



Reflection Lakes Master Association, Inc.

Rules and Regulations

Amenities are provided to ALL residents of Reflection Lakes for your use and enjoyment as well as the use and enjoyment of your visitors and guests.

1. CLUBHOUSES

- 1.1** There are two (2) clubhouses in the Reflection Lakes Community: the Main Clubhouse at 13950 Reflection Lakes Drive AND the Tradewinds Clubhouse at 13800 Lake Mahogany Blvd.
- 1.2** Clubhouse Hours: Both clubhouses are open to residents from 5:00 a.m. until 10:00 p.m. seven (7) days a week.
- 1.3** Access to Clubhouses: Access by **Reflection Lakes** residents is by **registered Keycard ONLY**. Please refer to Page 6 for more on acquiring and registering Keycards for access to our Clubhouses, rooms therein and any other areas requiring Keycard access.
- 1.4** Food & Beverages: Food and beverages are not permitted in the Clubhouses without Master Association approval.
- 1.5** Guests: Unit Owners and Approved Tenants are responsible for their guests and are expected to apprise them of all Rules and Regulations for using the facilities. A Unit Owner and Approved Tenant should accompany any guest(s) to the Clubhouses and remain in the Clubhouse while the guest is using the facilities. Unit Owners and Approved Tenants are not to loan out their Access Keycards to guests for any reason.
- 1.6** Respect for Rights of Others and Attire: Unit Owners, Approved Tenants and their guests must conduct themselves in a courteous and civil manner with due regard for the rights of others to use and enjoy the Clubhouses. All Unit owners, Approved Tenants and their guests must be properly attired. All persons entering or exiting the Clubhouses must wear shoes for their protection. Shoes and clothing must be thoroughly dry before entering either Clubhouse in order to prevent carpet damage or slipping on hard surface floors. Reflection Lakes community clubs or groups shall be permitted to use the Clubhouse facilities on a first-come, first-served basis with prior written consent of the Master Association.
- 1.7** Master Association's Right of Use: The Master Association may require the use of specific facilities within the Clubhouses or entire Clubhouses themselves from time-to-time and may close facilities or entire Clubhouses to Unit Owners, Approved Tenants and their guests for specific states periods of time.
- 1.8** Damages: Any damages caused by Unit Owners, Approved Tenants or their guests will result in the Unit Owner and/or Approved Tenant being held responsible for the cost of any such damages.
- 1.9** Specific Areas/Specific Rules: Rules and Regulations that are posted in any particular area, room or facility will control the use thereof and shall be deemed supplemental to these General Clubhouse Rules and Regulations.
- 1.10** Right to Deny Use: The Master Association has the right to deny the use of the Clubhouses to any person who violates these Rules and Regulations and/or those Rules and Regulations that are posted in any particular area, room or facility with the Clubhouses.

1.11 Advertising/Soliciting Prohibited: Advertising, signs, leaflets, petitions, papers or other written materials shall not be placed within the Clubhouses nor distributed on or within their premises without the prior written consent of the Master Association. Sales of merchandise or soliciting of funds is strictly prohibited without prior Master Association approval.

1.12 Modes of Transportation: Bicycle riding, moped riding, roller-skating, rollerblading, skateboarding or go-carting (motorized or not) are prohibited on all pool decks/areas, tennis courts, basketball court, volleyball court, and/or bocce ball court, and the parking lots. Bicycles must be parked in the bicycle racks located by the tennis courts and playground so as not to be a nuisance to others.

1.13 Pets: NO pets of any kind may be brought to or into the Clubhouse facilities or grounds.

1.14 Noise/Nuisance: No loud music or noise is permitted on either Clubhouse grounds.

1.15 Assumption of Risk: All persons using the **Reflection Lakes** Clubhouses and their facilities and grounds will do so at their own risk.

2. **SWIMMING POOLS**

2.1 There are **three (3) Swimming Pools** in the **Reflection Lakes** Community: the **Main Pool** and **Kiddie Pool** are located on the grounds of the **Main Clubhouse at 13950 Reflection Lakes Drive** AND the **Tradewinds Pool** is located on the grounds of the **Tradewinds Clubhouse at 13800 Lake Mahogany Blvd.**

2.2 Pool Hours: All pools are open from **5:00 a.m. to 9:00 p.m.** seven (7) days a week.

2.3 Assumption of Risk: No lifeguards are on duty at any time - swim at your own risk.

2.4 Access to Pools: **Reflection Lakes** swimming pools are open to Unit Owners/Approved Tenants and their guests only.

2.5 Guests: Unit Owners and Approved Tenants are responsible for their guests and are expected to apprise them of all Rules and Regulations for using the swimming pools. A Unit Owner or Approved Tenant should accompany any guest(s) to the pools and remain on the pool deck while the guest is using them.

