

WEST LAKES
OF
BOCA RATON, INC.

A SENIOR COMMUNITY

RULES AND REGULATIONS

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RULES AND REGULATIONS

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Welcome to West Lakes where pride of ownership helps us to maintain a homelike atmosphere and enhance our property values.

Our policies and regulations have been established for your protection and to make living here pleasant for you and your neighbors, as well as complying with Federal guidelines to legally maintain our Senior Citizen Cooperative Status. For example, a minimum of 55 years of age is required for owners to purchase a home and stock in West Lakes of Boca Raton, Inc., herein called West Lakes.

Anyone who enters, works, lives or visits in our park does so at their own risk. West Lakes is not responsible in any manner for injury, loss of life, or property damage, however cause, whether by accident, theft, fire, acts of God, or any other event, and whether to owners, guests, board approved occupants, workmen, or any other persons, pets or inanimate objects.

All complaints and reports of violations of these Rules and Regulations must be made to a Board of Director of West Lakes, in writing and signed by the person(s) making the complaint to be acted upon.

SECTION I

ASSESSMENTS AND LATE FEES

1. Owners must pay an assessment fee on the first business day of each month by check, money order, or by on-line banking. No cash or credit card payment will be accepted. No invoices or statements will be mailed unless the account is past due. If the fee is not received in the corporate office by the 10th of the month due, a late fee will be imposed as follows: (a) \$10.00 for the first month; (b) \$25.00 late fee per month *after that*, plus interest at the rate of 1 ½% interest per month on the unpaid balance. This is in accordance with Florida Statute 719.108. Any payments received will be first applied to the oldest amounts outstanding. Any owner who becomes in arrears, after receiving a fourteen (14) day notice will be subject to the procedures outlined in Article IX of the West Lakes By-Laws.

SECTION II

FINES

1. Fines will be imposed on any owner or non-owner for violations of the Rules and Regulations per West Lakes By-Laws Article XVI-Fines, and per Florida Statute 719.303. A fine or suspension levied by the Board may not be imposed unless the Board first provides at least 14 days written notice to the owner sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the Board. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the Board. If the committee does not approve the proposed fine or suspension by majority vote, the fine or suspension may not be imposed. If the proposed fine or suspension is approved by the committee, the fine payment is due 5 days after the date of the committee meeting at which the fine is approved. The Association must provide written notice of such fine or suspension by mail or hand delivery to the unit owner and, if applicable, to any tenant, licensee, or invitee of the unit owner.

- A. All such fines will be levied against the owner who alone is ultimately responsible for all infractions, even those of a guest.
- B. If the fine remains unpaid five (5) days after imposition of the fine, interest on the unpaid balance of the imposed shall accrue at one and one-half percent (1 ½ %) per month.

SECTION III

MOBILE HOME OWNERSHIP

Title and Stock – Owner(s) hold title to the coach and related structures, as well as forty-five (45) shares of West Lakes stock. This entitles the owner(s) to occupy the site on which the coach stands. A Proprietary Lease is entered into by the Corporation and the Owner(s).

SECTION IV

PROPERTY PROTECTION & SECURITY

1. INSURANCE

- A. Vehicle Insurance. All Board approved occupants must carry car insurance on their vehicles. Other battery operated vehicles such as golf carts and electric bicycles must, at a minimum, carry liability coverage.
- B. Coach Insurance. Pursuant to West Lakes Articles of Incorporation, Article XV, each owner is required to obtain and maintain at all times adequate casualty insurance on the owner's mobile home. The insurance shall insure against loss by fire, windstorm, hurricane, or other hazards. The insurance shall provide coverage to repair and restore the mobile home or to remove the mobile home from the site. The insurance shall be in a sufficient amount to repair and restore the mobile home or to remove the mobile home from the site.

