LAKEVIEW GREENS CONDOMINIUM ASSOCIATION, INC.
1600-1700 DOVER ROAD, 3001-3011-D LINTON BLVD.
DELRAY BEACH, FL 33445

GUIDELINES

Welcome to Lakeview Greens Condominium! As a new owner, please review the following informative guidelines. By signing below, you acknowledge that these guidelines were explained to you during the screening process and that all of your questions were satisfactorily answered.

1. Noise: "Quiet" time is daily between 11p.m. and 8:00 a.m.
2. Tiles: All floor tiling projects on the second floors require cork padding underneath the tile.
3. Parking: All owners are entitled to ONE private parking space. Please request your designated parking space number from the Board and you will receive this and a decal at your screening.
4. Storage: All owners are entitled to ONE storage bin, located next to the laundry room. Please obtain your bin's location from the previous owner, and label your bin Last name/Unit number and secure it with your own lock.
5. Laundry: There are two (2) washers and two (2) dryers on each floor. Each load in the washer requires $1.50 and each load in the dryer requires $1.25. Please make sure the dryer lint traps are cleaned out before and after each load of laundry. **PLEASE NOTE THAT THERE IS INAEQUATE PLUMBING FOR THE INSTALLATION OF WASHERS AND DRYERS INSIDE UNITS.**
6. Garbage: Garbage is collected on Wednesdays and Saturdays. Please use the designated recycle bins for paper and plastics and aluminum. Bulk pickup is on Wednesdays.
7. Recreation: Please obtain pool/clubhouse key from previous owner or see a board member. Pool hours are from down to dusk. Clubhouse hours are rom 9:00 a.m. to 10:00 p.m. Please respect the posted rules within these areas. Kindly turn the air off when exiting the clubhouse. Clubhouse may be rented for private parties, with a $150 refundable deposit pending the cleanup and condition after.
8. Dress: Dress apparel is required to and from the pool and the clubhouse area.
9. Guest: Guest must observe all posted rules. Guest are welcome for a period of no more than three (3) week at a time and no more than five (5) weeks per year.
10. Children: All children must be supervised. When swimming, infants must wear waterproof diapers.
11. Food: Food is not permitted in the pool area only under the canopy and **ABSOLUTELY NO GLASS** by the pool.
12. BBQ: Barbecue only in designated areas not on/in condo porch area per Delray Beach Fire Marshall.
13. Pets: Two (2) cats allowed – **no dogs** permitted in units or even to visit.
14. Rent/Sublet: Renting and subletting are prohibited. Check with President of Lakeview Greens for availability.
15. Car Repair: Repairing cars on premises is prohibited. Car washing is permitted in the designated area only. Please conserve water and use a bucket/pail.
16. Trucks: Commercial trucks or vehicles with signage are not allowed overnight. See rules posted on garbage room wall.
17. Parking: All vehicles must park head first only in their parking space in order to protect the shrubs.
18. Keys: All unit owners may leave a key with the Association. Keys will be coded and secured in a lock box. Unit access requires evidence of an emergency and the presence of two (2) Board members.
19. Contact: The Association must have an emergency telephone number for residents.
20. Waterbeds: Due to the potential for damage to the common area, waterbeds are prohibited.
21. Mail: It is necessary for you to obtain your mailbox key from the previous owner. Mailboxes are the property of the USPS.
22. Cable TV: Your monthly maintenance fee includes basic cable. Please contact COMCAST (800) 934-6489 for any additional service upgrades.
23. Management Company: Jilsa Management LLC
    2054 Vista Parkway Suite 400
    West Palm Beach, FL 33411
    Tel: (561) 544-1122
    Email: info@jilsamanagement.com

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Signature Date Signature Date

LAKEVIEW GREENS

DELRAY BEACH, FLORIDA 33445

VEHICLE RESTRICTIONS

- NO COMMERCIAL VEHICLES ALLOWED, DEFINED AS:
- NO COMMERCIAL LETTERING, SIGNAGE OR GRAPHICS
- NO LADDERS, LADDER OR EQUIPMENT RACKS, CARGO, EQUIPMENT OR REFUSE STORED IN TRUCK BED.
- NO DERELICT VEHICLES – FLAT TIRES, BROKEN WINDOWS OR OBVIOUS BODY DAMAGE
- NO RV'S, CAMPERS, BOATS OR TRAILERS OF ANY KIND
- NO EXPIRED REGISTRATION TAGS – ALLOW 30 DAY GRACE PERIOD
- NO MISSING LICENSE PLATES
- NO FOR SALE SIGNS

PARKING REGULATIONS

- NO PARKING IN THE STREET, ROADWAYS OR FIRE LANES.
- NO PARKING ON THE GRASS ANYWHERE.
- NO PARKING IN ANOTHER OWNER'S PARKING SPACE.
- NO RESIDENT VEHICLE IN GUEST PARKING SPACES.
- NO PARKING IN RESIDENT'S WHITE OR GREEN SPACES WITHOUT A PROPER PERMIT.
- CARS PARKED IN GUEST SPACES DO NOT NEED A PERMIT.
- NO STORAGE OF VEHICLES IN GUEST PARKING FOR MORE THAN 72 HOURS.

TOLERANCE LEVEL

1ST VIOLATION: WARNING

2ND VIOLATION: TOW

CATEGORY: MUST BE THE SAME TYPE OF VIOLATION

DELRAY BEACH POLICE DEPARTMENT 561-234-8900

WESTWAY TOWING PHONE: 561-368-4468

EMAIL: WESTWAYBOCA@GMAIL.COM