2.6 Pets: NO pets of any kind may be brought to or into the Swimming Pools, decks, facilities or grounds.

2.7 Children:

2.7.1 Children under the age of fourteen (14) years must be accompanied and supervised by a person of at least sixteen (16) years old while using any of the pool facilities at **Reflection Lakes**.

2.7.2 Our KIDDIE POOL IS DESIGNED FOR CHILDREN AGES EIGHT (8) AND UNDER ONLY.

2.7.3 The Rules regarding bathing attire apply to children as well as adults.

2.8 Pool Toys: No snorkels, flippers, "floaties", inflatable rafts, inflatable balls or water guns are permitted in either the Main Pool or Tradewinds Pool. Toys are permitted in the Kiddie Pool, but parents/guardians must use common sense and restrict their use when the Kiddie Pool is crowded.

2.9 Diving/Jumping: No diving or jumping is permitted in any **Reflection Lakes** swimming pool.

2.10 Food & Beverages: No food, drinks, glass or alcoholic beverages are permitted in any Reflection Lakes swimming pool, decks, facilities or grounds. Food and drinks in plastic containers are permitted on the veranda areas as these areas have been specifically designated for such purposes. Plastic bottled water is permitted on the deck of the Main Pool and Tradewinds Pool. All coolers, food, drinks, etc. must be kept on these veranda areas at all times.

2.11 Smoking: Smoking is PROHIBITED in the pool area.

2.12 Noise/Nuisance: Battery operated portable Radio/Tape/CD players are permitted on all pool decks with the use of ear buds, earplugs and/or headphones only.

2.13 Respect for Rights of Others and Attire:

2.13.1 Proper bathing attire is required for the use of all pools. All persons entering either Clubhouse from the pool areas must wear dry shoes and a dry shirt or cover-up. Bathing attire is not allowed in either Clubhouse.

2.13.2 Unit Owner, Approved Tenants and their guests must conduct themselves in a courteous and civil manner with due regard for the rights of others to use and enjoy the pools.

3. SPORTS COURTS

3.1 Basketball Court:

3.1.1 Playing permitted on courts from 8:00 a.m. to 9:00 p.m., or as scheduled.

3.1.2 Loud music is prohibited on the basketball court.

3.1.3 Pets are prohibited on the basketball court.

3.1.4 The basketball court is for playing basketball only. The only exception would be in the case of special events sponsored by the Master Association.

3.1.5 The basketball court is for Unit Owners, Approved Tenants and their guests ONLY. Unit Owner or Approved Tenant I.D. must be available for display during the use of the court.

3.2 Tennis Courts:

3.2.1 Playing permitted on courts from 8:00 a.m. to 9:00 p.m.

3.2.2 The tennis courts are for playing tennis only.

3.2.3 Proper tennis attire is mandatory.

3.2.4 Games are limited to one hour to be courteous and fair toward those who are waiting their turn to play.

3.2.5 No walking on courts until the end of the hour.

3.2.6 No more than six (6) balls on each court at any time.

3.2.7 Benches are for players and invited guests only.

3.2.8 Pets or other animals, beverages other than plastic bottled water, food, loud music or unnecessary noise are prohibited from courts.

3.2.9 Assumption of Risk: Unit Owners, Approved Tenants and their guests' use of these courts is at their own risk. Any and all accidents should be reported to the Master Association management company immediately.

3.2.10 Court Times:

3.2.10.1 Court time for the following day is to be selected by a sign-up sheet located courtside.

3.2.10.2 Court times arranged on a first-come, first-served basis from the sign-up sheet.

3.2.10.3 Master Association approved tennis events may supersede open play.

3.2.11 Unit Owners, Approved Tenants and their guests are responsible for using the court maintenance equipment provided to keep the courts in good playing condition.

3.2.12 Wheeled vehicles including, but not limited to, wheelchairs, bicycles, scooters, go-carts, roller skates or rollerblades are prohibited on the clay courts at the Main Clubhouse.

