

# Lee's Crossing Homeowners Association, Inc.

## Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463

*Lee's Crossing Declaration of Covenants, Conditions, and Restrictions.*

### Article XI-RESTRICTIONS ON USE OF THE COMMON AREAS AND RESIDENCES

Section •12. Rules and Regulations. The Board of Directors shall adopt such other rules and regulations from time to time governing the use and enjoyment of the Common Areas as the Board of Directors in its sole discretion deems appropriate or necessary, provided such additional rules and regulations shall be consistent with the provisions contained in this Declaration.

Lee's Crossing Bylaws.

### Article XVI-RULES AND REGULATIONS

In addition to the other provisions of these By-laws, the following rules and regulations, together with such additional rules and regulations as may hereafter, from time to time, be adopted by the Board of Directors, shall govern the use of the dwellings located in the Property and the conduct of all residents thereof:

- (a) Each Residence shall be used only for residential purposes.
- (b) Owners shall not use or permit the use of their premises in any manner which would constitute a nuisance.
- (c) Residences may not be used for business use or for any commercial use whatsoever; and
- (d) There shall not be parked upon any of the parking spaces set aside for such, whether on a Lot or upon the Common Areas, any trailer, commercial-type van, commercial vehicle, boat, boat trailer, truck, or other non-passenger private automobile.

The following rules and regulations have been adopted over the years by the Board of Directors and are in addition to the Rules and Regulations as set forth in the governing documents of Lee's Crossing Homeowners Association, Inc.

#### **[BRO1] Board Rule #01** Revised 01-21-09; 7-21-2021

Regarding the use of the swimming pool

Members & guests swim at their own risk - No Lifeguard is on duty

Members & guests must respect their fellow pool mates — Members & guests must be considerate

Pool Hours: 10 a.m. to sunset,  
Shower before entering the pool.

Bathing load: 28 persons.

No animals in the pool area.

Use towels on chairs.

No food or drinks within 4 feet of the pool.

No running, riding bicycles, skateboarding or horseplay.

No Cut-offs. Proper bathing attire required.

No Styrofoam floats or car inner tubes. Plastic floats are permitted.

No smoking in the pool area.

Other rules apply.

**NO DIVING, CHILDREN MUST BE ACCOMPANIED BY AN ADULT**

**NO GLASS CONTAINER, NO ALCOHOLIC BEVERAGES**

**KEY HOLDER MUST BE PRESENT AT ALL TIMES WITH THEIR GUESTS.**

LIMIT 2 GUESTS without written approval from Association. Pool Parties or large events will require a refundable deposit to be paid to the Association. This deposit will be used to cover the cost of cleanup in case the pool area is not left clean after your party.

# Lee's Crossing Homeowners Association, Inc.

## Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463

Members must agree to follow the current pool rules and other pool rules that may be set from time to time by the Board of Directors and to inform any guests or tenants that may be using the pool on their behalf. Failure to follow these rules will result in the suspension of pool use.

Lost keys must be reported to the Board of Directors as soon as possible.

Replacement keys fob for the pool gate are \$35.00 per key fob. If you transfer your key to a guest or tenant, you must provide the Board of Directors with the name of the individual(s) who will have access to the pool on your behalf. Rules and fees are subject to change without notice.

### **[BR02] Board Rule #02**

Revised: 7-21-2021

Regarding Approved Fence Style and Color (Blocks 3,7,8,9, 10, 11,12, 13, 15, 16). The Association has approved the following color and style of Fences within Lee's Crossing.

Color: Bear Bark Brown

Style: Shadowbox

Make: Wood

Warranty: Will vary depending on installer/manufacture

Height : MAX 6' (rear of property). No fences permitted in front of property.

Unit owners must submit an Architectural Request along with a survey of their property detailing the name of the installer and specifications. The color and style must be significantly the same. If you submit a slightly different style, you must include a picture with your application. Failure to provide a picture or to receive written confirmation may subject the unit owner to replacing the fence with an approved color and style.

