

Indian Lake Homeowners Association, Inc.

New Adopted Rules and Regulations

Article VII, Section 1 (a) of the By-Laws of the Indian Lake Homeowners Association, Inc., provide the Board of Directors with the power to “*adopt and publish rules and regulations governing the use of the Properties and the personal conduct of the Members and their guests thereon and to establish penalties for the infractions thereof*”

The following are rules and regulations that have been adopted by the current Board of Directors and are hereby published to the association members and effective beginning March 6, 2007.

- (1) **Violation complaints - must be in writing, and signed by the witness, before the board takes any further action.**
 - (a) The board will need to determine if the matter is within the scope of the association's authority to enforce in the first place, which may require the assistance of the association attorney. When a violation is reported, it must be verified. Accusing the wrong resident creates plenty of bad feelings and anger, as well as the impression that the board is biased. You may obtain a complaint form by contacting any of the listed board members. There will also be a fax number on the complaint for where you may fax the complaint. The witness name will not be published or released unless required by the court or other legal jurisdiction..

- (2) **Parking restrictions – Street parking shall be limited to non-commercial vehicles and shall be limited to a maximum of parking time of four (4) hours. **Any commercial vehicles (including taxi's and limousines), belonging to the property owner, their guests, or invitees shall be parked inside the garage and out of sight.** Repair and maintenance vehicles being parked by legitimate repairmen and landscaping/lawn companies will be allowed short term street parking as required in completing their jobs.**

Our Declaration of Covenants, Conditions and Restrictions Article IX, Section 13 relates to Trash Removal and requires the following: “All garbage and trash shall be kept in sanitary containers located within the dwellings or screened from view from the street except for the day of collection. All Owners shall subscribe to the garbage pickup service provided or approved by the Association. No trash, garbage, rubbish, debris, waste material or other refuse shall be deposited or allowed to accumulate or remain on any Lot nor upon any land contiguous thereto. No fires or burning trash, leaves, clippings or other debris shall be permitted.”

- (3) **New rule change on Garbage and Recycle Receptacles – When not in use, all garbage and recycle receptacles shall be stored out of the view of the public, either by being placed in the garage or the back yard of the homeowner. Garbage and recycle receptacles may be placed at the curb beginning at 6:00 p.m. the day prior to scheduled pick-up and must be returned to out of view storage no later than midnight on the scheduled day of pick-up.**

(4) **Rental Registration** - Maintaining and enhancing our neighborhood continues to be a high priority for the Board of Directors. Toward this end, the Board of Directors recently implemented a long-term rental residence registration program to help minimize the problems associated with long-term residential rentals.

Members, who rent their property, are required, to register the following information with the Board of Directors and may be faxed to (850) 654-7387.

- a. Owner's Name, Address, Telephone Number, and email address
- b. Rental Property Address
- c. Rental Agency or Responsible Party's: Contact Name, Address, Telephone Number, and email address
- d. Description of vehicles and license plates of vehicles allowed at the property.

If you are having problems with rental units, please notify one of the Board Members with the address or complete and fax in a violation complaint form.

Our Declaration of Covenants, Conditions and Restrictions Article IV, Section 8, relates to Monetary Fines and allows the following: "The Board of Directors may impose monetary fines not to exceed \$20 per day or \$2,500.00 per occurrence on an Owner who violates the covenants or published rules and regulations or is delinquent in the payment of assessments by more than sixty (60) days. Such owner shall first be given the opportunity to defend against or to correct the infraction. Notice of and imposed fine shall be recorded in the Okaloosa County Public Records and become a lien against the property per Article IV Section 9."

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Architectural Control Committee PROCEDURES

(Section II amended by the addition of sub-section E this 22nd day of April 2003)

- A. A Lot Owner (or person(s) with a contract to purchase a lot) shall submit two (2) sets of plans and specifications along with an application to build or modify improvements to any member of the Architectural Control Committee. (See attached list of current members).
- B. The Architectural Control Committee shall attempt to review the plans within thirty (30) days of submission and shall either:
 - 1) approve or deny plans as submitted, or
 - 2) withhold approval but make recommendations for modifications to plans as submitted
 - 3) consider appeals from Owners who disagree with the Architectural Control Committee's recommendations or denial

If the ACC fails to consider a plan submission or appeal within sixty (60) days, it shall be deemed approved. However, such approval shall not relieve the Owner from complying with setback, size and other requirements of the Recorded Restrictive Covenants.

