a replacement boat; it does not pass to a new homeowner or resident with the sale of the home or boat. Slot numbers will be affixed on the step risers opposite the slot. If two rows of boats are used, the slot closest to the lake will be on the lower posts, the other slot on the upper riser. Assignees will be given a specific slot. These will be posted on bulletin boards at the Wharf and Community Storage Area 2.
- Boats must be secured to the post ring for security and to prevent being blown around in a windstorm. Before a major storm, boat owners will be responsible for removing or further securing their boat.
- CEVA may remove unsightly boats with reasonable notice and may revoke the storage permit from any owner who violates storage rules.
- *BOAT STORAGE FEES*: The annual maintenance fee is due January 1 each year. If unpaid, the boat owner will be asked to remove his boat and the slot will become available for reassignment.
- *BOAT STORAGE SLOT WAITING LIST*: If the storage areas are full, the IDA Operations will maintain a first-come, first- served waiting list with slots assigned by sign-up date. A grace period of four (4) months will be given from the time of notification of assignment until a boat is placed in the storage area; after that the slot assignment will be forfeited and another assignee will be assigned to the slot.

FISHING - Only the Lot or Unit owner and/or their guest(s) may fish behind their private residence/property. Otherwise, fishing is permitted unless posted otherwise subject to all laws of the Florida Game and Fresh Water Fish Game Commission and local restrictions found next.

- *LOCAL RESTRICTIONS*: No fishing between dusk and dawn; fishing is restricted to one rod/reel or drop/hand line per person; no setlines; no gill or throw netting of any fish and fishing with live bait is not permitted. Only "Catch and Release" is permitted.

LAKE UIHLEIN

ACCESS: The Lake Uihlein Boat Ramp and adjacent parking lot are available for use by Lakewood Ranch residents of Country Club, Country Club West, Edgewater, Greenbrook, Riverwalk, and Summerfield Villages. They are accessible via a locked gate located on Lakewood Ranch Boulevard. A key to access the parking lot and boat ramp can be purchased from Community Association Services (CAS) at Town Hall. The required forms, which contain information on obtaining a key and applicable restrictions, can be found in the "On-line Forms" section of www.lakewoodranchgov.org.

DOCKS: Homeowners with frontage on Lake Uihlein may install docks according to the approved developer location plan. A License & Easement Agreement, obtained from Community Association Services (CAS), must be signed.

Only two boats can be secured to a dock. Boats shall not be stored on top of a dock or on the shore. There is no fee for private docking. All docks will be built uniformly and maintained in good condition at all times. No chairs, benches, or any other items such as flags or windsocks shall be permanently attached. Items not attached must be removed when not in actual use. Docks must remain a natural wood color; they cannot be painted. Clear sealants are permitted. Dock owners shall not store a boat in the common storage areas.

The Association may remove an unsightly boat or repair or remove an unsightly dock at the owner's expense after reasonable notice. And CEVA may revoke the owner's use of a dock temporarily or permanently for violation of rules.

OTHER LAKE RESTRICTIONS: Vehicle parking is not permitted along a street or on a common grassy area adjacent to any lake in order to fish on a bank or wharf area.

Swimming is not permitted in any lake or pond. All use of Water Recreation Areas is at your own risk. Caution should be used in all lakes and ponds due to the presence of alligators, snakes, and other hazards.

VIOLATIONS PROCESS AND SCHEDULE OF FINES

The objectives of this process are:

1. to be sure Homeowners are notified when it appears, they are in violation of our Covenants and Restrictions,
2. to provide Homeowners with a reasonable amount of time to correct a violation without penalty,
3. to provide Homeowners with an appeal process if they feel a fine for a violation is not valid or appropriate,
4. and to provide for charging and collecting Fines to encourage compliance in the event a Homeowner chooses to ignore a violation.

Most daily fine violations, after a reasonable period to resolve them, incur a \$15 daily fine. Most per incident violations incur a flat \$100 fine after the first warning. Florida law allows for a maximum violation fine of \$100 per day or per incident and there is a short list of items that call for the maximum fine as they are viewed as particularly egregious. In particular, Short Term Rental violations incur a \$100 fine per day, with no warning.

Q. Who do I notify if I am aware of a violation?

A. The best way to report a violation is to email the CEVA Property Management Coordinator at Town Hall. You can find the directory of contacts at lakewoodranchgov.org.

For awareness, in order for a violation to be pursued, it must be verified by Town Hall Staff or if that is not practical (for example reporting on pet restrictions), the complaint by a Resident cannot be anonymous. The Resident must submit the complaint in writing and be willing to be named as making the complaint in order for it to be followed up if it cannot be verified by Staff.

Q. Who manages the Process?

A. The CEVA Board has delegated authority to Community Association Services (CAS) to manage the violation process. CAS normally does so via an assigned Property Management Coordinator (PMC), including determining if a violation exists and the type of violation with its consequences.

Q. How are Homeowners notified of a Violation?

A. Homeowners are notified of violations by US Mail, using their address of record, the address they provided on their deed, or the address provided to CAS by the Homeowner. This notice is also sent to the address of the home where the violation occurred.

Homeowners on long vacations, snow birding or away for extended periods are reminded to have their mail monitored or forwarded to be sure they receive Town Hall communications and regular billings for taxes and assessments on a timely basis.

Q. What are the steps in the Process?

A. Flowcharts are in exhibits I, II and III outlining each step of the process. Exhibit I describes the process for violations of maintenance and modifications covenants and restrictions. Exhibit III describes the process for violations of behavioral and incident items when verification is based on CAS documentation. Exhibit II, is the process when only Resident observations document a behavioral or incident-based violation.

All three processes include the same provisions for Homeowners to be notified of violations, an ability to appeal their issue to the CEVA Board and for being charged fines.

