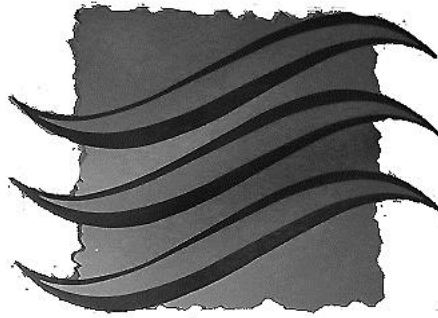


**DEER LAKE HOMEOWNERS  
ASSOCIATION, INC.**



**Casa del Lago**

***RULES AND REGULATIONS PACKAGE***

***AS REVISED AND APPROVED DECEMBER 3, 2014  
BY THE DEER LAKE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS***

***THIS PACKAGE CONTAINS IMPORTANT DOCUMENTS,  
GOVERNING RULES, REGULATIONS, AND INFORMATION  
REGARDING HOMEOWNER RESPONSIBILITIES. PLEASE RETAIN  
AS PART OF YOUR RECORDS FOR FUTURE REFERENCE.***

**RULES AND REGULATIONS FOR  
CASA DEL LAGO  
("Deer Lake Homeowners Association, Inc.")**

1. No structure of a temporary character, including, but not limited to, trailers, tents, shacks, or free standing storage units, shall be used on any Lot at any time as a residence, either temporarily or permanent. An exception to this rule may be granted by the Board for a vehicle or storage pod (s) used for moving household items as long as the moving vehicle or pod (s) are kept entirely on and within the driveway of the residence. The length of this Board approved exception shall not exceed five consecutive calendar days at which time the moving vehicle or storage pod(s) must be removed by the homeowner.

2. No sign, banners, billboards or other advertising materials of any kind shall be posted or displayed in public view on a Lot, on, from or within a home, including any window located within a home, in, on or from any vehicle parked on a Lot or within the community, or on or within any Common Area, other than compliant "for sale" signs and "open house" signs used for the purpose of actively marketing a home for sale and, as provided by law, security/alarm signs issued by the servicer provider installed within ten (10) feet of the front and back doors of the home. All "for sale" signs for homes must comply with the sign requirements approved by the Board of Directors. The sign requirements are included in the Association's Information Package and also can be obtained by contacting the current management company for the Association or by visiting [www.mycasadellago.com](http://www.mycasadellago.com).

3. No Lot shall be used as a dumping ground for trash or rubbish. Nothing may or shall be done which is, or may become, a source of unreasonable annoyance or nuisance to residents of the community.

4. Trash, garbage or other waste shall be kept in sanitary, covered containers suitably stored in the enclosed garage of homes. There shall be no outside storage of trash or trash containers. Such containers shall not be placed out for collection sooner than twenty four (24) hours prior to scheduled collection and must be removed and stored in the enclosed garage of the home on the day of collection. Owners/Residents are responsible for prompt clean up of any scattered or remaining trash resulting from collection. The requirements of Lee County, FL. for disposal or collection of trash and recycle materials shall be strictly adhered to by all Owners and Occupants. No garbage incinerators are allowed in the community.

5. No awnings, canopies, solar film and other window shading or decorations or solar panels or similar equipment shall be added to any home without prior written approval of the Architectural Review Board. This rule does not apply to hurricane shutters provided by the builder of the home.

6. No fence, wall or other similar divider structure or improvement shall be erected on any Lot. Existing fences, walls and other similar divider structures must be maintained as originally installed and when necessary replaced with an identical fence, wall or structure of the same style, dimensions, location and color. When the removal of an existing fence, wall or other similar structure is desired by the Owner, the Owner must first obtain approval by the Architectural Review Board prior to any such removal is started. The Board of Directors of the Association may, in its sole and absolute discretion, grant written approval of an application for the installation of a fence, wall or other similar structure which would otherwise be prohibited under these Rules and Regulations.

7. The landscaping on Lots as initially installed by the builder, including, without limitation, trees, shrubs, lawns, flower beds and the irrigations system for each Lot, will be maintained by the Association EXCEPT that each Owner is responsible for the maintenance of any of the foregoing located within any courtyard, within or behind any fence, any new or additional landscaping installed by the Owner or Occupant (or prior Owners or Occupants) of the Lot and any damage of any of the foregoing (including repair or replacement costs) caused by the Owner or Occupant or their Guests. No Owner or Occupant shall install, cut down, destroy or remove any landscaping on its Lot without prior written approval of the Architectural Review Board.

8. All Lots are to be sodded with Floritam St. Augustine grass. No artificial grass, plants or vegetation shall be placed on or maintained upon the exterior of any Lot.

9. Except as initially installed by the builder of the home, no spotlights, floodlights, or other outdoor lights shall be installed or maintained on the Lot or the home by an Owner or Occupant without prior written approval of the Architectural Review Board.

10. No outdoor television antenna, radio antenna or other antenna or antenna system may be erected or installed on any Lot or home. Installation of a satellite dish is permitted if the request for installation is submitted to the Architectural Review Board on the approved application form and the installation of the satellite dish in accordance with the Architectural Review Board's guidelines.