### Shadowbox Style Wood Fence

Shadowbox Style fencing creates an excellent border or frame for gardens. Boards are placed on either side of the fence rail, spaced so they block vision but still allow airflow through the fence. Solid fences provide little protection from wind flowing across large yards because the wind simply goes over the fence. Spaced boards, slats, louvers and/or lattice, break the wind up into smaller breezes creating effective protection in large open areas from stronger wind gusts.

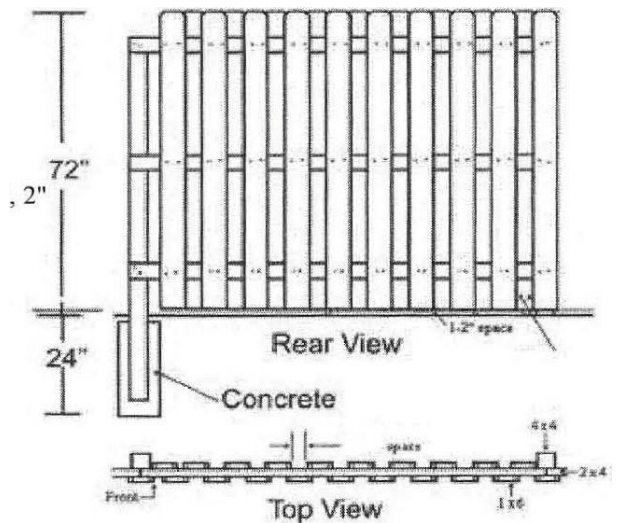
The shadowbox system consists of face boards, rails, posts, cap rails and fascia boards. Fascia boards are horizontal fence boards placed at the fence top and bottom, in some styles, to give a more formal appearance.

# Lee's Crossing Homeowners Association, Inc. Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463

Board Width: 6"  
 Board Thickness: 5/8", 11/16", 3/4" actual - nominal or stated size 1".  
 Board Height: 6' Max in rear of unit  
 Board Spacing: 2 2/2"  
 Board Topping: Dog Ear  
 Post: 4" x 4"  
 Rail Width: actual 3 1/2", 3 3/4" - nominal or stated size 4"  
 Rail Thickness: actual 1 1/2", 1 3/4" - nominal or stated size 2"  
 Rail Length: actual 8', 10'  
 Rail Grade: Standard and Better, #2

Rail Surfaces: Rough, Surfaced Four Sides  
 Cap Rail Width: actual 3 1/2", 5 1/2", nominal or stated 4", 6"  
 Cap Rail Thickness: actual 1 1/8", 1 1/2", nominal or stated size 5/4"  
 Cap Rail Length: 8', 10', 16' cap Rail Grade: Standard & Better, #2  
 Cap Rail Surface: Rough, Smooth Four Sides  
 Post Width: actual 3 1/2", 3 3/4" - nominal or stated size 4"  
 Post Thickness: actual 3 1/2", 3 3/4" - nominal or stated size 4"  
 Post Height: 6', 7', 8', 9', 10'  
 Post Toppings: Beveled  
 Post Grade: Standard and Better, #2  
 Post Surface: Rough, Surfaced Four Sides  
 Designs: Shadowbox.



Include a photo and survey showing fence location and gate location if any.

The Townhomes on Kimberton and Waltham (Units without garages) are required to follow the following fence guidelines: (Blocks 3, 7, 8, 9, 10, 11, 12, 13, 15, 16)

The Association has approved the following color and style of Fences within Lee's Crossing.

Color: Grizzly Bear Bark Brown

Style: Shadowbox

Make: Wood

Warranty: Will vary depending on installer/manufacture

Height : MAX 6' (rear of property). No fences permitted in front of property.