Q. How do I appeal if I feel the Fine is not valid?

A. If a Homeowner feels that they have not committed the alleged violation and/or that the fine approved by Fining Hearing Panel is inappropriate, the Homeowner can appeal violations/fines to the CEVA Board and request a hearing before the Board. The Board meets monthly and the calendar is posted online at lakewoodranchgov.org.

Homeowners are encouraged to contact the CEVA Property Management Coordinator when they have questions on a violation, a proposed fine, or the appeal process. Most issues can be resolved and misunderstandings cleared up in these discussions. If an issue cannot be resolved, the CEVA Board is the final point of appeal. The appeal form is online and must be submitted a minimum of 14 days prior to the Board meeting. The notification letter to the Homeowner includes detail on the appeal process and the date at which a fine will be assessed. Homeowners are encouraged to resolve issues date of the fining hearing to have the process work as best as possible.

The Appeal to the Board: The appeal hearing conducted by the Board shall be informal. Both Community Association Services and the homeowner(s) shall be afforded the opportunity to present evidence and arguments on all issues involved and to cross-examine all witnesses who have testified. Any Board member may question any party or witness. Any relevant evidence is admissible without regard to whether such evidence is hearsay or otherwise inadmissible in a court of law. The Board may exclude irrelevant, immaterial, or unduly repetitious evidence. Each party has the right to representation by counsel at his or her own expense. Homeowners retain right of appeal to the Board of Directors, one (1) time per issue, in writing. The hearing and Board meetings will be recorded and either party may cause the hearing to be transcribed at his or her own expense. The Board may expel any party or attorney from any hearing for improper, disorderly, or contemptuous conduct.

Q. How much time do I have to correct a Violation?

A. Some violations are point in time behavioral issues, such as irrigation off-schedule or overnight parking. These types of violations receive a first-time warning with no fine, but repeat offenses are charged a fine. Other violations are more maintenance based, such as a mildew on the roof or driveway. Homeowners are given a reasonable amount of time to remediate these kinds of items before being fined, always 80 days or more, including Hearing notification periods and depending on the schedule of the CEVA Board and their supporting Committees.

Q. How much are the Fines and how big does the amount grow to if the Violation is not corrected?

A. Most daily fine violations, after a reasonable period to resolve them, incur a \$15 daily fine. Most per incident violations incur a flat \$100 fine after the first warning. The Process in exhibit I shows that the total fine amount for unresolved daily fines is determined at the Fining Committee Hearing date based on the number of days between the Homeowners First Notice letter and the Hearing date, not to exceed 90 days. Note that violations with per day fines will exceed \$1000 if they are not resolved prior to their scheduled Fining Committee Hearing date, will also be subject to Liens if not paid.

Florida law allows for a maximum violation fine of \$100 per day or per incident. There is a short list of items that call for the maximum fine of \$100 per day as they are viewed as particularly egregious.

Q. How much time do I have to pay the Fine?

A. Once a fine has been confirmed by the Hearing Committee, Florida Law provides that the fine is payable within 5 days after the Hearing Determination Letter is provided to the Homeowner. Homeowners are billed by US Mail.

Homeowners involved in the Violations and Fining Processes are encouraged to proactively monitor their mail. Fines that are unpaid after 5 days accrue interest and may be referred to Legal for collection. Furthermore, a lien may be filed against any Homeowners property that has unpaid fines of \$1000.00 or more.

Q. What is the list of Covenants and Restrictions that are fineable offenses?

A. Exhibit IV is a schedule of fines, listing Violations with an index to the related Covenant and HOA Restriction, the amount of the Fine and referencing the process used to manage the issue.

Examples:

Many of the most common violations involve Homes and Property maintenance. Examples include, but are not limited to;

- Maintaining the Exterior of Units - driveways, sidewalks, fences, yard lamps
- Landscaping
- Performing Modifications without prior approval
- Disturbance of common areas
- Exterior painting, garage coach lamps, unit air conditioners, awnings
- Hurricane protection and reflective window treatments
- Waterfront Property, easements and setbacks
- Exterior Antennas
- Renewable resource devices

(Each topic is described in detail within this CEVA Homeowners Manual)

Other examples are transactional or nuisance in nature. Examples include but are not limited to:

- Commercial vehicles, trucks, trailers, campers
- Parking on Common Areas and overnight parking
- Garbage and trash disposal
- Unscreened clothes drying
- Irrigation out of approved schedule
- Damage to entrance/exit gates (Fine plus cost of repairs)
- Golf carts, motorized scooters, bicycles
- Signs
- Pet restrictions
- Resale, lease and occupancy restrictions, including submitting required forms

(Each topic is described in detail within this CEVA Homeowners Manual)

USE RESTRICTION FINE SCHEDULE

The following are fines for violations to be levied by the Board and presented to the Hearing Panel for confirmation. Fines for Process I violations are daily unless otherwise indicated, and fines for Process II and III violations are assessed per incident. Please refer to Article IX, Enforcement, in the Association's Declaration of Covenants.

Covenants	Violation Covered	Fine	Process	Supplemental information
Article VI	Maintenance of Units, Lots & Exclusive Common Areas			
Section 1.	Exterior of Units (driveways, sidewalks, fences, etc.)	\$15	I	
Section 2.	Lots (landscaping, irrigation, etc.)	\$15	I	
Section 3.	Right of Entry	---	---	Owner must pay cost of maintenance plus fees.
Section 4.	Exclusive Common Areas	\$15	I	
Article VII	Certain Use Restrictions			
Section 2.	Land Use and Building types (business on premises)	\$15	I	
Section 3.	Easements	\$15	I	
Section 4.	Nuisances	\$100	II, III	
Section 5.	Temporary Structures	\$15	I	
Section 6.	Signs	\$100	II, III	
Section 7.	Oil and Mining operation, Water wells	\$15	I	
Section 8.	Pets, Livestock, and Poultry	\$15	II, III	
Section 9.	Visibility at Intersections	\$15	I	
Section 10.	Architectural Control	\$15	I	
Section 11.	Commercial Vehicles, Trucks, Trailers, Campers	\$100	II, III	
Section 12.	Parking on Common Areas and Lots/Garages	\$100	II, III	
Section 13.	Garbage and Trash Disposal	\$15	II, III	
Section 14.	No Drying	\$100	II, III	
Section 15.	Waterfront Property	---	---	
	a. Boathouse, Dock, Wharf	\$100	II, III	
	b. Boats on Lake or Lake Banks	\$100	II, III	
	c. improper Discharge into Lake	\$100	II, III	
	d. Maintain to Water Level	\$15	I	
	e. Misuse of Lake Easement	\$100	II, III	
Section 16.	Unit Air Conditioners and Reflective Materials	\$15	I, II, III	
Section 17.	Exterior Antennas	\$15	II, III	
Section 18.	Renewable Resource Devices	\$100	II, III	Lack of Modifications committee approval
Section 19.	Artificial Vegetation	\$15	I	
Article VIII	Resale, Lease and Occupancy Restrictions			
All Sections	All violations	\$100	II, III	