11. Installation of certain playground equipment, including, but not limited to swing sets, slides, and sandboxes, are permitted if the request for installation is submitted to Architectural Review Board on the approved application form and the installation of the playground equipment is in accordance with the Architectural Review Board's guidelines. No above-ground pools are permitted.

12. All additions, changes or modifications to any Lot or exterior of any home, including landscaping, must be submitted to the Architectural Review Board on the approved application form. The Architectural Review Board will only accept applications from the Owner of the Lot. Architectural Review Board's application and guidelines are included in the Association's Information Package and also can be obtained by contacting the current management company for the Association or by visiting [www.mycasadellago.com](http://www.mycasadellago.com).

13. Employees, vendors and agents of the Association and/or the Association's current management company are not to be directed in any manner by any Owner or Occupant. The Board of Directors shall have sole authority to direct and supervise employees, vendors and agents of the Association and the Association's management company.

14. No business or commercial activity shall be conducted by any Owner or Occupant on a Lot or within any home; *provided, however*, that, listing on any occupational license, filing with a governmental agency or the listing within any telephone directory of the home serving as a business as address shall be dispositive of the Lot being used for business or commercial purposes. An Owner may use his/her home for incidental business or commercial purposes so long as (a) the home is not used for manufacturing, construction or installation of materials sold or advertised to be sold, whether retain or wholesale customers; (b) the nature of the business activity does not invite or permit suppliers, customers or vendors to visit or frequent the home, even on isolated occasions; (c) the business or commercial activity within the home is limited to telephone calls and written correspondence in and from the home; and (d) no employees or contractors, other than those that regularly reside in the home may perform any work or other services to the business or commercial activity at the home. This restriction shall not be construed to prohibit any Owner or resident from maintaining a personal or professional library, from keeping personal, business or professional records in the home, or from handling personal, business or professional telephone calls and written correspondence in and from the home. Such uses are expressly declared customarily incident to residential use.

15. No animals, livestock or poultry of any kind shall be raised, bred or kept in or on any Lot or home; *provided, however* Dogs, cats and other domestic household pets may be kept in the home in accordance with the most recent pet rules and restrictions for Lee County, FL. Notwithstanding the foregoing, under no circumstances will any of the following be permitted to be kept in or on any Lot or home, any exotic pet or any animal of any kind which has venom or poisonous defense or capture mechanisms, or if let loose would constitute vermin. Any Owner or resident who keeps a domestic pet, or permits a domestic pet to be kept in his or her home, shall be liable for all damage or injury to persons or property caused by such pet. If any animal causes excessive disturbance and/or annoyance to other Owners and Occupants, is aggressive toward other pets, Owners, residents or guests, the owner of the animal must immediately remove the animal from the community upon the request of the Board of Directors of the Association. All animals must be kept on a leash or carried when outside the Owner's Lot. The owners of pets are responsible for clean-up after their animals.

16. All vehicles must be parked in the driveway or within a garage. No vehicle shall be parked on the lawn area of any Lot or Common Area, including the streets.

17. No vehicle shall be parked on any street within the community at any time between the hours of 12:00 AM to 6:00 AM. No vehicle may be parked within ten (10) feet of any intersection or any radius curve within the community, any stop sign, the main entrance gates to the community or any ingress/egress to the recreational facilities of the community. Parked vehicles should not restrict access to driveways or fire hydrants.

18. No vehicle shall be parked in the driveway of any Lot under any form of cover or tarp.

19. No commercial vehicle (including vans used for commercial use and vehicles displaying commercial signage), truck (as defined by the Florida Department of Highway Safety and Motor Vehicles and/or by common usage and practice, not including light pick-up trucks of three-quarter (3/4) ton capacity or less, less than twenty (20) feet in length, and used for non-commercial purposes), unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria), vehicle without current tags or registration, trailer, mobile home, camp truck, house trailer, recreational vehicle, boat, jet ski or other similar vehicles, machinery or equipment of any kind or character (not including such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any home and any equipment and machinery as the Board of Directors may require in connection with the maintenance and operation of the Association) shall be kept within the community, , unless such vehicle is parked inside the garage of the home. For purposes of this rule, the term "kept" shall mean present in the community for either four (4) consecutive hours or four (4) hour total during any twelve (12) hour period.

20. No vehicle with any sign, advertising and/or commercial writing or lettering or other similar writing and/or letter, whether business/commercial related or otherwise, shall be kept in the community, unless the vehicle is parked inside the garage of a home. For purposes of this rule, the term "kept" shall mean present in the community for either a period of twelve (12) hours or overnight, whichever is less.

21. Parking in the clubhouse parking lot is reserved for Owners and residents and their guests while using the clubhouse. No Owner, resident or guest may park any vehicle in the clubhouse parking lot overnight between the hours of 12:00 AM to 6:00 AM, unless an Owner has secured a parking pass for said vehicle signed by a member of the Board of Directors. The parking pass must be kept in the vehicle and visible. No parking pass will be valid for more than seven (7) consecutive days.