Unit owners must submit an Architectural Request along with a survey of their property detailing the name of the installer and specifications. The color and style must be significantly the same. If you submit a slightly different style you must include a picture with your application. Failure to provide a picture or to receive written confirmation may subject the unit owner to replacing the fence with an approved color and style.

Horizontal Shadow Box Similar to the style shown below:

# Lee's Crossing Homeowners Association, Inc.

## Rules and Regulations

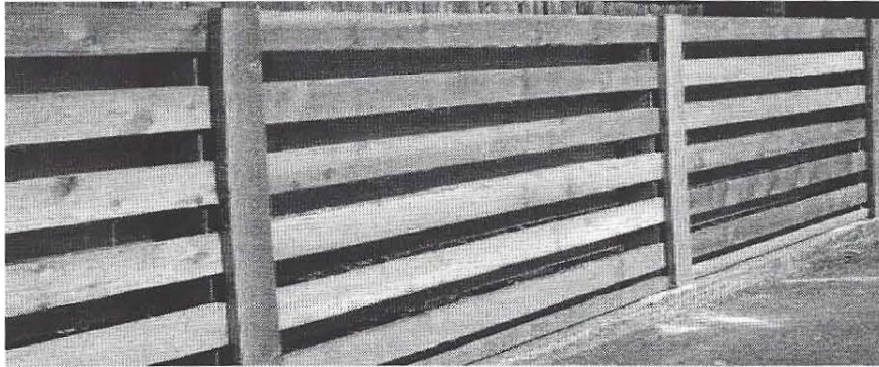
5801 Kimberton Way - Lake Worth, Florida 33463

Unit owners of townhouses in Section I (Kimberton Way and Waltham Way) must install fences consistent with the original style for their unit.

If you own a unit on Kimberton Way or on Waltham Way you will need to look up your unit's block number (building H) and refer to the following guidelines.

Blocks 4, 5, 6, 14 must comply with the standards for a vertical style shadowbox fence.

Blocks 3, 7, 8, 9, 10, 11, 12, 13, 15, and 16 must have a horizontal style shadowbox fence as seen in the photo below.



IF A GATE WAS INSTALLED AT THE END OF THE BUILDING BY THE DEVELOPER IT MUST REMAIN UNLOCKED FOR ACCESS BY ALL BUILDING OWNERS AS WELL AS OUR MAINTENANCE CREW AND CONTRACTORS. NO GATES OR OTHER STRUCTURES MAY BE INSTALLED OVER UTILITY EASEMENTS OR BLOCK ACCESS.

No fence may be installed over the 6' utility/egress easement in the rear of the property.

If a unit owner installs a fence or replaces a fence without authorization, they will be required to remove the fence, submit an architectural request and if approved obtain the proper permits. In some cases, the repair or maintenance of a fence may not require a permit. However, if you remove your fence and later install a new fence you must obtain a new permit and approval from the Association.

### **[BR03] Board Rule #03**

Revised 12-01-09; 7-21-2021

Villa Unit Owners — Roof Style and Color.

The Association has approved the following color and style of Roofs within the Villas of Lee's Crossing.

Manufacture:	Owens Corning
Color:	Desert Tan
Style:	Dimensional (Often called Architectural)
Make:	Duration Series
Warranty:	40 years

Lee's Crossing Homeowners Association, Inc.  
Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463

Unit owners may submit an Architectural Request using a different manufacture; however, the color and style must be significantly the same. If you submit a different manufacture, you must include a sample of the shingle with your application. Failure to provide a sample or to receive written confirmation may subject the unit owner to replacing the roof with an approved color and style.

**[BR04] Board Rule #04**

Revised 01-21-09; 7-21-2021

NO DUMPING OF TRASH ON THE COMMON AREAS. If the Association determines who dumped the trash on the common areas, the Association will charge the cost to remove such debris to the unit owner. Any such charge will be documented and supported by photos showing the debris and why we are charging it to the specific unit owner.