Covenants	Violation Covered	Fine	Process	Supplemental information
Article XV	Governmental Requirements			
Section 2c	Disturbance of Common Areas	\$15	I	
Section 3.	SWFWMD (Southwest Florida Water Management District)	\$15	II	See also Water Restrictions
	Golf Carts	\$100	II, III	
	Lakefront Liquid Fertilizer	\$100	II, III	
	Modifications	\$100	II, III	Lack of Modifications Committee approval
	Motorized Scooters, Miniature Cars, or Bicycles	\$100	II, III	
	Pet Restrictions	\$100	II, III	
	Water Restrictions	\$100	II, III	

*In addition to the fine, the violator will be responsible for the cost of repairing the damage and other possible remedies.

FINING COMMITTEE PROCEDURES

PURPOSE: The role of the Fining Hearing Panel is limited to either confirm or reject a fine that has been proposed by the Board. Only the CEVA Board of Directors shall have the power to overturn decisions made by the Modifications Committee or make modifications to the existing restrictions and covenants.

THE HEARING: The Fining Committee Panel will consist of three representatives of the Fining Committee. The Committee Chair will choose the three members and also one alternate to hear each appeal as it occurs. Unless otherwise requested by the person appealing the fine, the neighborhood in which the violation is being appealed will not have a member on the Fining Hearing Panel. The hearing will be informal. Both Community Association Services (CAS) and the homeowner(s) are afforded the opportunity to present evidence and arguments on all issues involved and to cross-examine all witnesses who have testified. Any panel member may question any party or witness.

Any relevant evidence is admissible without regard to whether such evidence is hearsay or otherwise inadmissible in a court of law. The Panel may exclude irrelevant, immaterial, or unduly repetitious evidence.

Each party has the right to representation by counsel at his or her own expense. Homeowners retain right of appeal to the Board of Directors, one (1) time per issue, in writing.

The hearing will be recorded and either party may cause the hearing to be transcribed at his or her own expense.

The Panel may expel any party or attorney from any hearing for improper, disorderly, or contemptuous conduct.

FAILURE TO APPEAR: Failure of one party to appear at a scheduled hearing does not preclude the Panel from receiving evidence from and hearing arguments by the other party. Panel may make a finding notwithstanding the absence of one of the parties.

CONFLICT OF INTEREST: The party appealing may challenge the impartiality of any Panel member by presenting an objection in writing to the Board of Directors within 48 hours of receipt of the results of the Fining Hearing Panel. The Board of Directors shall consider and determine such objection and if warranted, order a new hearing.

FINDING: After reviewing all information and/or testimony regarding the violation, the Panel shall make a determination whether to confirm or reject the fine proposed by the Board. The panel does not have the authority to alter the amount of the fine.

The finding must be mailed to the violating party within three (3) business days of the close of the hearing. The findings must be approved by a majority of the Panel members. No penalty can be levied without the approval of a majority of the Panel Members.

WRITTEN REPORT: Prior to adjournment, the Panel members will complete and sign a form detailing their findings and verdict.

APPEAL: The Homeowner may appeal the decision of the Fining Hearing Panel by following the procedures described above.