3.2.13 Medically necessary personal mobility devices are permitted on the hard courts at the The Tradewinds, however, all other wheeled vehicles included, but not limited to, bicycles, scooters, go-carts roller skates or rollerblades are strictly prohibited.

3.3 Sand Volleyball Court:

3.3.1 Playing permitted on court from 8:00 a.m. to 9:00 p.m.

3.3.2 Unit Owners/Approved Tenants are required to provide their own net and ball.

3.4 Bocce Ball Court:

3.4.1 Playing permitted on court from 8:00 a.m. to 9:00 p.m.

3.4.2 Unit Owners/Approved Tenants are required to provide their own Bocce Ball set.

3.5 Playground:

3.5.1 Smoking is PROHIBITED at the playground.

4. BILLARD ROOM

4.1 Hours: Billiard Room hours are the same as the Main Clubhouse: 5:00 a.m. to 10:00 p.m. seven (7) days per week.

4.2 Age Restrictions: There are no specific age limitations, but billiard tables and cues are easily damaged and may not be used by persons who have not received proper instruction in their use.

4.3 Prohibitions:

4.3.1 Vulgar or inappropriate language is prohibited.

4.3.2 Gambling is prohibited.

4.3.3 Food and/or drinks are prohibited.

4.3.4 Bathing suits are prohibited.

4.4 Assumption of Risk: The Master Association is not responsible for personal items. Any person using the Billiard Room does so at their own risk.

5. CARD ROOM

5.1 Hours: Card Room hours are the same as the Main Clubhouse: 5:00 a.m. to 10:00 p.m. seven (7) days per week. Official activities sponsored by the Recreation Committee take precedent over individual Unit Owner's use of the Card Room.

5.2 Prohibitions:

5.2.1 Vulgar or inappropriate language is prohibited.

5.2.2 Gambling is prohibited.

5.2.3 Food and/or drinks are prohibited.

5.2.4 Bathing suits are prohibited.

5.3 Assumption of Risk: The Master Association is not responsible for personal items. Any person using the Card Room does so at their own risk.

6. FITNESS ROOMS

There are two (2) fitness Rooms available to Unit Owners, Approved Tenants and their guests; one in the Main Clubhouse and the second is in the Tradewinds Clubhouse.

6.1 Hours: Fitness Room hours are the same as the Clubhouses: 5:00 a.m. to 10:00 p.m. seven (7) days per week.

6.2 Age Restrictions: No one under the age of fourteen (14) years is permitted in the Fitness Rooms for any reason EXCEPT in the case of instruction by a certified occupational therapist or fitness trainer in a class situation.

6.3 **Prohibitions:**

6.3.1 Vulgar or inappropriate language is prohibited.

6.3.2 Gambling is prohibited.

6.3.3 Food and/or drinks are prohibited. Plastic water bottles are permitted.

6.4 **Necessities:** Unit Owners, Approved Tenants and their guests are advised to bring their own towels and plastic water bottles. Towels should be used to wipe down each piece of fitness equipment upon completion.

6.5 **Attire:** Proper attire is required at all times, included closed-toe shoes, sneakers, short/pants and a shirt. Bare chests and/or bathing suites are prohibited.

6.6 **Noise and Courtesy:** Battery operated personal radio/CD/tape players are permitted with the use of ear buds, earplugs or headphones. Time limit on each machine is 30 minutes if others are waiting to use same. Be courteous to your neighbors. TV's are provided for Fitness Room users. If using the remote control, please return it to its Velcro'd position when finished.

6.7 **Assumption of Risk:** The Master Association is not responsible for personal items or any person the Fitness Rooms and equipment located therein does so at their own risk.

7. **BALLROOMS**

There are two (2) ballrooms for the use and enjoyment of Unit Owners; one in the Main Clubhouse and the other smaller ballroom in the Tradewinds Clubhouse. Contact the Office for more information.