- C. The Architectural Control Committee shall retain one (1) copy of the approved plans and return one (1) copy to the Lot Owner along with a letter authorizing the Owner to build.
- D. The review of plans shall be based on the compatibility of the proposed house with the general architectural theme of development and with neighboring houses and the conformity of plans with adopted Architectural Standards. Decisions to approve or deny plans by the ACC shall not be arbitrary or capricious.
- E. In accordance with Article V, Architectural Control, Section 2, Architectural Standards and Review Procedures, a part of the Declaration of Covenants, Conditions and Restrictions, Indian Lake. "The ACC shall make available to all prospective purchasers or lot owners copies of the Architectural Standards upon request at a reasonable charge." Such charge shall be **\$1.00** for each page of said Architectural Standards. This fee must be paid in advance.

On June 30, 2009, Florida Gov. Charlie Crist signed Senate Bill 2080, which allows HOA members to cover their lawns with native grasses without fear of retribution from HOA boards, which often set restrictions on grass species. The move is designed to help Florida residents conserve water.

SITE RESTRICTIONS

(Sub-section "D" amended this 22nd day of April 2003)

- A. Drainage & Utility Easements: No structure shall be erected on or alteration made to the grade of any drainage or utility easement that would limit or hinder that easements intended purpose. A drainage swale for the collection and retention of storm water shall be constructed and adjacent to each lot on the right of way between the road curb and the sidewalk and be at least 8" deep along the center.

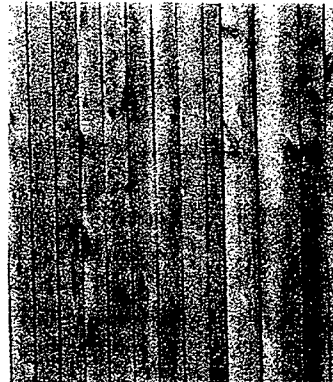
- B. Sidewalks & Driveways: A 4' wide concrete sidewalk shall be constructed on the lot within the 5' access easement adjacent to the right of ways. The sidewalk elevation shall be approximately the same height but no lower than the adjacent road curb. A minimum 16' wide driveway and 42" wide sidewalk connecting the drive to the front entry shall be built on each lot. Site concrete work shall consist of untinted concrete with light broom finish. Lot Owners shall be required to construct driveways to meet requirements of overall drainage plan with a swale no lower than 2" below the sidewalk and curb elevation.

- C. Vehicle Parking Requirement: All lots shall provide at lease a two car attached garage which shall not be converted into living area and a driveway of such minimum size capable of parking two cars off the street.

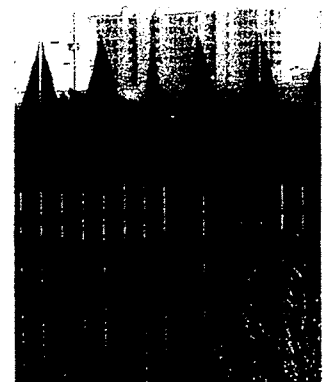
- D. Fences & Walls: Fences or walls shall be built only in accordance with designs and materials approved by the Architectural Control Committee. Chain link fences and not allowed. Wood privacy fences using 1 x 6 pressure treated pine vertical pickets are preferred. The use of "stockade" design is encouraged around the perimeter of the Indian Lake development while "shadowbox" or "reverse board" design should be used between Indian Lake houses along the side and rear property lines. Maintenance responsibility for fences should be shared by the Owners who benefit from them. The acceptable height for fences along property lines shall be no more than six (6) feet. Fences around the outside perimeter shall be no more than eight (8) feet in height. All fences along Henderson Road shall be a combination concrete block and wood picket six (6) feet in height as erected by the Indian Lake developers. Examples of each are shown below.



Typical Shadowbox Fence Design, maximum 6 foot in height



Typical Stockade Fence Design, maximum 8 foot in height



Henderson Rd. fence Design, maximum 6 foot in height

- E. Landscaping: All yards shall be sodded with centipede grass with shrubbery beds and natural areas designed to enhance the appearance of the house. A well, pump and irrigation system shall be included on each lot.

- F. Signage: No signs shall be permitted on any lot other than those offering the property for sale or rent or those signs advertising the builder and/or construction lender during the construction of the house unless approved by the ACC.