22. No vehicle may be used as a domicile or residence, either permanent or temporary.

23. Violation of any rule regarding vehicles and parking may result in the towing of the vehicle. The Board of Directors of the Association may, in its sole and absolute discretion, grant temporary written authorization for the parking of any vehicle which would otherwise be prohibited under these Rules and

Regulations. The granting of any such temporary authority shall not constitute a waiver of its right to subsequently enforce any provision contained herein.

24. No noxious or offensive activity shall be carried on upon any Lot or home, nor shall anything be done that is or may become a reasonable source of annoyance or nuisance to other Owners or Occupants.

25. An Owner may not lease his home without prior approval of the Board of Directors. All requests to lease must be submitted to the Board of Directors, through the current management company, on the approved application form. Please refer to the Declarations of the Association for specific restrictions on leasing of a home. Declarations of the Association are located at [www.mycasadellago.com](http://www.mycasadellago.com). No subleasing or room rentals are permitted.

26. All posted speed limits and stop signs shall be strictly observed.

27. No outdoor cloth drying is permitted.

28. No Owner, resident or guest shall use the clubhouse or other Common Areas to the exclusion of any other Owner, Occupant or Guest, EXCEPT for approved rental of the clubhouse. All Owners, residents and guests shall strictly adhere to the Clubhouse Rules. The Clubhouse Rules are included in the Association's Information Package and also can be obtained by contacting the current management company for the Association or by visiting [www.mycasadellago.com](http://www.mycasadellago.com).

29. No unpainted storm panels, hurricane shutter or other storm protection devices shall be placed on the exterior of any home unless a tropical storm warning or watch or hurricane warning has been issued for Lee County, FL and they must be removed within forty-eight (48) hours after the watch or warning has been lifted. No plywood shall be used to cover any window, door or other opening on any home. Permanently installed roll-down or accordion storm shutters must match the color of the walls or the trim paint of the home. Owners may leave their home shuttered when leaving the home unoccupied ONLY if the panels or shutters are painted the color of the walls or trim paint of the home or they are clear plastic storm panels only located on the side or back of a home or a window hidden by a façade above the front door where the shutter is not visible from the street.

30. No Owner, resident, guest, tenant or invitee shall plant any flower, shrub, tree or other landscape item, deposit trash or otherwise enter into or disturb any area of the community designated as "preserve" area.

31. Each Owner is solely responsible for maintenance, repair and replacement of his/her roof tiles, including cleaning of roof tiles to remove mold, dirt and other debris. The Association, through its Board of Directors, reserves the right to notify each Owner that his/her roof tiles need to be cleaned.

32. Every Owner, resident, guest, tenant and invitee shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, Bylaws and Articles of Incorporation of the Association, as amended from time to time. These Rules and Regulations are intended to supplement the rules set forth in the Declaration; and none of the Rules and Regulations are intended to limit, modify or otherwise change the rules set forth in the Declaration. Failure of an Owner, Occupant, Guest, tenant or invitee to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof.

### **Clubhouse & Recreational Amenity Rules:**

1. All clubhouse amenities are available for use by Casa del Lago residents and their guests. Guests must be **ACCOMPANIED** by an adult resident at least 21 years of age and there is a limit of 6 guests per household. Over 6 guests is considered a party, and the rules for Clubhouse Rental must then be followed.
2. Clubhouse key cards will be issued to each homeowner or approved rental resident when requested at a cost of \$10 each. If the cards are lost, there will be a charge for replacement. The cards will **NOT** be given to non-residents.
3. When using the clubhouse, pool or spa, children under 16 must be **SUPERVISED** by an adult resident at least 21 years of age.
4. From the patio area, entrance to the Clubhouse shall be through the restrooms only. For security reasons, the sliding glass doors are **NEVER** to be used for entry or exit at the clubhouse.
5. No glass containers are allowed in the parking lot, pool or spa (including deck areas), or in the children's playground, basketball courts, or tennis courts.
6. The Clubhouse hours are from 5 AM – 11 PM. All recreational amenities are closed at 10 PM, but by County ordinance the Pool and Spa hours are from **dawn to dusk**.
7. No smoking, including cigarettes, cigars, pipes, E-cigarettes", "Vapor Cigarettes" or any other electronic smoking device, and any other smoking paraphernalia is prohibited inside the clubhouse and at, in or on the pool and spa including all deck areas.
8. If you re-arrange any clubhouse furniture, equipment or accessories, return them to their original location. **Under NO circumstances may the Pool Tables be moved! All costs to restore, repair and relevel pool tables that have been moved will be charged to the property owner responsible for moving pool tables.**
9. **Do not** adjust the thermostats. These have been preset to maintain a comfortable temperature.
10. Keep the kitchen neat and clean. When you are finished using kitchenware, wash and put them back in their proper place. Clean the microwave after using. Do not leave food or drink in refrigerator.
11. When leaving the clubhouse, check and close all doors and turn off the interior room ceiling lights.
12. Please respect the use of the facilities during scheduled clubhouse activities or when the Clubhouse is reserved by a Resident. Scheduled Board Meetings, Committee Meetings, Card Clubs and Party Reservations are posted at the entrance to the clubhouse.