**[BR05] Board Rule #05**

Revised 12-01-09; 7-21-2021

Palm Beach County Animal Care and Control Ordinance Sec. 9.

Animal waste. The owner of every dog and cat shall be responsible for the removal of any feces deposited by his/her animal on public property, public walks, public beaches, recreation areas or private property of others, (Ord. No. 98-22, S 9, 6-16-98). All members must have your dog on a leash to walk them.

The Association requires that all animal owners pick up after their animal. Please take your own plastic bag or other disposal products with you and make sure that you clean up so that others do not accidentally step into your animal droppings.

**[BR06] Board Rule #06**

Revised 12-01-09; 7-21-2021

PARKING ON THE COMMON AREAS is not allowed

Parking on the roadways or upon any common area other than assigned parking spaces is not permitted. Within the owner's lot parking on the grass or any area not designated to be a parking space is not permitted. The Association will tag and record the vehicles that are improperly parked and towed, if necessary, at the owner's expense.

MEMBERS AND TENANTS ARE ALLOWED A MINIMUM OF TWO AUTOMOBILES THE GARAGE IS ONE OF THE TWO ASSIGNED PARKING SPACES.

THE DRIVEWAY IS THE SECOND OF TWO PARKING SPACES.

(Units without garages have 2 parking spaces)

THERE IS NO PARKING ON THE GRASS OR THE STREET. Vehicles will be towed.

**[BR07] Board Rule #07**

Revised 12-01-09; 7-21-2021

**Lee's Crossing Homeowners Association, Inc.**  
**Rules and Regulations**

5801 Kimberton Way - Lake Worth, Florida 33463

BASKETBALL HOOPS must not be left near the street or used on the streets. The roadways are considered common areas and the Association cannot allow children or any residents or guests to play in the streets. Basketball hoops may be used within the boundaries of the unit owner's lot. Basketball hoops **MAY NOT BE USED ON THE COMMON ROADWAY**. Additionally, to help improve the appearance of the community, we ask that all basketball hoops be stored inside your garage or out of sight when not in use. They cannot be left by the side of the street.

**[BR08] Board Rule #08**

Revised 01-21-09; 7-21-2021

Regarding the use of Alcoholic Beverages in the common areas.

NO open containers of Alcoholic Beverages are permitted on the common areas of the Association.

**[BR09] Board Rule #09**

Revised 12-01-09; 7-21-2021

WINDOW TREATMENT

Hurricane Shutters must be in the up position or removed unless we under a hurricane warning or the house is closed for the winter. Sheets, newspaper, cardboard, plywood, and other material is not acceptable window treatment. Preferred treatment would include mini blinds or verticals.

**[BR10] Board Rule #10**

Revised 01-25-10; 7-21-2021

HURRICANE SHUTTERS

Members of Lee's Crossing Homeowners Association, Inc, are permitted to install commercially available hurricane shutters if they follow the following guidelines:

An Architectural Request must be submitted as required under Article X of the Declaration of Covenants, Conditions and Restrictions.

If the shutters are of a type that requires permanent installation such as roll-up or accordion style, they are to remain open except when we are under an immediate threat of a hurricane or a severe windstorm with wind speeds more than 45 mph. An immediate threat of a hurricane will be determined when the National Weather Service issues a hurricane watch or hurricane warning for our community. A severe windstorm will be when the National Weather Service's issues a warning of severe windstorm.

Bahama shutters and Awning type shutters are not permitted since they would alter the exterior look of the unit.

In any event, all shutters must be removed or opened within 48 hours after the storm has passed, unless there are conditions such as damage to the windows or doorways that would require additional protection until repaired.

**[BR11] Board Rule #11**

Revised 04-25-10; 7-21-2021

SCREEN ENCLOSURES

# Lee's Crossing Homeowners Association, Inc.

## Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463

Members of Lee's Crossing Homeowners Association, Inc. are permitted to install screen enclosures under the following guidelines:

Villas located in Buildings/Blocks 3, 7, 8, 9, 10, 11, 12, 13, and 14 have screen enclosures built by the developer. The dimensions of these enclosures may not be enlarged, and any replacement of such enclosure must meet the same size requirements of the originally installed enclosure.