EXHIBIT I

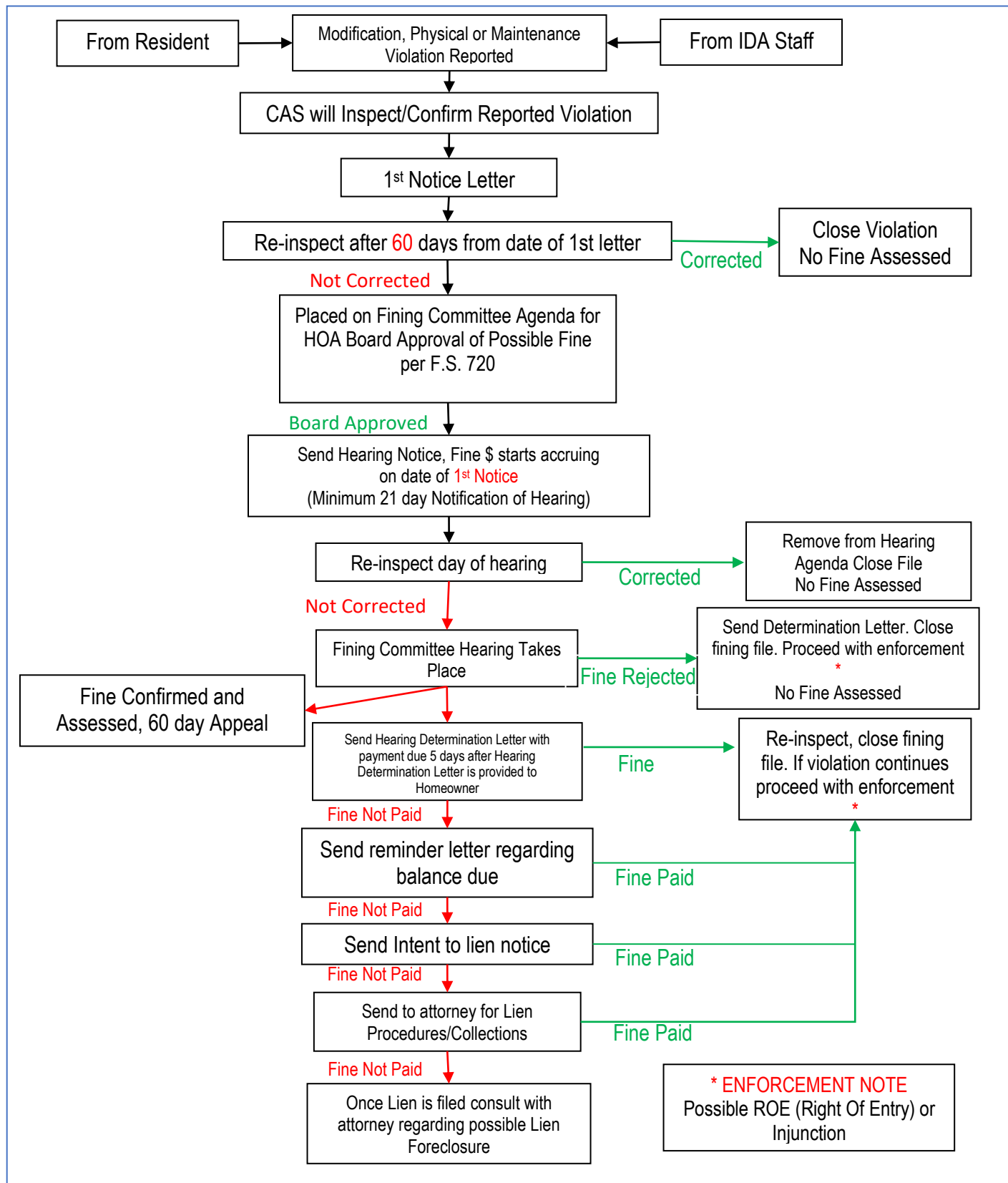


EXHIBIT II – (Resident Does Verification)