### **Clubhouse Rental Rules:**

1. The clubhouse will be rented to **HOMEOWNERS** (including APPROVED HOMEOWNER TENANTS).
2. Homeowners may rent the facility for \$100 per event, plus a \$250 damage deposit for a party that does not exceed 50 people. For a party of 50 or more people, the rental fee will be \$150 for the event, plus a \$250 damage deposit. If the facilities are returned to their original condition, the \$250 deposit will be reimbursed. If professional carpet cleaning is required after the party, the HOA will schedule and deduct the cost of the cleaning from the deposit. An additional charge may be incurred and deducted from the Damage Deposit of \$50.00 for using the Clubhouse to set up or decorate the day prior to the day of the Party event or for any day following the event that is used to restore the clubhouse condition to clean up from the Party.
3. In order to rent the facilities, you must contact the designated Clubhouse Committee member, complete a rental form, and submit two checks made out to “Deer Lake Homeowners Association” one for the Rental Fee and the second for the Damage Deposit. The rental request forms and Clubhouse Committee contacts can be found at [www.mycasadellago.com](http://www.mycasadellago.com)
4. Clubhouse rental **DOES NOT** include or imply exclusive use of recreational areas including the swimming pool, spa, tennis courts, basketball courts, or parking lot.
5. Rental availability is on a first-come-first-served basis. Scheduled clubhouse activities are posted on the bulletin board at the entrance to the clubhouse and on the web at [www.mycasadellagoa.com](http://www.mycasadellagoa.com)
6. The following dates may be available for the rental of the Clubhouse by any individual if **NOT** used by a community event: New Year’s Eve, New Year’s Day, Easter, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving, Christmas Eve, and Christmas Day.
7. Clubs recognized by the Board of Directors have priority use, including but not limited to the Card Clubs, or other Clubs as approved by the Board of Directors.
8. No business or commercial activities are to be conducted in the Clubhouse.
9. If Casa del Lago homeowners desire to hold functions involving children: one adult must be present for every 5 children ages 1-12; and one adult is required for every 10 children ages 13-17.
10. Any decorations added to the Clubhouse must be removed and leave no damage or marking. Painter’s tape may be used as needed.
11. During the hours of the event, the Fitness Room may not be used for any purpose.

# Deer Lake Homeowners Association, Inc.

## Architectural Review Board Rule for Approval of Changes

### Architectural Review Board and Rule Approval of Changes

No Change may be made to the exterior of any home, landscaping or property without WRITTEN APPROVAL by the Architectural Review Board as addressed in Section 4 of the Declaration of Covenants.

If you wish to make any changes to the exterior of your home, landscaping or property, you must submit an ARB request form to the ARB and have approval BEFORE work commences. The ARB shall have thirty (30) days to approve or disapprove once a complete set of plans and specifications has been submitted. If a request is denied due to incomplete plans or information, the thirty (30) days begins again upon re-submission. Please plan improvements in advance for review by the ARB prior to beginning work. It is also important to point out that failure to secure ARB approval (where required) may result in action by the Board of Directors. The Board of Directors has the authority to demand restoration of unapproved modifications.

The following pages provide a uniform set of guidelines for architectural changes in the Casa del Lago community.

Each and every application is unique and is considered on its merits. No decision becomes precedent but may be taken into account when future similar circumstances arise. In all situations the ARB reserves its right of discretion. It is not the intent of the ARB to curb individual taste or the freedom to enjoy your own property. The goal is to maintain the property values in the community and to be consistent with the covenants to which we all agreed when we purchased our homes. These rules for approval have been established to reduce confusion and to inform each homeowner as to what is acceptable.



## ARB Guidelines

- Above Ground Pools
  - No above ground pools shall be permitted, except temporary (defined as no more than three days) kiddie pools located in rear yards.
- Curbing
  - Custom concrete curbing, cemented block or brick is permitted around trees or landscape beds.
  - All curbing shall match the color of the walls or trim of the home or the driveway pavers.
- Driveways
  - Driveway concrete pavers are to be a color and type of pavers that is consistent with the driveway originally installed by the developer.
  - Driveway concrete pavers are not to be stained or painted.
  - Poured concrete or stamped concrete driveways and front walks are prohibited.
  - Clear sealing of driveways is allowed without ARB approval.
- Fences, Walls and Similar structures
  - No fence, wall or other similar divider structure shall be erected on any Lot.
  - Existing fence, wall or other divider similar structure must be maintained as originally installed and when necessary replaced with an identical fence, wall or structure of the same style, dimensions, location and color.
  - When the removal of an existing fence, wall or other similar divider structure is desired by the owner, the owner must first obtain approval by the ARB prior to any such removal is started.
  - The Board of Directors of the Association may, in its sole and absolute discretion, grant written approval of an application for the installation of a fence, wall or other similar structure which would otherwise be prohibited under these Rules and Regulations. If approved, fences, walls and other similar divider structures must be *erected on the installing Owner's property and not closer than five (5) feet from the installing Owner's property line, regardless of Lee County's Florida's building code or set back requirements.*
- Flagpoles and Flags
  - Freestanding flagpoles may be installed provided they meet the current Southern Standard building Code for storm safety. Must be constructed of aluminum or steel, maximum height to be no more than 20 feet.
  - The display or flying of the US flag is unrestricted and protected by law but should conform to National Capital Flag Etiquette or any US uniform services flag protocol.
- Front Screen Enclosure
  - Enclosures may be white, bronze or black aluminum with black fiberglass screening.
  - Wrought iron gates (screened or unscreened) are permitted.