Villas located in Buildings/Blocks 4, 5, 6, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and 38 will be permitted to have a screen enclosure, however, no enclosure will be permitted to extend beyond the rear wall of their unit.

Single Family Homes (Blocks 1 and 2) must submit an architectural request.

An Architectural Request must be submitted, and approval must be given as required by the Covenants, Conditions and Restrictions.

Aluminum Tubing must be brown in color.

Any roofing must not encroach on common property. In other words, must not extend beyond the side wall of the unit.

In most cases these enclosures will be no larger than about 10 x 10.

Shed roofing panels, aluminum panels, and material other than does specifically designed for outdoor patios screening will not be permitted.

### **[BR12] Board Rule #12**

Revised 04-25-10; 7-21-2021

#### **UNIT COLORS**

The following colors have been approved for both the single-family homes and the villas/townhouses of Lee's Crossing. Unit owners of single family lots may submit other color combinations for consideration.

Villa unit owners may select one of the following colors providing no other unit in their building has already selected the color. (In most cases only one color per building is permitted. In the few buildings that have 6 units the Association may allow a color to appear more than once, however no two adjacent units may be painted the same color.

<u>Scheme</u>	<u>Color</u>	<u>Name</u>	<u>Code</u>
Tan	House	Behr CamelStone	RP-13
	Accent	Behr Bark Brown	RP-20
	Trim	Behr Ultra Pure White	9050
Coral	House	Glidden Coral Cliché	OOYY 61/121

# Lee's Crossing Homeowners Association, Inc.

## Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463

	Accent	Glidden Sonora	70YR 35/216
	Trim	Behr Ultra Pure White	9050
Sonora	House	Glidden Sonora	70YR 35/216
	Accent	Glidden Coral Cliché	OOYY 61/121
	Trim	Behr Ultra Pure White	9050
Green Grayish	House	Behr Grayish/Green	N370-5
	Accent	Behr Bark Brown	
	Trim	Behr Ultra Pure White	9050
Light Blue	House	Glidden Mild Wind	70BG 56/061
	Accent	Glidden Balkan Sea	50BG 32/114
	Trim	Behr Ultra Pure White	9050
Dark Blue	House	Glidden Balkan Sea	50BG 32/114
	Accent	Glidden Mild Wind	70BG 56/061
	Trim	Behr Ultra Pure White	9050
Yellow	House	Behr Expedition Khaki	340F-4
	Accent	Island Palm	460F-5
	Trim	Behr Ultra Pure White	9050
Green	House	Island Palm	460F-5
	Accent	Behr Expedition Khaki	340F-4
	Trim	Behr Ultra Pure White	9050
Fence		Behr Bark Brown	RP-20

White Doors are OK only if the Garage door is also White

NOTE: Villas located in Buildings/Blocks 3, 7, 8, 9, 10, II, 12, 13, and 14 are to be painted as follows:  
 Main house color will use the main house color listed above. (House)  
 The T1-11 panel in the front and rear of the unit will use the front door and garage door color'. (Trim)  
 The surface of the firewall, the fascia going across and the front door will be painted semi-gloss white. (Accent)



Lee's Crossing Homeowners Association, Inc.  
Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463

\*\*\* WARNING \*\*\*

YOU MUST SUBMIT AN ARCHITECTURAL REQUEST PRIOR TO MAKING ANY CHANGES TO YOUR UNIT. If you do not submit an architectural request, you will be required to repaint your unit using an approved color scheme

**[BR13] Board Rule #13**

Revised 04-25-09; 7-21-2021

Trash Containers

ARTICLE XI - RESTRICTIONS ON USE OF THE COMMON AREAS AND RESIDENCES

Section 6. Rubbish. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

The following container meets the requirements of Solid Waste Authority as well as the governing documents of Lee's Crossing Homeowners Association, Inc.