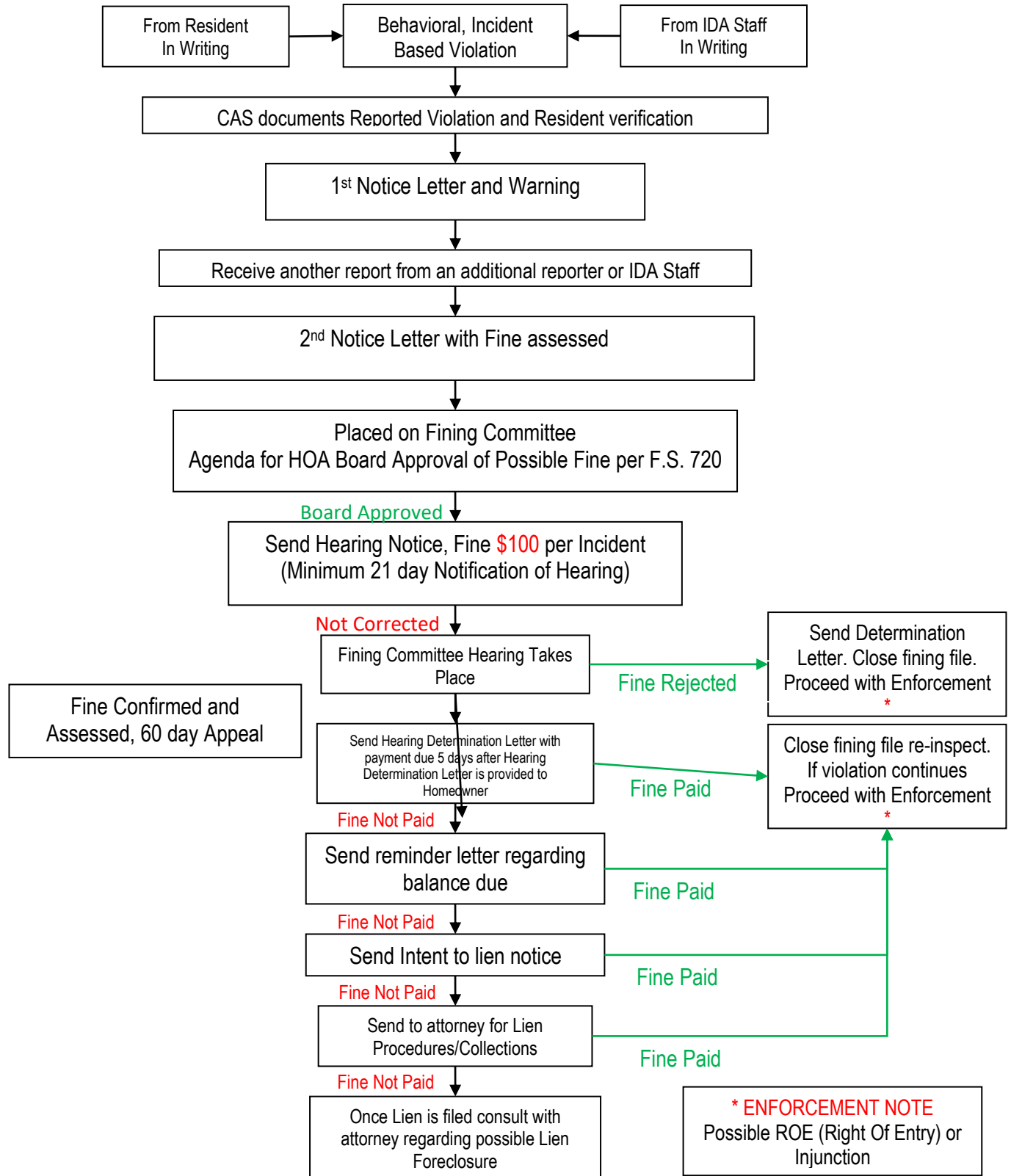
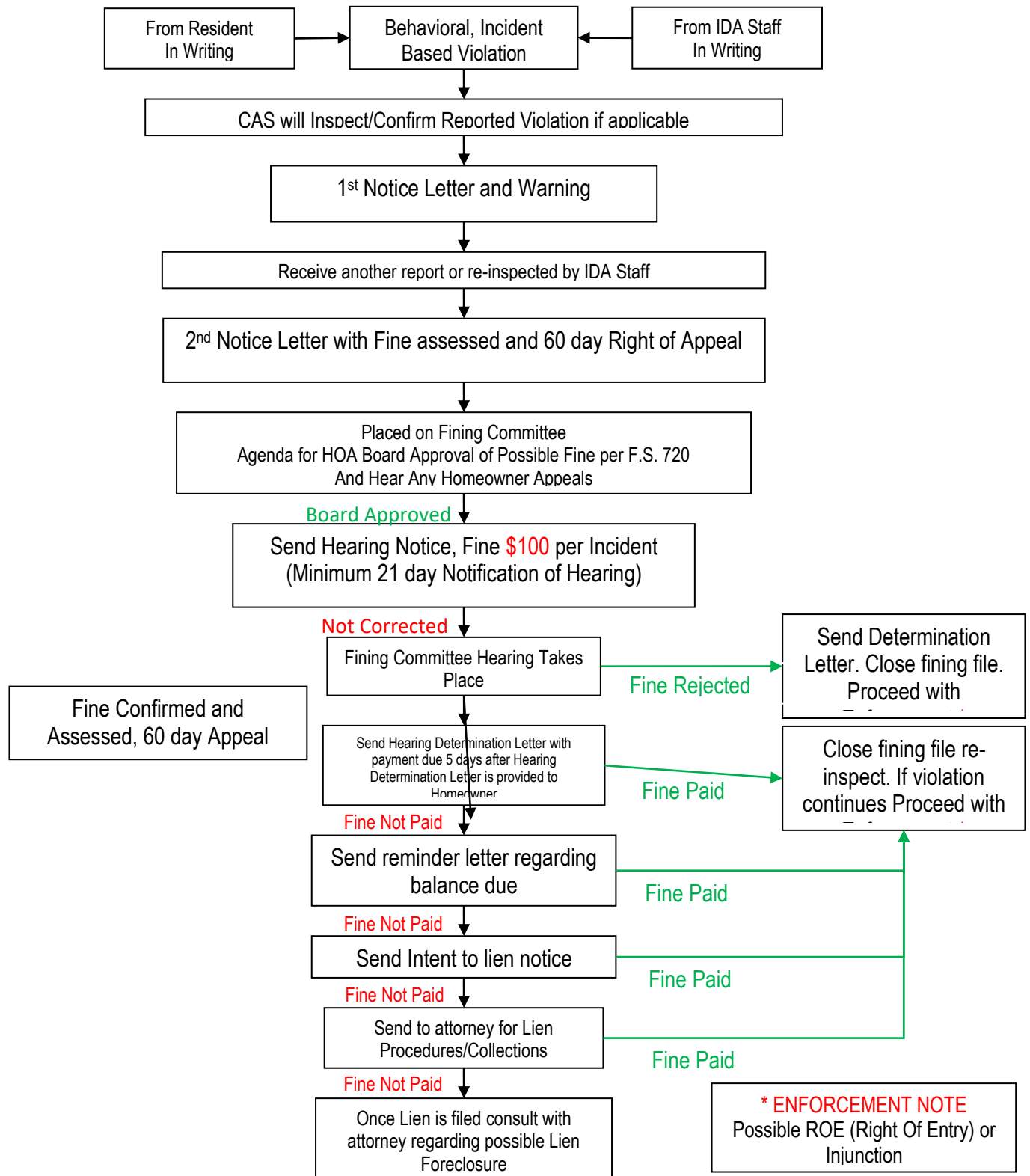


EXHIBIT III – (CAS Does Verification)



COLLECTION & LATE FEE POLICY

The Annual CEVA Homeowners' Assessments, paid by all homeowners, is due on the first day of each calendar year (January 1).

Maintenance Free Neighborhoods (MFN) residents pay additional, quarterly maintenance assessments. Please see the MFN chapter for the Collection and Late Fee policy that applies.

Unpaid assessments become past due if the full amount is not received by CEVA before February 1, at which time a late fee is added to the property owners' account; a Balance Due Reminder is sent out to the owners' address of record. Interest on balances due is incurred.

If payment is not received by the last day of February, a pre-lien fee, is added to the property owners' account. A Certified Pre-Lien notice is sent to the property address and mailing address (and the renter, if applicable).

If payment is not received within forty-five (45) days after sending the pre-lien notice, a lien processing fee will be added to the property owners' account. If the property owner's ledger of assessments, late fees, other associated fees, interest and fines total \$1,000.00, or more, that ledger is forwarded to CEVA's attorney requesting a lien.

Once a lien is filed, homeowners will be directed to our attorney for information and payment.



COUNTRY CLUB/EDGEWATER VILLAGE CEVA FORMS

INSTALLATION OF SOLAR PANELS AGREEMENT

Solar panels are permitted as a matter of law; however, the Association has the right to place certain conditions on the installation and to require that a Modification Request Form be submitted prior to installation of the panels.

EQUIPMENT SPECIFICATIONS

An illustrated brochure clearly depicting the unit and the materials to be used in the installation must accompany the application. A construction drawing for the proposed installation must be provided. The drawing must show the location and number of collectors, as well as the method of attachment to the roof structure and the location of any other exterior system components. Aluminum trim, if used and visible, must be anodized or otherwise color treated. A system approval, issued by an authorized rating organization (such as SRCC or FSEC), must also be provided.

