

**“LAKESIDE OF NAPLES RESIDENTS ASSOCIATION, INC. (LNRA)  
7600 AIRPORT ROAD NORTH  
NAPLES FLORIDA 34109**

**SUMMARY OF RESTRICTIONS AND RULES AND REGULATIONS**

**RESTRICTIONS (AS CONTAINED IN THE DECLARATION)**

1. The property may be used for single-family residential living only. No businesses with clients and/or employees/contractor traffic, profession or other type of commercial activity may be conducted on any part thereof.
2. There are no restrictions on the occupancy by children. Children shall be closely supervised at all times by an adult to ensure that they do not become a source of annoyance to other residents.
3. No tents, trailers, shacks, or similar structures, temporary or accessory buildings or structures shall be erected or permitted to remain on site.
4. No aerial antenna, radio, television, or wiring shall be affixed in any manner to the exterior of any buildings on property. Satellite dishes are permitted with proper ARB approval. (See page 9)
5. Except as provided hereinafter pertaining to permitted watercraft, no boats, trucks, recreational vehicles or other motor vehicles, except four wheel passenger automobiles or vans, as determined by the Board of Directors of the Master Association or Neighborhood Association as the case may be, shall be placed, parked or stored upon any site, the Master Association Common Areas or in the Neighborhood Common Areas, nor shall any maintenance or repair be performed upon any boat or motor vehicle not owned or controlled by the Master Association, or a Neighborhood Association or the Declarant in the properties, except within a building where totally isolated from public view. No on-street parking shall be permitted in LAKESIDE OF NAPLES between the hours of 12 midnight and 6:00 AM daily. Notwithstanding the forgoing, trucks may be parked in LAKESIDE OF NAPLES after 6:00 AM and before 12 midnight daily.
6. No garments or other objects may be hung from any portion of any site, including windows, stairs or balconies. No wash lines of any kind will be maintained outside an owner's unit.
7. No animals, livestock or poultry of any kind shall be raised, bred or kept on any site, the Master Association Common Areas or Neighborhood Common Areas. The owner(s) of each site may keep one (1) pet, of a normal domesticated household type such as a cat or dog. No pets are permitted in any recreation areas or the Clubhouse. Each pet owner shall be responsible for the removal and disposal of their pet body waste. The ability to have such a pet is a privilege, not a right, and the Board of Directors is empowered to order and

enforce the removal of any pet which becomes a reasonable source of annoyance to other residents of LAKESIDE OF NAPLES. No pets of any kind are permitted in leased site. Animals must be leashed at all times when outside a Site and no animal shall be allowed to run loose at any time.

\*Tenants are not permitted to keep pets of any kind.

8. Nothing shall be done or maintained on any site, which may become unsightly or a nuisance to the Neighborhood. In the event of a dispute or question as to what may be or may become unsightly or a nuisance, such dispute or question shall be submitted in writing to the Master Association, whose decision shall be final.
9. No signs or banners shall be displayed to public view, with the exception of street or traffic signs.
10. No automobile garage shall be permanently enclosed or converted to other use.
11. No rubbish, trash, garbage or other waste materials shall be kept or permitted on any site, except in designated areas approved by the Association. Sanitary containers may not be placed outside of any site except for a reasonable period for refuse pickup.
12. The sidewalks, entrances, passages, vestibules, stairways, corridors, and halls must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises. All common areas will be used for their intended purposes and no articles belonging to unit owners shall be kept thereon.
13. No owner shall drive upon streets or Common Areas in a motorized vehicle commonly known as a "hot-rod" or a car specially equipped to produce greater than normal sound. While motorcycles and motorbikes are not prohibited, the same shall be driven and ridden upon the roads or streets in such manner as not to annoy other owners or damage or destroy the Common Elements. Such vehicles may be driven or ridden only by individuals holding a valid driver's license.
14. There is no swimming in the lake. Only electric trolling motors will be allowed in the lake and boats may be kept on the lake.
15. There shall be no parking of vehicles on any street within the Lakeside Community from 12:00 midnight to 6:00 AM.
16. Parking on the grass is strictly prohibited.

## **ACCESS TO COMMON FACILITIES:**

1. Groups of more than eight (8) persons using common facilities such as swimming pools, tennis courts and clubhouse must register with the Lakeside Management Office in advance.
2. Gate control and security numbers may not be given to non-residents. Owners are responsible for actions of those gaining access to the property via their code.