Each owner is required to provide the Board of Directors at least annually, and when requested by the Board, with proof that the owner is maintaining at all times the required casualty insurance on the mobile home,

- C. Reconstruction and Repair after Casualty. Pursuant to West Lakes Articles of Incorporation, Article XVI, if a mobile home is damaged by a hurricane or other casualty and is rendered either uninhabitable or requires structural repairs, the owner shall within six months, either properly repair the mobile home or remove and replace the mobile home. The Board of Directors may allow a short extension of this six (6) month limit if the Association Member has, within ninety (90) days following the hurricane or other casualty, entered into a contract for repair or replacement, and the owner provides the Board with evidence acceptable to the Board that the repairs or replacement are in the process of being accomplished.

If the mobile home is not properly repaired or removed and replaced, the Association may bring an action in court to require removal of the mobile home, or pursue any other remedies available to the Association, including but not limited to revocation of the Proprietary Lease and Stock Certificate.

- 2. **HURRICANES** - All residents must make preparations to minimize damage to their home and prevent such property as loose awnings, porch and lawn furniture from being hazards to their neighbors' homes. If here during a storm, you must evacuate and proceed to a conventional home, or a publicly designated area per announcements.

During hurricane season (June 1st through November 30th) all residents vacating their property for more than seven days must make preparations to minimize damage to their home and prevent such property as loose awnings, porch and lawn furniture from being hazards to their neighbors' homes.

- A. All awnings, canopies and shutters shall be folded against the side of a mobile home immediately after the posting of an official National Weather Service Hurricane Warning for the area, or if the mobile home is left unattended, the mobile home

owner is responsible for securing the mobile home and adjunct structures. Failure to close shutters and lock the adjunct structures under either of the two conditions set forth in this section shall constitute a violation of Palm Beach County ordinances. No waste material may be put out during threat of hurricanes.

B. Hurricane Preparedness Checklist.

- * All yard items/potted plants; decorative items/string lights must be removed, stored or secured.
- * Trash cans and recyclable bins must be stored, secured or removed.
- * All outdoor furniture must be stored or removed.
- * Hoses must be stored or removed.

C. Local Custodian. During hurricane warnings, if your coach is to be vacant for more than seven days, owner must provide the office with the name and phone number of their local custodian. This person (of your choosing) will be responsible for preparing the coach and property in the case of a pending hurricane to minimize damage to the coach and property. Owner must provide their local custodian with a key to the coach.

3. **LAMPPOST** - Each lamppost light must be kept in service throughout the year. The current comes from individual coaches; hence, lamppost circuit breakers must be kept on at all times, whether or not the coach is occupied. If a coach is to be vacant for any period longer than ten (10) days, arrangements must be made with West Lakes office for access to the lamppost control switch, in case a circuit needs repair.

If a West Lakes Resident damages a park lamppost, West Lakes will repair or replace at the resident's expense. It is the responsibility of the resident to pay for the material and labor to return the lamppost to meet West Lakes' standards. If it is unclear who damaged the lamppost, the Board will evaluate and decide who is responsible to pay for the repair, material and labor.

4. **COACH IDENTIFICATION FOR EMERGENCY VEHICLES**

The street number of each coach must be clearly displayed on either the coach or lamppost to aid emergency vehicles for quick identification of the coach both in daylight and at night, and can not be obstructed by plantings, all of which is required by emergency vehicles, ambulances, fire trucks, etc.

SECTION V

PARK APPEARANCE

1. **LAWNS AND COMMON AREAS** - West Lakes maintains lakes, roads, public areas, buildings and recreational facilities. All grass is mowed, trimmed and fertilized on a schedule arranged with a landscape contractor. Plants, trees, rocks and other objects that impede proper mowing will be removed by maintenance, after the owner is notified.
2. **RESIDENTS' RESPONSIBILITIES** - Owners and/or tenants must water, fertilize, weed, trim and otherwise maintain all hedges, foundation plants and fruit trees located on their site. Owners/lessees/renters must also water and maintain the lawn/grass on the leasehold site, resodding and reseeding as necessary.
 - A. No substantial planting or digging can be done without the approval of the Board of Directors. Owner(s) are liable if, in digging, they disturb or interrupt the service of any underground utility lines including telephones and cable television.
 - B. Any plantings done without approval on common grounds are subject to removal at the shareholder's expense.
 - C. Nothing can be planted on common ground, including trees, without prior approval from the Landscaping Committee of the Board of Directors.
 - D. Nothing permanent in nature is to be removed when occupancy of coach changes or it is sold.