LOCATION OF PANELS

In accordance with Section 163.04 of Florida Statutes, the Association reserves the right to select the side of the roof for the solar panels, (south, or within 45 degrees east or west of south). In addition, the Association reserves the right to choose the specific position on the side of the roof that was selected. These conditions are intended to minimize the visual impact and to reduce the amount of piping on the roof.

PIPING

Piping must be limited to the same side of the roof that the panels are on. Piping on the roof and associated pipe-mounting hardware must be painted to blend in with the color of the roof. Piping on the side of the home and associated pipe-mounting hardware must be painted to blend in with the color of the home.

SCREENING REQUIREMENTS

Upon site inspection it may be required, (when reasonably possible and space permitting), that the homeowner plant palm trees or other landscape material designed not to screen the equipment but to soften the visual impact.

It is understood that these requirements may not restrict the system's operational efficiency.

I hereby agree to follow the requirements for installing solar panels.

Signature Lot Number

Printed Name Date

Country Club/Edgewater Village (CEVA) MODIFICATION REQUEST FORM

Most exterior changes require a Modification Request to be submitted and approved by the CEVA Modification's Committee or its' designee, **prior** to work being started. Please see below a checklist of documents required for common modifications. Kindly contact Town Hall or review your Homeowners' Manual for other types of modifications not listed. The Country Club/Edgewater deadline for submitting **completed** requests is noon, the Thursday prior to the next meeting. **Incomplete requests will result in a delayed decision.**

PLEASE CHECK OFF EACH ITEM FOR SUBMISSION ACURACY.

ADDITION TO HOME —

- ☐ Location of addition (drawn on survey site plan)
 - ☐ Drawing of rear & side elevations
 - ☐ Current sq. ft. and added sq. ft. (if applicable)
 - ☐ Contractor spec. sheet
 - ☐ Construction Permit (after concept approval)
- See HOA Manual Pg. 27*

AWNINGS/SHUTTERS —

- ☐ Brochure showing type of awning/shutters
 - ☐ Brochure showing color samples
 - ☐ Color photo(s) showing proposed location
- See HOA Manual Pg. 21*

Communication Devices (eg. Satellite, Ant.) —

- ☐ Location drawn on survey site plan
 - ☐ Brochure showing device dimensions
 - ☐ Confirmation of height and material
- See HOA Manual Pg. 23*

DECORATIVE ACCENTS (eg. Fountains) —

- ☐ Location drawn on survey site plan of intended location
 - ☐ Brochure showing design and color
 - ☐ Confirmation of height and construction material
- See HOA Manual Pg. 23*

DOORS (eg. Replace, Install, Screen, Storm) —

- ☐ Brochure showing design and color
 - ☐ Color photo(s) *clearly* depicting house style
- See HOA Manual Pg. 24*

DRIVEWAYS/WALKWAYS —

- ☐ New location drawn on survey site plan (if applicable)
 - ☐ Sample of pavers (preferred), or brochure
 - ☐ Brochure showing color, texture, or pattern of overlay
 - ☐ Color photo(s) *clearly* showing color of roof and house
- See HOA Manual Pg. 25*

FENCING —

- ☐ Location drawn on survey site plan
 - ☐ Brochure showing material, design, and color
 - ☐ Landscaping plan
- See HOA Manual Pg. 25*

GENERATOR (PERMANENT) —

- ☐ Location drawn on survey site plan
 - ☐ Brochure showing design and decibel rating
 - ☐ Landscaping or screening wall plan
- See HOA Manual Pg. 23.*

HURRICANE SHUTTERS/PROTECTION —

- ☐ Location(s) drawn on survey site plan
 - ☐ Brochure showing design, color, and material
- See HOA Manual Pg. 27*

LAMP/COACH LIGHTS —

- ☐ Color photo(s) *clearly* showing location of lights
 - ☐ Brochure showing design, dimensions, color of fixtures
- See HOA Manual Pg. 27*

LANAI EXTENSION —

- ☐ Survey site plan showing location(s), dimensions
 - ☐ Drawing of rear and side cage elevations
 - ☐ Spec. sheet showing material and color
- See HOA Manual Pg. 27*

LANDSCAPE CURBING/EDGING —

- ☐ Survey site plan showing intended location(s)
 - ☐ Brochure showing material and color
- See HOA Manual Pg. 34*

LANDSCAPING (Plant Beds) —

- ☐ Survey site plan showing location and changes
 - ☐ Color photo(s) *clearly* showing existing beds
 - ☐ Species of tree(s)/palm(s) to be removed/planted
- See HOA Manual Pg. 33*

LANDSCAPING (Hedges) —

- ☐ Survey site plan showing intended location(s)
 - ☐ Species of hedge plants to be planted
- See HOA Manual Pg. 35*

LANDSCAPING

(TREE/PALM REMOVE/REPLACE) —

- ☐ Survey site plan showing location(s) and easements
- ☐ Wide-angle color photo(s) *clearly* showing location
- ☐ Color photo(s) *clearly* showing full street front view
- ☐ Color photo(s) *clearly* showing damage (if relevant)
- ☐ Species of tree(s)/palm(s) to be removed/planted

See HOA Manual Pg. 36-38

PLAY EQUIPMENT

(eg. Swing set, Sports equip.) —

- ☐ Survey site plan showing intended location(s)
- ☐ Brochure or photo(s) of requested equipment
- ☐ Landscape plan showing intended screening plants

See HOA Manual Pg. 31

POOL INSTALLATION —

- ☐ Survey site plan showing location and dimensions of pool, lanai cage, and pool equipment
- ☐ Drawing of rear and side cage elevation
- ☐ Spec. sheet showing cage material and color
- ☐ Landscape plan showing intended screening plants

ROOF REPLACEMENT —

- ☐ Sample of selected tile (preferably) or brochure showing color, texture, and pattern of tile
- ☐ Color photo(s) *clearly* showing color/style of existing roof and house