- Garage Doors
  - Homes with two garage doors; both doors must match in color and pattern.
  - Garage door screens are to be white, bronze or black aluminum with black fiberglass screening.
  
- Hedges
  - Red tip Coco plums are the preferred hedge. Other permitted hedge plants include *Florida Privet, Myrsine, Silver buttonwood, Simpson's Stopper, Walter's Viburnum,* and Wax Myrtle.
  - Hedges are to be maintained to a height not to exceed 72 inches.
  - No plant or landscape installation shall prohibit entry of landscape maintenance *equipment into the homeowner's yard.*
  - Homeowners may be assessed additional monies if their hedges increase maintenance cost paid by the HOA.
  
- Hot Tubs
  - Hot tubs and spas installed outside the confines of the home/locked lanai on open ground or patio shall conform to the requirements of Florida Statutes Chapter 515 Residential Swimming Pool Safety Act.
  - Exception: Portable spas as defined in Chapter 515 and having a safety cover that complies with ASTM F1346; and provided that these spas conform with the spa *manufacturer's electrical installation requirements.*
  
- Landscaping
  - Plant only within the perimeters of your property, never in common areas or in the preserve areas. Do not plant on berms or in swales.
  - Remember we are within a preserve area and are not to plant exotic or nuisance plants that may adversely affect these areas. For a complete list of plants not recommended for landscaping, refer to the Florida Exotic Pest Plant Council at [www.fleppc.org](http://www.fleppc.org).
  - Plants that are not size-appropriate, like Bismark palms, or storm-resistant, like Norfolk Island Pines, may not be approved.
  - During the planning stage, contact our landscape company to come to the property to review the landscape plan and possible changes to the irrigation system. Any changes to the sprinkler system are an additional homeowner expense.
  - Include a plan showing the proposed and existing location of planting beds. Plans with measurements should include the size, number and type of plants to be approved.
  - Specify whether you or a landscape company will do the planting. If a landscape company, submit a copy of their liability information.
  - Remember to consider maintenance requirements and height restrictions. Our landscape company may not take care of excessive plantings. Their contract covers lawn maintenance and a limited amount of pruning and fertilization per homeowner property.
  - No artificial mulch is allowed. Mulch should be a natural color. Brown Pine mulch is recommended due to the request of many ecology groups asking people to refrain from using cypress as these trees are very beneficial to the environment.
  - If stone or lava rock is used in bedding areas, a concrete or block curbing must surround the area. Stone and rock can become dangerous projectiles (with mowing and edging) if not contained.

- Mailboxes
  - Are maintained and replaced only by the Association and will remain consistent in design, size and its color solid black as originally installed. Inform Management Company if repairs or replacements are needed.
  
- Outdoor Lights
  - Area, spot and accent lights shall not shine into a neighbor's lot or common areas (preserves, street, access lanes, etc.)
  - Outdoor motion detection lights are prohibited.
  - Installation of any exterior light fixture requires ARB approval.
  
- Paint/Exterior
  - Only the approved color schemes are permitted when painting the entire exterior house. Casa Del Lago color schemes are on the sample paint color board at the clubhouse or on the community website [www.mycasadellago.com](http://www.mycasadellago.com). Contact a member of the ARB for more information.
  - Side by side homes shall not to be painted the same colors.
  - The color scheme chosen must be included with ARB request form.
  - Neither ARB application nor ARB approval is required to repair or touch up existing exterior painting.
  
- Pools/Cages
  - Pools should not extend past the side of the home except for the following conditions; pool is in an enclosed courtyard type home or specific lot conditions prohibit normal pool placement.
  - Obtain appropriate permits.
  - Inform adjacent homeowners before the project begins.
  - Contact Management Company to have the irrigation system turned off for your property and any other affected properties before construction begins.
  - Install silt barriers to prevent any runoff on adjacent properties, including preserve and lake areas.
  - Do not store or place any equipment or soil in the front of any lot or in the street.
  - Damage to adjacent property, sidewalks, curbing, streets, driveways, sprinklers and landscape is to be restored within 30 days of pool completion and are an additional cost to the homeowner.
  - Restore all grades and drainage swales.
  - Landscape additions/changes will require ARB approval.
  - Inform Management Company of any delay in construction; a fine may be imposed if construction is not completed within a reasonable time.
  - Pool cages should be white, bronze or black aluminum with black fiberglass screening.
  