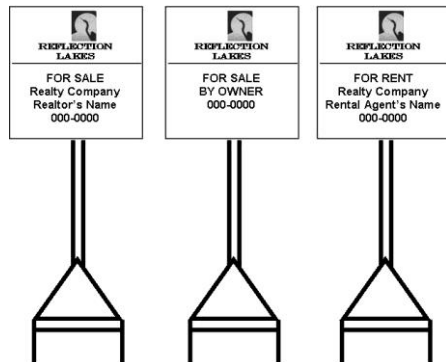
8. **SIGNS & LAWN DECORATIONS**

8.1 No sign of any kind shall be displayed to the public view on any lot, unit or land EXCEPT only one (1) sign of not more than one (1) foot square used to indicate:

8.1.1 Name of Resident

8.1.2 For Sale or For Rent

8.2 **Acceptable Design Standards:** Acceptable one (1) foot square signs must contain the **Reflection Lakes** Logo and the words "REFLECTION LAKES" as examples below reflect.



8.3 **Unit Owner Responsibility:** Each Unit Owner shall bear the sole responsibility for informing the Realtor and/or Rental Agent PRIOR to listing the unit for sale or rent of these acceptable sign design standards.

8.4 Prohibited Signs:

8.4.1 Open House signs of any type are prohibited on any common area in **Reflection Lakes**. Prohibited signs found on any common area will be confiscated and delivered to the Master Association office at the Main Clubhouse. The violators will be notified to retrieve their signs and will be provided with a copy of this Rule. Additionally, the Unit Owner may receive an Official Notice of Violation or may be subject to a fine.

8.4.2 No sign of any kind shall be permitted to be placed inside a Unit or on the outside walls of such Unit or on any fences, poles or trees on the property, not on the common areas, dedicated areas, nor on entryways or on any vehicles within the properties.

9. STORM PROTECTION

ARB approval must be obtained prior to the installation of any storm protection.

10. ACCESS KEYCARDS

Each original Unit Owner who purchased from the builder/developer was issued two (2) Access Keycards which provide access to the two Clubhouses, the rooms within them and any other areas required Keycard access.

10.1 Every seller is responsible for turning their two (2) keycards to the buyer at closing, either personally or through their closing agent.

10.2 Every Unit Owner who rents or leases a unit is responsible for furnishing their Approved Tenants two (2) Access Keycards.

10.3 The Master Association's management company will notify the Master Association Office of the closing date or start date of the approved lease, at which time the Access Keycards will be de-activated in the seller's landlord's name(s).

10.4 The purchaser or Approved Tenant, upon taking occupancy, must then visit the Master Association to provide their personal information (name, address, telephone, unit/lot number, alternate address, alternate telephone, names and ages of minors residing in Unit, dates of residency, e-mail address and any other pertinent information) and have the Access Keycards re-activated in the registered name(s).

10.5 Lost or stolen Access Keycards must be reported to the Master Association Office immediately. They will immediately be de-activated until the Master Association Office is notified that recovery has occurred or until someone turns the lost or stolen Access Keycard into the Master Association Office's "lost and found".

10.6 If the lost or stolen Access Keycard is turned into the Master Association Office, the Unit Owner/Approved Tenant/Cardholder will be notified and upon their retrieval, will be reactivated.

10.7 Access Keycards may be de-activated by the Master Association Board of Directors for any of the following reasons:

10.7.1 Illegal use, such as by a non-Unit Owner/Approved Tenant.

10.7.2 Vandalism.

10.7.3 Violation of any Rule or Regulation of the Master Association.

10.7.4 Non-payment of monthly maintenance fees.

10.7.5 Sale of the Unit.

10.7.6 Termination of Approved Lease.

10.7.7 Failure to properly register a card to its current owner.

10.7.8 Reported Lost or Stolen.

10.8 Lost, stolen or missing Access Keycards may be replaced at a cost to the Unit Owner through the Master Association Office.

10.9 No more than two (2) Access Keycards can be active simultaneously for any unit.

11. VEHICULAR GATES, TELENTRY SYSTEM AND PEDESTRIAN GATES

There are six (6) internal traffic control gates within the **Reflection Lakes** community at the following locations:

Gate #1: Intersection of Reflections Parkway and Bay Lake Drive (Las Palmas Phase)

Gate #2: Intersection of Reflections Parkway and Bald Cypress Circle (Las Palmas Phase)

Gate #3: Intersection of Reflections Parkway and Reflection Lakes Drive (The Estates Phase)

Gate #4: Intersection of Reflections Parkway and Lake Mahogany Blvd. (Tradewinds Phase)

Gate #5: Intersection of Reflections Parkway and Lake Mahogany Blvd. (Tradewinds Phase)

Gate #6: Intersection of Reflections Parkway and Clear Water Lane (The Estates Phase)

Each entrance is equipped with heavy metal swing-type vehicle control gates and fast-acting gate arms for entry and exit of Unit Owners/Approved Tenants. At each entrance, there is one gate (side) for Unit Owners/Approved Tenants ONLY and one gate (side) for guests, visitors and invitees via a Telentry unit.