## **SALE OR LEASE:**

1. No owner may lease for a period of less than thirty (30) days nor more than three (3) times per calendar year. An application for approval to lease must be submitted to the Lakeside Management Office with a copy of the lease and a \$50.00 transfer fee made payable to the Association and a \$75.00 processing fee made payable to LNRA-CAM.
2. Tenants are not permitted to keep pets of any kind.
3. OPEN HOUSE SIGNS ARE PERMITTED.
4. Each neighborhood has adopted open house signage. In addition, directional signs are permitted at each turn of the route. No address on signs. No more than one sign is permitted for directing in any one location.
5. One open house sign may be placed in front of the residence for sale.
6. Signs may be displayed only when a realtor or owner is in the residence. The signs may be displayed only during the actual hours of the open house.
7. There shall be no other signs except as noted above.
8. Entry into Lakeside is the unit owner/Realtor responsibility and personal gate codes shall not be used for this purpose. Note or signs shall not be posted on the keypad.
9. Enforcement of the signage rule is the responsibility of the owners, realtors, and the management. A copy of the regulations is available to each owner, and the owner shall see that any realtor involved has a copy of the regulations.
10. Open houses and advertising are the responsibility of and at the discretion of the realtors and owners. The hours of open house shall be limited to between 10:00 AM and 6:00 PM during weekends, which are defined as Friday, Saturday, and Sunday.

## TENNIS COURTS:

1. Overnight guests are permitted to use the tennis courts without the presence of the owner. Overnight guests are defined as out-of-town visitors residing with the sponsor resident. Daytime guests are covered under another section of the rules and regulations.
2. Players must identify themselves when asked to do so. Trespassers are subject to arrest and prosecution.
3. Guests are not permitted to invite outsiders to use the courts.
4. Reservation sheets for the following week will be available at the Lakeside Tennis Bulletin Board at 1:00 PM each Friday. A resident can sign up only for himself/herself.
5. Reservations are limited to two (2) hours. This applies to singles and doubles play. If you reserve time and later determine you cannot use it, please erase your reservation.
6. A reservation is forfeited if not utilized within ten (10) minutes of the scheduled starting time.
7. The reservation sheet must indicate the resident's name and unit number (example: B. Smith C206)
8. A resident may reserve a court in advance for only one time period a week. If upon completion of this period of play, there are still courts available, the resident may sign up again for a court that week.
9. When taking a tennis lesson, please reserve court No. 5 when it is available.
10. Tennis court hours: 8:00 AM to 12:00 noon and 3:00 PM to 10:00 PM. Courts have lights available until 10:00 PM and are to be turned off when finished playing.
11. Courts are not to be used when wet, nets are lowered, or the "closed" sign is posted. Some courts may be closed for reservations or tournaments.
12. Smooth soled shoes are required and shirts must be worn at all times. Bathing suits may not be worn on courts. Proper tennis attire is required at all times.
13. Normal tennis etiquette is expected of all players. Loud or boisterous conduct or profanity will not be tolerated.

14. Children under the age of thirteen (13) should be under the direct supervision of an adult at all times. Children may not be left on or near the courts to be supervised by a playing member.
15. Courts are for use of residents and their guests. Daytime guests can not play without the resident being present (exceptions are overnight out of town guests). Resident is defined as a Lakeside owner or lessee.
16. Owners are responsible for damages caused by themselves or their guests.

#### **POOLS:**

1. Pool hours are dawn to dusk.
2. Use of the pool is limited to owners, registered tenants, and their invited guests. All such guests must be accompanied by a member or registered tenant.
3. A beach towel must be used on chairs and lounges to prevent stains from suntan lotion.
4. A shower must be taken before entering the pool.
5. Diving or jumping into the pool is prohibited.
6. No animals are allowed in or around the pool.
7. No food, drink or smoking is permitted in the pool or on the pool deck within five (5) ft. of the pool. GLASS CONTAINERS ARE PROHIBITED IN POOL OR ANYWHERE ON THE POOL DECK.
8. Children under 13 years of age must be accompanied by a responsible adult.
9. Diapered children must wear rubber pants in the pool.
10. Large floats and rafts are not permitted in the pool. No bikes, skateboards, etc. on the pool deck or pool access walks.
11. All audio equipment must be played with earphones only.
12. Swimmers use the pool at their own risk- there is no lifeguard on duty (it is recommended that no one swim alone).
13. Shoes must be clean before entering pool deck area.