E. Clothes lines or outside drying racks are not permitted, nor can carports, porches, bushes or grass areas be used for drying.

3. **GARBAGE AND TRASH** - Refuse is picked up twice each week. Garbage must be placed in trash cans provided by the County, while rubbish may be placed in plastic bags. Recyclables must be placed in designated containers. All such materials (excluding yard debris, which may be put out at noon time or later prior to collection day) must be set out at the end of driveway but not in the street, no earlier than 5:00 PM of the night preceding the collection days. Burning of garbage, trash or any other debris is prohibited. Each site, including the driveway, must be kept neat and clean. If necessary, unsightly materials and debris will be removed by West Lakes and the owner will be billed accordingly.

If disposing of multiple large items, please contact the Solid Waste Authority of Palm Beach County to arrange for pick up.

SECTION VI

MOBILE HOME PREMISES

1. **MAINTENANCE** – Each Owner must keep the mobile home, carport, related structure and driveway in good repair, wash and repaint exteriors and remove mold as needed to preserve an overall attractive appearance.
- A. A committee appointed by the President of the Board of Directors inspects all homes and sites in the park twice a year and recommends remedial action wherever an Owner fails to keep the property in good repair and appearance. If necessary, the Board will notify delinquent owners, in writing, that corrective action is required within thirty (30) days. If required maintenance is not done by the custodian, West Lakes may do the work and charge the owner a minimum of \$40.00 per hour, and may subject the owner to the imposition of a fine.
- B. If a coach is to be vacant for more than thirty (30) days, someone residing locally should be given a key to the coach

and must be appointed to take care of any issues that may arise until the return of its owner. The name and contact information of the custodian, must be registered in West Lakes' office.

2. **TELEVISION ANTENNAS & SATELLITE DISHES**

Television dishes cannot extend more than 24 inches above the roof. Ground television dishes must be installed within the four (4') feet around the coach and cannot interfere with the lawn maintenance. All others require Board approval. All ground antennas and/or TV towers are prohibited.

3. **FENCES** - West Lakes discourages fences. All requests for a fence must be submitted to the Architectural Committee. The Architectural Committee will assess the request and make their recommendations to the Board.

Fence requests will be decided by the Board on an individual basis, pursuant to the recommendations of the Architectural Committee and pursuant to fencing guidelines, which include, appearance, longevity, materials used, location, design and workmanship will be considered before rendering a decision. This policy is very strict and the decision of the Board is final. If approved, maintenance of the fence itself and everything inside the fence is the Owner's responsibility.

SECTION VII

VEHICLE AND TRAFFIC RULES

1. **Parking** - Parking of vehicles of any kind on the grass is prohibited. Only passenger vehicles may be parked in carports and on coach driveways. Guest vehicles must display a guest pass.

Daytime street parking must not inconvenience a neighbor and no overnight street parking is permitted. Guests of owners may park in the Clubhouse parking area, but only if the owner's driveway is full. Parked cars must have only the passenger side of the vehicle closest to the grass.

A. Owners, renters, and permanent residents are prohibited to have the following types of vehicles anywhere in West Lakes:

- (1) all campers
- (2) all motor homes
- (3) trailers of any kind
- (4) commercial vans
- (5) panel trucks
- (6) pickup trucks without 4 doors, rear seats and a covered bed
- (7) any vehicle used for commercial purposes.
- (8) motorcycles

Large motor homes may park in the Clubhouse parking lot for not more than three days after notifying the office of their arrival. Sport utility vehicles are permitted provided the sport vehicle has tires no larger than standard original equipment for the vehicle and the sport utility vehicle can fit under the carport.