It is the responsibility of each unit owner to make sure that all trash, garbage, and other waste is kept in sanitary containers. If you rent, lease, or delegate your property to others, please make sure that they have the property equipment to safely and cleanly dispose of their waste.

Items such as boxes & shopping bags are not considered the proper container for the disposal of such material.

Please contact The Solid Waste Authority at 561-540-4000 to request a container if you don't have one already

**[BR14) Board Rule #14**

Revised 06-01-10; 7-21-2021

Entry Doors and Garage Doors

Entry Doors

All entry doors must be consistent with the style of doors as originally built.

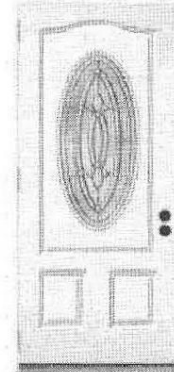
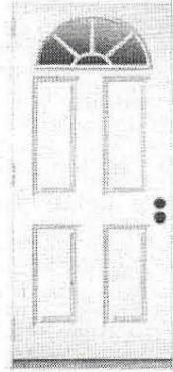
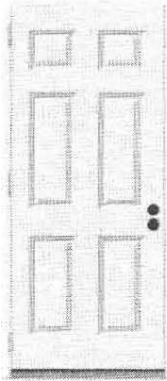
All doors (entry, exit and garage) must be painted the same color and must be painted in semi-gloss using the corresponding color for the color scheme of your unit.

The following doors are currently the only approved style. If you replace your door with a style that is not approved, you will be required to remove the un-approved style and replace it with an approved style.

# Lee's Crossing Homeowners Association, Inc.

## Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463



The basic door is a 6-panel door. The two additional options are based on this original style door.

The unit owner should submit an architectural request along with a photo of the style door they wish to install. If the unit owner fails to submit an architectural request and installs a door that is not approved, the unit owner will be responsible for all costs involved in replacing the door with an approved style.

Doors may be wood, fiberglass, metal, or other type of commercially available material.

### Garage Doors

Garage doors must be in working order. Must be of the elegant panel style as seen below.



\*All garage doors must be in working condition.

\* Villa/Townhouse Lot units must follow the above guidelines.

\* Single Family Lot units may have additional options available to them. Please contact the association.

### [BR15] Board Rule #15

Revised 04-03-09,07-21-2021

Installation of Satellite Dishes

#### Satellite Dishes

Satellite Dishes are permitted under the following guidelines:

An Architectural Request must be submitted prior to the installation of any satellite dish. The request must show the proposed location of the dish or dishes and must show the location of wires that would be on the exterior of the unit.

# Lee's Crossing Homeowners Association, Inc.

## Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463

Pursuant to the rules adopted by the Federal Communications Commission, restrictions governing condominium and homeowners' associations cannot impair the installation, maintenance, or use of antennas, which are one meter or less in diameter, and which receive direct broadcast satellite service, or television broadcast signals installed on property

In most cases the location of the dish should not be seen from any direction and should be placed as discrete as possible.

All wires must be run internally and not external to the unit. Typically, the dish would be installed in a location where the wires would enter the unit and then can be distributed throughout the unit from the attic or other internal areas.

If a dish is installed without permission, it will be required to be removed before any architectural request may be submitted.

### **[BR16] Board Rule #16**

Revised 04-03-09; 7-21-2021

Fireworks

The use of fireworks within the Lee's Crossing Development is not allowed except on pursuant of Florida Statute 791.08

#### **Florida Statute 791.08 Use during designated holidays; exemption.**

(1) As used in this section, the term "designated holiday" means:

- (a) New Year's Day, January 1.
- (b) Independence Day, July 4; or
- (c) New Year's Eve, December 31.