#### **BOATS:**

1. All boats must be registered by residents at the Lakeside Management Office. Registration must include unit number or address and telephone number of

owner and location. Registration numbers must be affixed to the starboard side of bow. All boats NOT registered will be removed from Lakeside common areas or lake and if not claimed within thirty (30) days, will be disposed of. The total number of boats registered at Lakeside shall not exceed seventy-five (75) unless approved by the Board of Directors.

2. Boat size is limited to single hull boats of sixteen (16) ft. overall length.
3. An exception will be permitted for a two (2) man bass hunter boat with twin hulls not to exceed 114" in length, 48" in width.
4. Electric trolling motors are permitted.
5. Sailboats are to be stored with all masts and sails taken down.
6. No boat trailers are permitted.
7. Residents whose boats do not conform to the boat size or hull size requirement will have the right to appeal to the Lakeside of Naples Residents Association Board of Directors.
8. Boat owners are responsible for securing their craft during hurricane season, June 1 to November 30 each year, and during a named hurricane. Management at its discretion will sink all boats to secure the Master Association property during a hurricane when the area is within the projected cone of the storm. Once the storm is over, owners are responsible to remove their boats from the lake with seven (7) days.

#### **TOWING POLICY:**

1. No on-street parking shall be permitted in LAKESIDE OF NAPLES between the hours of 12 midnight and 6:00 AM daily. Violators will be towed at their own expense based upon the following notification and policy. The first violation will be subject to a "Warning Ticket". If there is a second violation the vehicle will be towed away without further notification.
2. "PARKING ON THE GRASS IS STRICTLY PROHIBITED." The owner is responsible for any damage to landscaping and irrigation system. Violations are subject to being towed.
3. No trucks, recreational vehicles or other motor vehicles, except four-wheel passenger automobiles or vans, as determined by the Board of Directors of the Master Association or Neighborhood Association as the case may be, shall be placed, parked or stored upon any site, the Master Association Common Areas or in the Neighborhood Common Areas. Violators are subject to being towed.

4. Notwithstanding the foregoing, trucks may be parked in LAKESIDE OF NAPLES after 6:00 AM and before 12 midnight daily. Violators are subject to being towed.
5. Service vehicles and visitors' vehicles may be parked in LAKESIDE OF NAPLES and all Associations after (six) 6:00 AM and before 12 midnight daily.
6. LAKESIDE Management Office(LMO) parking (south of the main gate):
  - A. Visitors may park trucks, recreation vehicles or other motor vehicles in the LMO lot with permit on weekends and between 6:00 PM and 7:00 AM weekdays.
  - B. Visitors are required to obtain a permit from the LMO after their first nights parking. If over the weekend, the first business day thereafter. Visitors permit may not exceed 15 days in LMO parking lot. Any one visitor may receive only two 15 day permits in any one calendar year; however, they may not be consecutive.
  - C. Owners that are employed by government agencies and are occasionally required to have a government vehicle available to respond in the event of an emergency may request a permit to park in the LMO parking lot. The vehicle may be parked in the LMO lot on the weekends and weekdays between the hours of 6:00 PM and 7:00 AM.

VIOLATORS ARE SUBJECT TO BEING TOWNED AT THEIR OWN EXPENSE.

#### **CLUBHOUSE:**

1. Access to the Clubhouse is not permitted from 10:00 PM to 6:30 AM (except for approved functions).
2. Children in the Clubhouse under the age of 13 are to be under the supervision of adults at all times.
3. NO FOOD OR DRINK ALLOWED IN THE CLUBHOUSE UNLESS THE CLUBHOUSE IS RESERVED.
4. The Shower/Sauna and Weight Room are locked. Residents wishing to use those facilities must obtain a key from the Association Office and leave a \$10 deposit per key.
5. Reservations are to be made during working hours at the Lakeside Management Office. The clubhouse is available to all Lakeside Residents and may be reserved (not rented) for various events. However, the ENTIRE Clubhouse cannot be reserved. The toilets, weight room, library, and sauna must remain available to others.