- Propane Tanks
  - Obtain appropriate Lee County permits.
  - Obtain a copy of the Lee County codes for residential use of propane tanks.
  - Propane tanks are to be buried underground.

- Rain Gutters and Downspouts  
Approval by the ARB is not required if gutters and downspouts conform to the following criteria:
  - Gutters and downspouts are to be white or match the wall or trim color of the home.
  - Location of downspouts must not adversely affect drainage on adjacent properties or open space.
  - Effluence from downspouts will be managed within the property so as to not adversely affect the adjacent properties or open space.
  
- Roofing
  - Only concrete or clay roof tile selections similar in design and color installed by the developer are approved.
  - White roofs, metal roofs and shingle roofs are prohibited.
  
- Satellite dishes
  - A satellite dish shall be installed only on individually-owned property as described on the recorded deed and site plan, and can not encroach on *common areas or another owner's property*.
  - The preferred location is to place the dish directly under the roof edge on a side a minimum of 6 feet from the front most wall of the home.
  - A satellite dish may not be installed on the front of a home.
  - Roof mounting is not permitted due to danger created by high wind.
  - Only where the preferred location (noted in 2 and 3 above) does not allow an acceptable quality signal to be received may a homeowner select an alternate location for the satellite dish.
  - The Association reserves the right to inspect all satellite dish installations and if any aspect of this policy is violated, the Association shall require the immediate correction of the situation.
  
- Solar Panels
  - Panels are not to be placed on the front part of a home visible from the street at the driveway entrance.
  
- Storm Panels/Shutters  
Approval by the ARB is not required if Storm Panels/Shutters conform to the following criteria:
  - Roll down or accordion shutters are to be color matched to the home.
  - No unpainted, storm panels and hurricane shutters may be placed on the exterior of any home unless a tropical storm warning or watch or hurricane warning has been issued for Lee County. The unpainted panels or shutters must to be removed within 48 hours after the watch or warning has been lifted.
  - Homeowners may leave their homes shuttered when leaving the home unoccupied if the panels or shutters are color matched to the home or made of polycarbonate or similar strength, clear plastic except that clear plastic storm panels may not be placed on any window facing and visible from the street.
  - Any clear plastic storm panels must be kept clean and replaced if they deteriorate or turn yellow or become cloudy.
  - Impact Glass installation is the preferred storm protection method based on its appearance and performance.
  - ARB application must still be submitted prior to installation.
  - Installation by licensed contractor with proper permit is required.

- Swing Sets/Play Structures
  - The term play structure shall include, but is not limited to; playhouses, permanent play sets, swing sets and kiddy pools.
  - Must be located in the back yard only and be set back a minimum of 5 feet from any property line.
  - Must be secured prior to hurricane or storm by homeowner.
  - No permanent basketball hoops can be attached to homes or placed on a pole. Portable basketball hoops are permitted but must be stored inside the house at night.
  
- Whole House Generators
  - Obtain appropriate permits.
  - Generator is to be placed on the side of the home that accesses the utility meter *and home's main distribution panel; a minimum of 10 feet from the front most wall of the home.*
  - Generator is to be screened from view with shrubbery.
  - The generators require an exercise cycle once a month and should be done at a time that the noise will not disturb neighbors.

# Casa del Lago

Deer Lake Homeowners Association, Inc.

## Architectural Review Board Application Complete and Return this form prior to commencement of work

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Description of proposed plan of change, the more detail the better: \_\_\_\_\_

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### Required Information

- A copy of the floor plan and site plan of your property
- A diagram of the alterations and/or additions with color examples
- Contractor's name, address and phone number
- Copy of current Contractor's Liability and/or Business License
- Permit if applicable

The undersigned takes full responsibility should any damage might occur to any property as a result of and during the completion of this project.

Homeowner sign: \_\_\_\_\_  
Homeowner sign: \_\_\_\_\_

.....

### For use by Architectural Review Board

Date Received by ARB: \_\_\_\_\_

The ARB's decision on the plans submitted is as follows:

- Approved (Must conform to Association covenants and restrictions)
- Approved with the following condition(s) \_\_\_\_\_
- Denied – Plans incomplete. Further information required.
- Denied \_\_\_\_\_

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Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

# Casa del Lago

Deer Lake Homeowners Association, Inc.

## APPLICATION FOR SALE

- THIS APPLICATION AND THE ATTACHED APPLICATION FOR OCCUPANCY MUST BE COMPLETED IN DETAIL BY THE BUYER.
- IF ANY QUESTION IS NOT ANSWERED OR LEFT BLANK, THIS APPLICATION WILL BE RETURNED, NOT PROCESSED AND NOT APPROVED.
- PLEASE ATTACH A COPY OF THE AGREEMENT OF SALE.
- PLEASE ATTACH A NON-REFUNDABLE **PROCESING FEE OF \$100.00** TO THIS APPLICATION, MADE PAYABLE TO DEER LAKE HOMEOWNERS ASSOCIATION, INC.
- THE COMPLETED APPLICATION MUST BE SUBMITTED TO THE ASSOCIATION OFFICE **AT LEAST THIRTY (30) DAYS PRIOR** TO THE DESIRED DATE OF CLOSING.
- SELLER MUST PROVIDE THE BUYER WITH A COPY OF THE DEER LAKE HOMEOWNERS ASSOCIATION, INC.'S GOVERNING DOCUMENTS AND RULES & REGULATIONS.