11.1 The Master Association's management company will notify the Master Association Office of the closing date or start date of the approved lease, at which time the seller's/landlord's-owner's information in the Gate, Transponder, Access Keycard AND Telentry Systems will be removed.

11.2 The new Unit Owner/Approved Tenant, upon taking occupancy, must visit the Master Association to provide their personal information (name, address, telephone, unit/lot number, alternate address, alternate telephone, names and ages of minors residing in Unit, dates of residency, e-mail address and any other pertinent information). No PIN numbers/codes will be assigned to Unit Owners or Approved Tenants. Secondary means of accessing Vehicular and Pedestrian Gates will be via Access Keycards as each Vehicular and Pedestrian gate is equipped with a Keycard Reader on the entrance side.

11.3 After the Transponders have been assigned and registered, the Unit Owner/Approved Tenant's last name and first initial(s) will be programmed into the Telentry unit for their Phase ONLY along with a "scroll" code number. When a visitor or guest dials the code number, the Telentry System will automatically dial the unit telephone number. When a visitor or guest dials the code number, the Telentry System will automatically dial the Unit in the system. When the Unit Owner/Approved Tenant answers the phone and the visitor/guest identifies themselves and requests entry, the Unit Owner/Tenant presses 9 on the telephone and WAITS FOR THE TONE, then hangs up. When the Unit Owner/Approved Tenant hangs up, the swing gate will open and the gate arm will lift automatically for the visitor or guest.

11.3.1 Unit Owners/Approved Tenants' Transponders cannot be transferred from the vehicle(s) that they are registered to and will be de-activated if a transfer is attempted.

11.3.2 Transponders and/or Access Keycards for the Vehicular and Pedestrian Gates may be de-activated by the Master Association for any of the following reasons:

11.3.2.1 Illegal use, such as by a non-Unit Owner/Approved Tenant.

11.3.2.2 Vandalism.

11.3.2.3 Violation of any Rule or Regulation of the Master Association or any of the three Condominium Associations.

11.3.2.4 Non-payment of monthly maintenance fees upon notice from the management company or Board of Directors.

12. **PARKING**

12.1 Non-commercial passenger vehicles SHALL NOT PARK OR STAND ON STREETS FROM 12:30 A.M. TO 6:00 A.M., NOR ANYWHERE ON THE PROPERTIES other than on a driveway, in a garage or designated parking area (Tradewinds Clubhouse or Main Clubhouse parking lots or parking spaces marked "guest or visitor"), except on a temporary basis. **A parking permit issued from the Office is required.** For this purpose, "temporary" shall NOT INCLUDE any of the following:

12.1.1 Parking the vehicle for a period of time more than six (6) consecutive hours.

12.1.2 Parking or standing the vehicle on a regular or recurring basis even though not parked for a period of more than six (6) consecutive hours on any particular occasion, other than during the course of construction or repair improvements on the unit.

12.1.3 Parking the vehicle overnight.

12.1.4 No parking in front of hydrants.

12.1.5 No parking or standing in front of mailboxes.

12.1.6 No parking on the swale or berm areas.

12.1.7 All vehicles parked within the community must be in operable condition with current registration.

12.1.8 No parking or standing is permitted in turn lanes, on any part of sidewalks or on the grass.

12.1.9 Temporary parking permits for non-commercial passenger vehicles owned/driven by Unit Owners/Approved Tenants and/or their visitors and guests must be obtained by Unit Owners/Approved Tenants from the Master Association Office, completed and placed in the front windshield on the driver's side facing out during the entire period for which said permit is issued. Said temporary permits only allow parking in Tradewinds Guest Spots, the Tradewinds Clubhouse or Main Clubhouse parking lots. **Recreational Vehicles (RVs) can be temporarily parked at the Main Clubhouse ONLY. A parking permit from the Office is required.**

1st Offense - Warning Sticker

2nd Offense - Violation Letter

3rd Offense - Fine

Towing may be required in some circumstances.