(2) This chapter does not prohibit the use of fireworks solely and exclusively during a designated holiday. This section is not intended to provide for the comprehensive regulation of fireworks as described in s. 10(5), chapter 2007-67, Laws of Florida, or to supersede any local governmental regulation relating to the use of fireworks as provided in s. 10(5), chapter 2007-67, Laws of Florida.

(3) The Legislature does not intend for the application of this section to supersede any prohibition against the use of fireworks contained within a legally executed and properly recorded declaration of covenants or covenant running with the land of any homeowners' association pursuant to chapter 720. However, a homeowners' association, through a board of directors, may not promulgate rules that attempt to abrogate a homeowner's right to use fireworks during a designated holiday or under general law.

### **[BR17] Board Rule #17**

07-21-21

#### **VIEWING ASSOCIATION RECORDS**

Any Lee's Crossing community member can request to view official records of the Association. This is in accordance with the Florida Statutes 720.303 (C): The association may adopt reasonable written rules governing the frequency, time, location, notice, records to be inspected, and manner of inspections

# Lee's Crossing Homeowners Association, Inc.

## Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463

The community member must contact the Association to set an appointment to view official records. This request should include a list of the specific records the member wishes to see. **Appointments are available between the hours of 5PM to 8PM weekdays Monday through Friday; weekend hours are negotiable.**

—At the meeting, the member will be provided a computer screen to view records of the Association.

—The member will be given the opportunity to ask questions directly to the representative presenter(s) attending.

—The community member may take screenshot photos on their personal device free of charge, should they choose.

—If the community member wishes to obtain paper copies of such records, then the detail of exactly which information is requested and the estimated cost per copy will be determined at the time of the schedule meeting. Approval from at least two board members is required.

—Charges will apply in accordance with the Florida Statutes 720.303.

—No exceptions or mailings of records will go out to community members without a scheduled viewing with a board member first.

### **[BR18] Board Rule #18**

07-21-21

#### **EXTENDED DRIVEWAYS**

1. Extended driveways will be considered only with an approved architectural request.
2. Any extended driveway should follow the following guidelines:
  - a. Any extended driveway must seamlessly match the original driveway.
  - b. Any driveway extension cannot exceed 9' in addition to the original driveway. The extension must be a minimum of 4" deep and must sustain 3000 PSI.

Any extended driveway must meet any applicable county or state codes. Owners that have added paver stones, cement, gravel, or other material without a board approved architectural request to increase parking has done so in violation of the Rules and Regulations.

### **[BR19] Board Rule #19**

07-21-21

#### **STORAGE UNITS**

The Board has set some guidelines that will allow members to have a small storage unit for holding some garden tools and at the same time does not violate the governing documents of Lee's Crossing Homeowners Association.

The maximum size is 5 feet high, 5 feet wide and 3 feet deep. No independent Storage unit can be attached to the residence and is to be used for storage only.

**In addition to any provision of Lee's Crossing Governing documents, it is the owner's responsibility to follow and obey any Federal, State, or local regulations.**

**Lee's Crossing Homeowners Association, Inc.**  
**Rules and Regulations**

5801 Kimberton Way - Lake Worth, Florida 33463

**IMPORTANT INFORMATION**

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Palm Beach County Water Utilities Department  
P.O. Box 24740  
West Palm Beach, FL 33416

Customer Service:	561-740-4600
Emergencies: Administration, Engineering, Operations and Maintenance,	561-740-4600, option 1
Regulatory Compliance, Backflow Prevention, Facility Tours:	561-493-6000
Fax:	561-740-4634

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Florida Power and Light      561-697-8000 7 a.m.-11 p.m. Monday through Friday, or 7  
a.m. -9 p.m. Saturday.  
Power Outage 1-800-40UTAGE      800-468-8243  
FPL General Mail Facility - Miami, FL 33188-0001

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Television Service  
The Association pays for each unit owner to have basic cable services.