## PLEASE PRINT OR TYPE

DATE \_\_\_\_\_

BUYER'S NAME \_\_\_\_\_

PRESENT ADDRESS \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

NAME OF REALTOR HANDLING SALE \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

NAME of proposed buyer (as agreement of sale will appear):

a. \_\_\_\_\_ b. \_\_\_\_\_ (spouse)

OTHER PERSONS who will occupy the home with you:

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____



I hereby agree for myself and on behalf of all person who occupy this residence:

- a) We will abide by all of the restrictions contained in the By-Laws, Rules & regulations, and restrictions, and restrictions which are or may in the future be imposed by Deer Lake Homeowners Association, Inc.
- b) We understand that any violation of the terms, provisions, conditions, and covenants of the Deer Lake Homeowner Association, Inc. governing documents provides cause for immediate action as therein provided under appropriate circumstances.

In making the foregoing application, I agree to be governed in accordance with the Deer Lake Homeowners Association, Inc. governing documents.

BUYER\_\_\_\_\_ BUYER\_\_\_\_\_

***Submit completed applications to Schoo Management, 9411 Cypress Lake Dr.,  
Suite 2, Fort Myers, FL 33919 PH 239-481-4700 Fax 239-481-6321***

# Casa del Lago

Deer Lake Homeowners Association, Inc.

## APPLICATION FOR LEASE

- THIS LEASE APPLICATION FOR OCCUPANCY MUST BE COMPLETED IN DETAIL BY THE PROPOSED LESSEE.
- IF ANY QUESTION IS NOT ANSWERED OR LEFT BLANK, THIS APPLICATION WILL BE RETURNED, NOT PROCESSED AND NOT APPROVED.
- PLEASE ATTACH A COPY OF THE LEASE TO THIS APPLICATION.
- PLEASE ATTACH A NON-REFUNDABLE CHECK THAT INCLUDES THE LEASE PROCESSING FEE OF \$100.00 PLUS A BACKGROUND SEARCH FEE OF \$25.00 PER EACH ADULT RESIDENT 18 OR OVER, MADE PAYABLE TO: DEER LAKE HOMEOWNERS ASSOCIATION, INC.
- NO LEASE SHALL BE ALLOWED FOR LESS THAN NINETY (90) DAYS NOR FOR MORE THAN TWELVE (12) MONTHS.
- THE COMPLETED APPLICATION, LEASE COPY AND FEES MUST BE SUBMITTED TO THE ASSOCIATION MANAGEMENT OFFICE NOT LESS THAN SEVEN (7) DAYS BEFORE THE BEGINNING OF THE LEASE TERM.
- OCCUPANCY PRIOR TO COMPLETING THESE REQUIREMENTS IS PROHIBITED.
- PLEASE ATTACH A \$250.00 COMMON AREA DAMAGE DEPOSIT TO THIS APPLICATION, MADE PAYABLE TO: DEER LAKE HOMEOWNERS ASSOCIATION, INC.
- ANY FINES ASSESSED AGAINST THE LESSEE SHALL BE DEDUCTED FROM THE SECURITY DEPOSIT (COMMON AREA DAMAGE DEPOSIT).
- THE OWNER (LANDLORD) MUST PROVIDE THE LESSEE WITH A COPY OF THE HOMEOWNER DOCUMENTS AND RULES AND REGULATIONS.

## PLEASE PRINT OR TYPE

DATE \_\_\_\_\_ LEASE TERM: FROM \_\_\_\_\_ TO \_\_\_\_\_

OWNER'S NAME \_\_\_\_\_

PRESENT ADDRESS \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_ Email: \_\_\_\_\_

NAME OF REALTOR HANDLING LEASE \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

NAME of proposed Lessee (as Lease will appear):

A \_\_\_\_\_ B. \_\_\_\_\_ (Spouse)

OTHER PERSONS who will occupy the residence with you:

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

1. I hereby agree for myself and on behalf of all persons who may use the residence which I seek to Lease:
  - a) We will abide by all of the restrictions contained in the By-Laws, Rules & Regulations, and restrictions which are or may in the future be imposed by the Deer Lake Homeowners Association, Inc.
  - b) We understand that sub-leasing or occupancy of this residence in my absence is prohibited.
  - c) We understand that we must be present when any guests, visitors, or children who are not permanent residents visit.
  - d) We understand that any violation of the terms, provisions, conditions, and covenants of the governing documents of Deer Lake Homeowners Association, Inc. provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.
2. I understand that the acceptance for Lease of (address)\_\_\_\_\_ is conditioned upon the truth and accuracy of this application and subject to the restrictions contained in this application. Any misrepresentation or falsification of information on these forms will result in the automatic rejection of this application.
3. I understand that both the Board and the owner will institute an investigation of my background as each deems necessary. Accordingly, I specifically authorize the Board, and the property owner or their agent to make such investigation and agree that the information contained in this and the attached application may be used in such investigation, and that the Board of Directors and Officers of Deer Lake Homeowners Association, Inc. itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by owner.

