

COUNTRY LAKES CO-OP INC.
CLV1 at 5700 Bayshore Road and CLV2 at 6201 U.S. 41 North
Palmetto, FL 34221

RULES AND REGULATIONS (May 2014)

Approved April 8, 2015

MAINTENANCE

1. **LAWNS AND HOME** Lawns will be maintained by management to the extent of mowing, trimming, and edging. The resident is responsible for watering and fertilizing of all landscaping on their individual home sites, including but not limited to, shrubbery, flower beds, trees, lawn, etc. If you wish this work done for you, these services can be arranged to be performed for you at owner's expense. Exteriors of homes are to be kept free from mold. **Management may keep a lot or home from creating an unsightly appearance by performing resident's duties, at resident's expense, if resident fails to perform his responsibilities. Management will notify the homeowner by personally visiting the owner or by sending documented material to the homeowner. The homeowner will have two weeks to do one of the following:**
 - a. Bring home or lot into compliance.
 - b. Arrange with the community manager for an adequate remedy.

Failure to comply with either option above will result in the community manager hiring a licensed professional to bring the lot or unit into compliance at the homeowner's expense.
2. **REFUSE** Burning or dumping of trash, garbage, and trimmings is not permitted. Such material must be placed in garbage containers. Removed palm fronds, tree limbs, and trimmings will be picked up by the disposal company. They must be placed in a garbage container, bagged, or bundled and tied. The use of wood burning devices such as Chimenea and Fire Pits is prohibited on your lot.
3. **LAMPPOST** Previously installed lampposts must be maintained by the Homeowner. Should the existing lamppost be in disrepair and require replacement the new lamppost type and location must be approved by Community Management. Lampposts must be illuminated during the evening hours and must be operational year round. Homeowners must arrange for monitoring and maintenance when the unit is not occupied.