13. **PETS**

13.1 **Pets, Livestock and Poultry:** No animals, reptiles, wildlife, livestock or poultry of any kind shall be raised, bred or kept on any lot, unit or residential land, except **NO MORE THAN TWO (2) HOUSEHOLD PETS MAY BE KEPT** provided they are not kept, bred or maintained for any commercial purpose. **AND, PROVIDED THAT THEY DO NOT BECOME A NUISANCE OR ANNOYANCE TO ANY NEIGHBOR BY REASON OF BARKING OR OTHERWISE. NO DOGS OR OTHER PETS SHALL BE PERMITTED TO HAVE EXCRETIONS ON ANY COMMON AREAS,** except areas designated by the Master Association and **OWNERS SHALL BE RESPONSIBLE TO CLEAN UP ANY SUCH IMPROPER EXCRETIONS AT ONCE.** For purposes hereof, "HOUSEHOLD PETS" SHALL MEAN DOGS, CATS AND OTHER ANIMALS expressly permitted by the Master Association", if any. Pets and their owners shall also be subject to all applicable county and state rules

and regulations.** Nothing contained herein shall prohibit the keeping of fish or domestic (household-type) birds, as long as the latter are kept indoors and do not become a source of annoyance to neighbors.

**Condo I, II and III Association's documents should be referred to if you reside in Tradewinds as to the specific rules and regulations governing pets.*

****Lee County Ordinance 98-10** (copies are available online at www.leecounty.gov)

Pertinent sections of the Lee County Law are:

IX. Nuisance Animals: It shall be unlawful for any owner to allow animal(s) to become a nuisance. The owner of every animal shall be responsible for the removal of any excreta deposited by the animal.....on private property.....

XII. Prohibiting Animals from Running At-Large: It shall be unlawful for any person owning or having possession of any animal to permit the animal to stray, run, go or roam at-large in or upon the private property of others. **Any animal found in violation of this section may be impounded.**

14. UNIT RENTALS, LEASING/GUEST USAGE

14.1 Approval: Leasing/renting of all units shall be subject to the written approval of the Master Association or the appropriate Condominium Association if the unit is in the The Tradewinds.

14.2 Application: A completed Application for each lease/rental shall be completed; a copy of the fully executed Lease attached and shall be submitted to the Master Association and/or appropriate Condominium Association through its management company along with a non-refundable fee.

14.3 Qualified Tenants: All occupants of an Approved Rental Unit must be the following persons and such persons' families who reside with them:

14.3.1 An individual renter or lessee.

14.3.2 An officer, director, stockholder, employee or designee of a corporate lease.

14.3.3 A partner, employee or designee of a partnership lease.

14.3.4 A fiduciary or beneficiary or a fiduciary lease.

14.4 Fine: Any attempts by a Unit Owner to rent or lease any unit without prior written approval of the Master Association may result in the Unit Owner being assessed a fine and the Master Association may take any other available legal action necessary.

14.5 Lease Areas: No portion of any unit other than the entire unit may be rented or leased.

14.6 Default of Lease: All leases shall provide that the Master Association shall have the right to terminate the lease upon default by the Approved Tenant in observing any of the provisions of its Declaration, any Rules and Regulations of the Master Association or any of the laws of Lee County. The Unit Owner shall provide the Approved Tenant with a copy of the Master Association Rules and Regulations and any other pertinent information regarding the unit to be rented or leased, the community and the common areas.

14.7 Rental Periods: The minimum time for the duration of a lease is ninety (90) days or three months. A single unit may not be rented or leased for more than three (3) times in any calendar year. The period of a rental or lease shall be limited to one (1) year.

14.8 Guest Usage: It is mandatory that **ANY** guest(s) visiting or occupying a residence when the owner is **not** present register with the Office. It will be considered and counted as one rental period as referred to in Section 14.7 Rental Periods.

14.9 Eviction: Any violation of the Master Association Declaration, Rules and Regulations could result in the eviction of the Approved Tenant with the Unit Owner responsible for any and all costs of said eviction.

15. TEMPORARY STRUCTURES/PLAY STRUCTURES

15.1 No structure of a temporary character, or trailer, mobile home, recreational vehicle, tanks, large containers or cylinders shall be permitted on any lots within The Properties at any time or used at any time as a residence, either temporarily or permanently. No gas tanks, gas container or cylinder shall be permitted to be placed on or about the outside of any unit or any building EXCEPT FOR ONE (1) gas cylinder not to exceed 20 lbs. capacity connect to a gas barbeque grill.