**NOTICE TO OWNER/LANDLORD/LESSEE:**

In making the foregoing application, I am aware that the decision of Deer Lake Homeowners Association, Inc. will be final and no reason will be given for any action taken by the Board. I agree to be governed by the determination of the Board of Directors.

APPLICANT \_\_\_\_\_ APPLICANT \_\_\_\_\_

**Submit completed applications to Schoo Management, 9411 Cypress Lake Dr., Suite 2, Fort Myers, FL 33919 239-481-4700 Fax 239-481-6321**

Rev. 10/20/11

## Home Sale Sign Rules and Restrictions

The following "Sample" is an illustration that represents the approved "For Sale" Sign for our community.

**"For Rent"** Signs are not authorized unless approved by the Property Manager  
If "For Rent" sign is posted in front of home, the Property Management has authorization to pull.



**All "Home for Sale" signs should be no larger than 12 inches by 12 inches, and include the "Casa del Lago" logo on it.**

Home for Sale sign should be affixed to or mounted on black, white or bronzed metal stand.

While you may choose whom ever you wish, the following company can make these signs and know the requirements for our community.

### **1. Signs By Tomorrow - 12700 Metro Pkwy, Ft. Myers 561-7446**

If you would like more contacts for the signs allowed, Please call Schoo Management office @ 239-481-4700 and speak to Bob Gelles.

**RESOLUTION OF PROCEDURE  
DEER LAKE HOMEOWNERS ASSOCIATION, INC.**

A RESOLUTION FOR THE BOARD OF DIRECTORS ESTABLISHING RULES FOR THE INSPECTION AND COPYING OF OFFICIAL RECORDS BY MEMBERS

BE IT HEREBY RESOLVED by Deer Lakes Homeowners Association, Inc., as follows:

Section 1. THAT all official records shall be maintained at the offices of the Management Company (currently Schoo Management, Inc. 9411 Cypress Lake Drive – Suite 2, Fort Myers, FL 33919). It is not considered cost effective to our Members to incur additional expenses by having the Management Company personnel stationed “on site” at the Casa del Lago Clubhouse to provide for the inspection and copying of official records. All official records shall be open to inspection and made available for photocopying by Members or their authorized agents during the reasonable business hours of the Management Company within ten (10) business days after receipt of a written request for access by a Member. The Management Company will make a copier available at the time of the appointment if needed by the Member or their authorized agents.

Section 2. THAT the written request by a Member must be printed and mailed or hand delivered to the Management Company address which is the Deer Lake Homeowners Association, Inc. Board of Directors official address. Any electronic correspondence such as computer sent electronic mail (email) or facsimile (FAX) will not be considered a written request due to the unreliability of such electronic service and especially due to the fact that any failure of the Board to respond to a Member’s request for access to and the copying of official documents may result in damages charged to the community. As such, the Board has determined that a written request that is printed by the Member on letter paper and mailed or hand delivered to the Management Company becomes a reliable proof for such a request as well as confirmation as to when it was actually received at the offices of the Management Company in order for the Board to comply with the 10 business day requirement to make the documents available to the Member.

Section 3. THAT after receipt of a written request specifying what records the Member desires to access, the Member shall be advised within five (5) days by the Management Company of an appointment date and time within the business hours of the Management Company and within the ten (10) days following the receipt of the letter. The appointment to inspect and copy official records shall be held at the offices of the Management Company. The Member may contact the Management Company directly to schedule an alternative date and time. The Management Company shall make reasonable efforts to accommodate a specific date and time request received from the Member within the ten (10) business day period following the receipt of the request, by a member as long as it falls within normal business hours of the Management Company.

Section 4. THAT during the scheduled appointment at the Management Company office, the Member may either inspect or copy the official records. A copier will be kept at the Management Company offices for the Member to use. The charge will be assessed to the Member for copies at a rate of \$.25 per page. Documents larger than a page, such as blueprints, may require that the Management Company prepare copies using an outside service and the full cost of copying and delivering these to the Member will be charged to the Member.

Section 5. THAT the Member or the Member’s Agent shall pay the Management Company for any documents copied at the Management Company office prior to leaving the Management Company offices.

Section 6. That Requests for inspection and copying of records should be mailed to attention of the Board of Directors’ official address which is the current Management Company address where the official documents are kept:

As of the date of this resolution, November 20, 2008, the address for Members to send a written request to inspect or copy official records is:

**Deer Lake Homeowners Association, Inc.  
Board of Directors  
c/o Schoo Management, Inc.  
9411 Cypress Lake Drive – Suite 2  
Fort Myers, FL 33919**