See HOA Manual Pg. 29

SOLAR PANELS —

- ☐ Location drawn on survey site plan
- ☐ Signed "Installation of Solar Panels" form

See HOA Manual Pg. 30 and 64

TRELLIS/ARBOR/PERGOLA —

- ☐ Location drawn on survey site plan
- ☐ Statement of means of attachment to house
- ☐ Color photo(s) *clearly* showing color/style of house

See HOA Manual Pg. 34

****RESUBMITTAL IS REQUIRED IF WORK NOT COMPLETED WITHIN 6 MONTHS****

To obtain a copy of your survey site plan, please call, email, or visit: Manatee County Division of Records
Phone: 941-748-4501 x 6860 – Records@MyManatee.org – 1112 Manatee Avenue W., 2nd Floor, Bradenton, FL

RETURN ATTACHED MODIFICATION REQUEST FORM, CHECKLIST(S), AND SUPPORTING DOCUMENTATION TO:

Community Association Services

8175 Lakewood Ranch Boulevard Lakewood Ranch, FL 34202

Phone: 941-907-0202 Fax: 941-907-0272



Country Club/Edgewater Village (CEVA)
MODIFICATION REQUEST FORM

The deadline for submitting **completed** requests for Country Club/Edgewater is noon, the Thursday prior to the next meeting.
MUST BE SUBMITTED BY HOMEOWNER

****PLEASE SEE ATTACHED CHECKLISTS FOR THE SUPPORTING DOCUMENTATION REQUIRED****
MODIFICATION REQUESTS WILL NOT BE CONSIDERED WITHOUT COMPLETE DOCUMENTATION

Date: Property Address:

Name:
Village: Neighborhood:
Email Address:
Home Phone: Cell Phone:

MODIFICATION REQUESTS WILL NOT BE ACCEPTED FROM CONTRACTING PARTIES.

Modification Requested: *(Please provide as much detail as possible.)*

Estimated Completion Date:

Homeowner Signature:

All Required Documentation Submitted per Checklist: Homeowner Initials:

Complete Documentation Received (STAFF ONLY): CAS Initials: Date:

FOR OFFICE USE ONLY

☐ Approved Lot #:

☐ Approved with Conditions VMS #:

☐ Denied Owner Notified: Copies Mailed:

Modification Committee Comments or Conditions:

Modification Committee Authorized Signature: Date:

****RESUBMITTAL IS REQUIRED IF WORK NOT COMPLETED WITHIN 6 MONTHS****

Community Association Services

8175 Lakewood Ranch Boulevard Lakewood Ranch, FL 34202

Phone: 941-907-0202 Fax: 941-907-0272

PAGE 2



**Country Club/Edgewater Village (CEVA)
PAINT MODIFICATION REQUEST FORM**

The deadline for submitting **completed** requests for Country Club/Edgewater is noon, the Thursday prior to the next meeting.

Date: Property Address:

Name:			
Village:		Neighborhood:	
Email Address:			
Home Phone:		Cell Phone:	

Please Review the Country Club Paint Palette before submitting.

New Color Request	
Requested Body Color:	
Requested Trim Color:	
Requested Door/Shutter Color:	
Requested Garage Door Color (Body/Trim Color):	
Estimated Completion Date:	

FOR OFFICE USE ONLY

Lot #:		Architectural Style:		Roof:	
Neighbor Color - Left:		Right:		Across:	
Existing - Body:		Trim:		Door/Shutter:	
Garage Door:		Driveway Color:			
☐	Approved	☐	Approved with Conditions	☐	Denied
Owner Notified:		Copies Mailed:		VMS #:	
Modification Committee Comments or Conditions:					
Modification Committee Authorized Signature:				Date:	

****RESUBMITTAL IS REQUIRED IF WORK NOT COMPLETED WITHIN 6 MONTHS****

Community Association Services

8175 Lakewood Ranch Boulevard Lakewood Ranch, FL 34202
Phone: 941-907-0202 Fax: 941-907-0272



Community Association Services (CAS)
REQUEST FOR ACTION ON A VIOLATION

Please complete this form to request action for a violation of the use restrictions. Community Association Services (CAS), if applicable, will do a site inspection of the violation and do any necessary follow up.

Please be sure to fill in all the information in the box below completely:

Violation:

Location/Address of Violation: _____ _____
Nature of Violation: _____ _____ _____
Time & Date of Occurrence: _____
Are pictures available? Yes _____ No _____

Homeowner Witness Information:

Name: _____
Address: _____
Phone Number: _____
Email: _____
Signature of Homeowner Witness: _____

Submit To: Community Association Services
Lakewood Ranch Town Hall
8175 Lakewood Ranch Boulevard Lakewood Ranch, FL 34202
Phone (941) 907-0202 Fax (941) 907-0272

Action Taken: _____ _____
Community Association Services Member: _____

REQUEST FOR SPECIAL ATTENTION

For CDD2 and CDD5

Remit to:

Community Development District
8175 Lakewood Ranch Boulevard
Lakewood Ranch, Florida 34202
PHONE: 727-0899 FAX: 758-3651

Please complete this form in order to request particular attention to a specific area of interest. By submitting this form, your request will be placed in a tracking system and then forwarded to the appropriate department. There is a possible two-week review period (non-emergency requests) to determine what, if any, action will be taken and the time frame for completion. You should receive a response within 3 days.

Please be sure to fill in all of the necessary information below.

Submitted By:

Name _____
Date _____
Address _____
Telephone _____ Lot Code _____
Neighborhood _____

Action Suggested:

Action Taken:

Submitted by _____ Date _____
CAS Agent _____ Date _____

The CDD Office is committed to the Homeowners of Lakewood Ranch



Country Club/Edgewater Village, Greenbrook Village, Summerfield/Riverwalk Village

LANDLORD/TENANT LEASE INFORMATION FORM

*(This form must be completed and received by Community Association Services (CAS)
at least (1) week prior to new tenant(s) lease commencement date)*

Date: _____ Property Address: _____

Owner Information

Owner Name(s): _____

Owner Phone: _____

Owner Current Mailing Address: _____

I authorize the update and sending of all correspondence to the Mailing Address above.