15.2 All tennis courts and other play structures except basketball backboards, shall be located at the rear of the lot or on the inside portion of corner lots within the setback lines. No platforms, dog houses, kennels, swing set, play yard, playhouse, tennis court or structure of a similar nature shall be constructed on any part of a lot located in front of the rear line of any Unit constructed on the lot.

15.3 All such temporary structures and temporary play structure must have the prior written approval of the ARB.

15.4 Portable on Demand Storage Containers must be parked in the driveway AND must display a Temporary Parking Permit issued by the Master Association Office. Temporary Parking Permits for Pods or similar storage containers will only be valid for a period of three (3) days from the date of their issuance.

16. TRASH CANS/GARBAGE CONTAINERS

16.1 Trash, garbage and/or recycling containers may not be placed where they are visible from the street.

16.2 Containers are to be placed out by the street for pickup after 5:30 p.m. the evening prior to the schedule pickup.

16.3 Containers are to be put away by 7:00 p.m. on the day of the scheduled pickup.

17. GARAGE/YARD/ESTATE SALES - Are prohibited.

18. ARCHITECTURAL REVIEW BOARD (ARB)

The Architectural Review Board is a standing board of the Master Association Board of Directors. The ARB is responsible for the enforcement of development and architectural review and control on all projects within **Reflection Lakes**. The primary goal of this Board is to review the applications, plans, specifications, materials and samples submitted to determine if the proposed submittal conforms in appearance and construction criteria set forth by the ARB. It doesn't seek to restrict individual taste or preferences. In general, its aim is to avoid harsh concepts in the landscape and architectural themes of **Reflection Lakes**. Any exterior change whether it be removing a shrub and replacing it with a different variety; changing out an old front entry door; adding a swimming pool, etc., requires the Unit Owner to request and be granted ARB approval. Contact the Office for more information.

19. Golf Cart Rules

19.1 Golf Carts must be registered with the office. Owners must let the office know when a Golf Cart is purchased for use on the roadways of Reflection Lakes. Only registered carts will be allowed on

roadways. Carts driven after dusk will be expected to have safety equipment for such use. Headlights must be turned on for visibility after dusk. **Proof of insurance must be provided at time of registration and yearly thereafter. A \$25. (Twenty-five dollar) registration fee will be collected for lifetime use of the cart.**

19.2 Individuals operating the Golf Cart **must be licensed drivers at least 16 years of age and carry a valid driver's license** when driving the cart.

19.3 No more than two people may ride on a Golf Cart unless it is specially equipped with additional seating. Maximum seating cannot exceed number of passengers per seat. **All passengers must remain seated** at all times while the Golf Cart is in use. No reckless driving will be tolerated.

19.4 The use of a Golf Cart is a privilege; please use the carts for transportation only.

19.5 Golf Carts must display registration number on the front and rear in readable condition. Peel off numbers will be available for purchase at the office.

19.6 Golf Carts may not be operated except on paved areas. **Never operate the Golf Cart off-road, on the sidewalk, or on the Common lawn areas.**

19.7 The Golf Cart will be operated on roadways and parked only in designated parking areas. Golf Carts are not to be parked on street in front of homes or left out in view. Golf Cart must be stored inside the garage when not in use.

19.8 The Golf Cart must be standard gas or electric and **may not be modified to operate other than manufacturer's original specifications.** Modified Golf Carts will be banned. Maximum Golf Cart speed allowed on Reflection Lakes Roadways will not exceed 12 mph. Owners must keep cart in safe operating condition.

19.9 Do not leave keys in the ignition when you leave the cart. **Leaving keys could cause accidental injury if a child attempts to operate the cart.**

19.10 No Alcoholic beverages are allowed on the cart at any time.

Violation of any of the above will result in immediate termination of the Golf Cart registration and use privileges. No warnings will be given. Safe operation of the Golf Cart is mandatory and expected at all times. Speeding and/or reckless driving is never permitted and is grounds for immediate revocation of driving privileges. The safety of motorists and pedestrians is the Board of Directors utmost concern. Please operate the cart courteously, giving right of way to automobile vehicular traffic and pedestrians. Golf Carts are not to be considered toys and are never to be operated by underage and non-licensed drivers.