**Lee's Crossing Homeowners Associ**  
5801 Kimberton Way - Lake Worth, Florid

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Television service is provided through BROADSTAR      (561) 229-0100

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Mailbox Key  
To request a new mailbox key, you will need to contact: Greenacres  
Post Office  
4300 Jog Rd - Greenacres, FL 33467-9998

(561) 649-2039

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**Lawn Service**

For a small additional fee, the Association can have the Association's lawn maintenance company provide maintenance to your property. By using the Association's provider, you will have your lawn mowed regularly and, in most cases, we are able to provide the service to you at a reduced rate because of our bulk purchasing agreement with the lawn maintenance provider. Contact the contracted Lawn Service directly.

Lee's Crossing Homeowners Association, Inc.

Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463

INFORMATION FOR INVESTORS / RENTAL UNITS

All prospective tenants must complete a rental application and be interviewed prior to entering into a lease agreement.

Copy of signed lease must be submitted to the Association. Tenants must pay \$150.00 Application fee per adult to obtain access to the pool. A background check will be done.

Lease must contain certain statements as required by the governing documents.

MEMBERS AND TENANTS ARE ALLOWED A MINIMUM OF TWO AUTOMOBILES THE GARAGE IS ONE OF THE TWO ASSIGNED PARKING SPACES.

THE DRIVEWAY IS THE SECOND OF TWO PARKING SPACES.

(Units without garages have 2 parking spaces)

THERE IS NO PARKING ON THE GRASS OR THE STREET. Vehicles will be towed.

If the unit owner fails to pay any assessment due, the Tenant will be required to pay the assessments to the Association and deduct the amount paid from their rent paid to the unit owner.

PET RESTRICTIONS APPLY.

TENANTS with dogs are required to walk them on a leash. Other restrictions apply. Refer to the Covenants, Conditions and Restrictions of Lee's Crossing Homeowners Association, Inc. as well as Palm Beach County ordinance on animal regulations.

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Print Name

Lee's Crossing Homeowners Association, Inc.

Rules and Regulations

5801 Kimberton Way - Lake Worth, Florida 33463

**INSURANCE / EXTERIOR MAINTENANCE**

The Owner is responsible for all insurance on their property as well as all exterior maintenance of the unit. The Association does not insure any portion of an individual lot.

**IF AN OWNER FAILS TO MAINTAIN THE EXTERIOR OF THE UNIT, THE ASSOCIATION MAY HAVE IT REPAIRED AND CHARGE THE COST TO THE UNIT OWNER WHO WILL BE RESPONSIBLE TO PAY THE COST OF SUCH REPAIRS.**

Unit owners are responsible for maintaining the roof, exterior paint, fence, etc. of the unit. And no modifications to the exterior may be done without approval from the Association.

**ARTICLE X**

**ARCHITECTURAL CONTROL**

No building, fence, wall or other structure shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration to any Residence, including the painting of the exterior of any Residence, be done or made upon any Lot until the plans and specifications showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of the exterior design, color and location in relation to surrounding structures and topography by the board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board or its designated committee, fails to approve or disapprove such design, color and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required, and this article will be deemed to have been fully complied with. The provisions herein contained shall not apply to Declarant: and Declarant shall have the right to construct Residences, together with other improvements on the Property, without submitting the plans and specifications, and procuring the approval thereof, pursuant to the provisions herein contained.

**PLEASE REFER TO THE GOVERNING DOCUMENTS FOR MORE INFORMATION ON THIS MATTER.**

**\_FOR SALE/ FOR RENT SIGNS**

**ARTICLE XI - RESTRICTIONS ON USE OF THE COMMON AREAS AND RESIDENCES**

**Section 2-Common Areas Restriction.** No industry, business, trade, occupation, or profession of any kind shall be conducted, maintained, or permitted on any part of the common areas nor shall any "For Sale" or "For Rent" signs or any window display advertising be maintained or permitted on any part thereof.