6. Only Lakeside residents 21 years or older may reserve the Clubhouse.
7. All FUNCTIONS including eight (8) or more people must be reserved through the LMO with a deposit.
8. The resident reserving the Clubhouse MUST BE PRESENT DURING THE ENTIRE FUNCTION.
9. The adult that reserves the Clubhouse will be held responsible for any UNDER AGE DRINKING.
10. Only ONE function during a 24-hour period. Clubhouse may be reserved by the same resident no more than five (5) times per year.
11. An agreement to abide by all rules must be signed by any resident wishing to reserve the Clubhouse. Failure to observe these rules may prohibit your future reservations.
12. A deposit of \$300.00 must be given to LMO at the time the reservation agreement is signed. The deposit will be returned in full after the inspection that follows the function, if no damage occurred and no Clubhouse rules were violated, and no objects are missing. Otherwise, cost of repair/replacement will be taken out of the deposit.
13. The maximum number of people at a function is 75. Adequate adult supervision must be present during the ENTIRE FUNCTION where children are present.
14. The pool may be used during a function, but cannot be reserved.
15. Clubhouse must be returned to the same condition as before the function. Garbage is to be bagged, sealed, and removed.
16. The Clubhouse cannot be reserved for business or any money-making venture unless sponsored by the Social Club as a fund raiser.
17. A "PRIVATE PARTY" sign will be posted on the doors to let other residents know some of the areas of the Clubhouse are reserved.
18. Residents must provide to their guests in advance the Clubhouse 3-digit code of 111 to use at the entrance keypad. This number rings the Clubhouse phone, the resident answers the phone, pushes 9 on the phone, and the gate opens. NO INSTRUCTIONS OR PIN NUMBERS SHOULD BE POSTED ON THE KEYPAD.
19. The Clubhouse must be cleaned and vacated by 12:00 midnight; the only exception will be New Year's Eve. Approved Lakeside only functions may seek an exemption from the Board of Directors.

20. ALL WINDOWS AND DOORS MUST REMAIN CLOSED DURING ALL FUNCTIONS.
21. Other than at an approved function all audio, radios, stereos, etc. are only permitted to be played with earphones.
22. Wet swimsuits or wet clothing are not permitted in the Clubhouse.

#### **ARCHITECTURAL REVIEW BOARD (ARB):**

1. Residents wishing to make any changes to the structure of their residence must obtain a request form from the Lakeside Management Office for approval. Please refer to Section 6.03 of the Master Declaration.
2. Any aggrieved party of an ARB decision has the right to appeal to the Master Board, at which time an appeal meeting will be arranged and the aggrieved parties will be notified of the date, time, and place of the meeting.
3. Satellite dishes: An ARB request form must be obtained from the Lakeside Management Office, completed, and returned to the office before installation may commence. The following restrictions apply:

##### Condominiums:

- A. The only approved location for a satellite dish is inside the lanai.
- B. The dish must measure 39.37 inches (one meter) or less.

##### Homes:

- A. A satellite dish may be installed on the side of a building or in the ground within 24 inches from any outside wall.
- B. The dish must measure 39.37 inches (one meter) or less.
- C. If a mast is used, it must be painted the same color as the home.
- D. Dishes are not allowed on roofs or any Common Area.

#### **PROCEDURES FOR RULES ENFORCEMENT:**

1. A complaint must be made that includes the date; time; nature of the violation; and the name(s) of individual(s) who observed the violation first hand. This complaint is to be made to the Lakeside Management Office preferably in writing. If it is oral, the manager will write the observation and ask for a signature. (If the complaint involves a violation of a neighborhood association rule, the complaint should be made to the association.)
2. When a complaint is received involving violation of Master Association rules, the Lakeside Manager shall perform the following:
  - A. A personal visit or telephone call to the resident or guest stating the violation and corrective action to be taken. The Manager shall verify the violation has been corrected.

- B. If the violation is not corrected the manager shall notify the resident or guest IN WRITING by certified mail of the violation and the corrective action to be taken. The manager shall verify with the resident or guest that the violation has been corrected.

**BARBEQUE GRILLS:**

1. No barbecue grills of any kind are permitted on Master Association property, except for the main and east pools.

**SPEED LIMITS:**

1. The speed limit in Lakeside of Naples is 15 miles per hour.
2. Violations will be handled in accordance with: Procedures for Rules Enforcement.