Email: _____

Tenant Information

Tenant Name(s): _____

Tenant Phone: _____

Email: _____

Make/Model of Vehicle(s) and License Tag numbers: _____

Lease Term – From _____ To _____

Other people to occupy property and relationship to Tenant(s): _____

Per the Deed restrictions, only two pets are permitted per household. Please, list all pets below:

Type of Pet: _____ Type of Pet: _____

Vendor or Party Maintaining Landscaping, Irrigation System Maintenance and Pest Control:

Name: _____ Telephone Number: _____

Address: _____

Lease Deposit –

Non-Maintenance Free Neighborhood: \$1,000 | Maintenance Free Neighborhood: \$1,500

Payable to: Country Club/Edgewater Village Association, Inc. (CEVA), Greenbrook Village Association, Inc. (GBVA), OR
Summerfield/Riverwalk Village Association, Inc. (SRVA)

Check #: _____ Paid: Yes No Previously paid: _____

(All Deposits are required to be submitted by the Property Owner)

Deposit Refund/Forfeiture: Any balance remaining in the escrow account when the owner no longer wishes to lease the property, less an administrative charge of \$50.00, shall be returned to the owner within (60) sixty days after the last tenant vacates the unit. Deposits are subject to forfeit should owner choose to lease their unit more than the allotted times as outlined in CEVA, GBVA, or SRVA Homeowner's Manual, if needed to cover damage and/or needed maintenance to the outside of the property or the common areas, or if the renter of the unit violates the Covenants and the owner/landlord is fined, this account shall also be used to recover any unpaid fines. Deposit Forfeiture is outlined in the Homeowner's Manual and related Governing Documents.

Homeowner and Tenants acknowledge that they have received a copy of the Homeowner's Manual including the Lease Policy, agree to conform to all of the Association's Deed Restrictions, and acknowledge that they have read and agree to conform to the rules and regulations.

Owner Initials _____ Tenant Initials _____

Agreed and Acknowledged:

Date: _____ Owner of Property: _____
Not to be signed by Property Manager

Date: _____ Tenant: _____

***All Lease Documents, Deposit, and Landlord/Tenant Form
must be submitted on or before the commencement date of the Lease.***

Community Association Services
8175 Lakewood Ranch Boulevard Lakewood Ranch, FL 34202
Phone: 941-907-0202 Fax: 941-907-0272

LAKEWOOD RANCH TOWN HALL/OPERATIONS STAFF

8175 Lakewood Ranch Boulevard

Lakewood Ranch, FL 34202

PHONE: (941) 907-0202 FAX: (941) 907-0272

www.lakewoodranchgov.org

Town Hall Staff

Name	Position	Telephone	E-Mail
Steve Zielinski	Executive Director	Ext.225	steve.zielinski@lwrtownhall.com
	Chief Financial Officer	Ext.229	
Cristi Valentine	Director of Community Association Services	Ext.231	cristi.valentine@lwrtownhall.com

Administration

Name	Position	Telephone	E-Mail
Marie Thompson	Executive Clerk – HR Generalist	Ext.247	marie.thompson@lwrtownhall.com
Mike Knauer	IT Specialist	Ext.255	mike.knauer@lwrtownhall.com
Jonathan Styles	Purchasing Manager	Ext.106	jonathan.styles@lwrtownhall.com
	Webmaster		webmaster@lwrtownhall.com

Finance

Name	Position	Telephone	E-Mail
Robin Azar	Fiscal Manager	Ext.226	robin.azar@lwrtownhall.com
Brittany Bowers	Accountant II	Ext.233	brittany.bowers@lwrtownhall.com
Debbie Ball	Accountant II	Ext.237	debbie.ball@lwrtownhall.com
Sehui Kim	Senior Accountant	Ext.230	Sehui.kim@lwrtownhall.com

CAS

Name	Position	Telephone	E-Mail
Renee Currens	Administrative Assistant I (Front Desk)	Ext.241	Renee.currens@lwrtownhall.com
Jennifer Sicilian	Administrative Assistant I (Front Desk)	Ext.221	jennifer.sicilian@lwrtownhall.com
MaryAnn Schroeder	Administrative Assistant I (PT/Front Desk)	Ext.221	maryann.schroeder@lwrtownhall.com
Brenda Fisher	Administrative Assistant I (PT/Front Desk)	Ext.221	brenda.fisher@lwrtownhall.com
Amy Wallace	Administrative Assistant I (PT/Front Desk)	Ext.221	amy.wallace@lwrtownhall.com
	Administrative Assistant I (PT/Front Desk)	Ext.221	
Patrick Goesser	Property Mgt Coordinator II (CEVA)	Ext.235	patrick.goesser@lwrtownhall.com
Angela Baker	Property Mgt. Coordinator I (GBVA)	Ext.232	angela.baker@lwrtownhall.com
Dave Hart	Property Management Coordinator I (SRVA)	Ext.246	dave.hart@lwrtownhall.com

Operations

Phone: (941) 727-0899

FAX: (941) 758-3651

Name	Position	Telephone	E-Mail
Tom Merrell	Director of Operations	Ext.102	tom.merrell@lwrtownhall.com
Edgar Perez	Asst. Director of Operations	Ext.105	edgar.perez@lwrtownhall.com
Steve Lakey	Landscape Manager	Ext.104	steve.lakey@lwrtownhall.com
JR Hernandez	Utilities Supervisor	Ext.103	david.hernandez@lwrtownhall.com
Lisa Boutote	Operations Facility Office Manager	Ext.100	lisa.boutote@lwrtownhall.com
Carol King	Customer Support Coordinator	Ext.101	carol.king@lwrtownhall.com

January 2020

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