



HOMEOWNERS' ASSOCIATION, INC.

## Shady Lakes Rules and Regulations Summary

### Overview

Shady Lakes is a private single-family home community of 97 properties situated around winding streets and lakes in central Palm Beach Gardens. The community is governed by its Declaration of Restrictions and Protective Covenants and the subsequent amendments ("DRPC"). These governing documents can be found on the Shady Lake website. The Shady Lakes "DRPC" require any change to the exterior of the building, hardscape and landscaping to receive prior approval from the ARB and Association Board prior to any work being performed. The ARB application can be found on the Shady Lakes website. The ARB application should be emailed to: [arb@shadylakeshoa.com](mailto:arb@shadylakeshoa.com).

The following is a list of rules and regulations pulled from the Shady Lakes "DRPC." This document is only to serve as a helpful guidance overview and is not meant to act as an amendment or interpretation of the entire "DRPC." Homeowners are encouraged to read the "DRPC" posted on the Shady Lakes website as they provide additional details. If there are questions, please email them to [info@shadylakeshoa.com](mailto:info@shadylakeshoa.com) and the appropriate person will respond.

1. Owners shall maintain their Property in a neat and attractive manner. No weeds, underbrush, or other unsightly growth permitted grow or maintain upon any part of the property.
2. Basketball poles and nets properly maintained, repaired and cleaned, not showing deterioration. No fixed basketball poles allowed.
3. Garbage and recycle containers are not permitted to be placed on curb side before 4:00 pm prior to the day of the scheduled pickup. Empty containers are to be removed from curb side that same evening.

4. Vegetation and landscape cuttings must not be placed on curb side before 12:00 pm noon prior to the day of the scheduled pickup. Currently this is no earlier than 12:00pm noon on Wednesdays. Landscape companies are required to remove landscape materials they generate.
5. Home Elevations: No substantial changes without approval
6. Roofs
  - a. Color: Neutral and earth tones consistent with roofs in The Properties
  - b. Types: Flat, full wood shake cedar shingles, concrete tile, clay tile or metal. If roof is metal, no batten-less metal roof installations are permitted.
  - c. Roofs must be maintained as necessary for a neat and clean appearance, including replace damaged roof tiles and treated for dirt and mold.
7. Building Colors: All colors, materials and finishes are to be coordinated on all exterior elevations of the home to achieve design consistency.
8. Fences, Walls & Hedges
  - a. Front setback 25' from front property line (no closer than building)
  - b. Rear Setback: 10' from rear property line (no closer than screen enclosure or pool fence)
  - c. Fence height: no higher than 4' (check the city code requirements for fences around pools)
  - d. Hedge height: no higher than 6'
  - e. Walls and fences that can be viewed from streets, must have landscape hedge
9. Ancillary & Equipment:
  - a. No temporary buildings, sheds or tents
  - b. Mechanical equipment (air conditioners, pool pumps, pool heaters), utility meters must be screened from view from streets and adjacent property by an enclosure, fence, wall or mature landscaping.
  - c. Garden hoses must be hidden from street view
10. Landscaping & Irrigation:
  - a. Each Lot shall retain "signature tree" Live Oak or Laurel Oak located forward of front face of the home
  - b. All landscaping areas required to have no weeds, underbrush, unsightly growth
  - c. No landscaping is permitted to be removed from any lot without ARB approval
  - d. Irrigation system must be underground, sufficient size and capacity to irrigate all sodded and landscape areas, maintained in good working order.

11. Mailboxes: Must be Association designed and approved. Homeowner must properly maintain, repair and clean, straight, plum and level, and keep from showing deterioration. Paint color and replacement information can be found on the Shady Lakes website.
12. Garbage and Trash Receptacles: Receptacles must be out of plain view via a wall, fence, mature landscaping, areas to be screened from view from streets and adjacent properties.
13. Driveways and walkways: Must be maintained, free of oil spots, dirt, and shall be kept broom clean.
14. Post Lamp: Each Lot must have, properly maintained, repaired and cleaned, straight, plum and level, and not showing deterioration. Post lamps must have automatic photo cell. The type and location are to be approved by the Association.
15. Parked vehicles come to stand or park on homeowner's driveways and streets must be:
  - a. No commercial trucks, Trailers, Campers and Boats
  - b. No vehicle parking along street after 9:00 pm – 6:00 am (City of Palm Beach Gardens Ordinance)
  - c. Operate by its own power
  - d. Does not exhibit greater than moderate body damage, rust greater than 1", peeling or deteriorating paint
  - e. Vehicles including motorcycles and scooters does not emit noise or exhaust sounds that are greater normal factory
  - f. Does not have commercial lettering (except when contractor is on site performing work during allowed construction hours).
  - g. Vans have factory designed installed windows
  - h. Vehicle no greater length than 232 inches, height of 76 inches, width 85 inches
  - i. Motorcycles, scooters and mopeds must have installed factory noise limiting muffler
  - j. Pickup trucks must have manufacturer's standard suspension with no lift kits and a tire height of 32" max.
  - k. Cannot operate or park a vehicle in the grass swale area along the street edge
16. Construction and Repairing
  - a. No construction work shall begin before 8:00am and cannot continue after 6:00pm.
  - b. No construction work shall be done prior to 10am on Sunday and Holidays and cannot continue after 5:00pm.
  - c. No lawn cutting shall be done before 8am on Saturdays, Sundays or holidays
  - d. No maintenance or repair is to be performed upon any boat or vehicle except within an area totally isolated from public view.

17. Leasing of Home

- a. Limited to a single family
- b. Minimum lease period is 6 months
- c. Only one lease per 12-month period
- d. The Association must approve the tenant
- e. The tenant must sign a receipt indicating that they have accepted the Shady Lakes Declaration of Restrictions and Protective Covenants.