Guests with any of the above referenced vehicles require Board approval before parking in West Lakes.

B. All vehicles in West Lakes must be licensed, registered and insured. Vehicles without state tags or expired tags may be towed at owner's expense. No loud or disturbing vehicles are allowed in West Lakes. All registered vehicles should be in good exterior condition.

2. **Guest Overnight Parking** - All overnight guests staying in West Lakes must display a guest parking pass on their dashboard. The Shareholder is responsible for obtaining the guest parking pass for their overnight guests. West Lakes office will issue the guest parking passes. Vehicles not displaying a guest pass are subject to towing at owner's expense.
3. **Resident Decals**. - All owners, renters, and permanent occupants are required to display a West Lakes decal on their vehicle. This decal must be visibly displayed on the inside of the vehicle's rear right-hand window. The West Lakes office will issue the decal. Vehicles not displaying a decal are subject to towing at owner's expense.

4. **Commercial Vehicles**

- A. Those doing business in the Park may park on the street or at the Clubhouse parking lot, but only during daytime and early evening hours. Board approval is required for overnight parking.
- B. Owners with permanent commercial signage on their vehicle may not park said vehicle in the Park. Owners with removable commercial signage must remove the signage while vehicle is parked on West Lakes' premises.

5. **Loading and Unloading** - All other vehicles than those permitted as noted, may enter into the park for loading and unloading only. Such vehicles may be parked in the owner's drive, but not on the grass, for no more than 72 hours.

6. **Temporary Storage Containers** – An owner who is moving or who needs to perform major repairs to their mobile home, may be approved by the Board to temporarily park a fully enclosed transportable storage container in the driveway (the most common type currently used is known as "P.O.D.") provided the owner complies with all of the following requirements:

- A. The owner obtains advance written approval from the Board of Directors, including providing the Board with the local contact information for the container leasing company.
- B. The purpose for the container is only to contain the owner's possessions in connection with moving or where major repairs to the mobile home are being performed.
- C. The container is leased from a reputable provider.
- D. The maximum time the container may remain is fifteen (15) calendar days. The Board may grant a short extension, up to an additional fifteen (15) calendar days, based upon extenuating circumstances.

7. **Dumpsters** - During coach demolition/renovation, dumpsters are permitted for a reasonable amount of time. Owners are to notify the office that a dumpster is being delivered.
8. **Bicycles, Mobility Scooters and Golf Carts** - Two and three wheel bicycles and mobility scooters are permitted in the park, but motorcycles are prohibited. Only electronically driven golf carts are permitted if kept at the owner's premises. No one under the age of 12 is permitted to operate a golf cart without adult supervision. Loud mufflers are prohibited on any vehicle.
9. **Skateboards, Roller Skates, Roller Blades, In-Line Skates and Scooters** (with the exception of mobility scooters) – are prohibited.
10. **Speed Limit** – Maximum speed limit is fifteen (15) miles per hour anywhere in the park for all vehicles and violators are subject to a fine. A stop sign requires a full stop before the vehicle proceeds. At night, bicycles and golf carts must use headlights or flashlights and carry side/rear reflectors.
11. **Major Repairing and Overhauling** – of any motorized vehicle is prohibited in the park. Inoperable motorized vehicles must be removed from the park or they will be towed away at the owner's expense.
12. **Boats, Boat Trailers and Other Trailers** – are not allowed anywhere within the Park.

SECTION VIII

RULES CONCERNING INDIVIDUALS

1. **Safety Vests** - It is a safety requirement to wear a safety vest after sundown while walking, bicycling, riding in a mobility scooter and in unlighted golf carts on West Lakes roads. Safety vests can be purchased from the office at a minimal cost per vest. Violators will be subject to a fine.
2. **Guest Registration** - Guest registration forms are available in the Clubhouse. It is the owner's responsibility to complete and submit the Guest Registration Form. For the safety of our community, and to

comply with our insurance, all rules pertaining to Guest Registration will be strictly enforced.

Pursuant to Article XIX (6) of Articles of Incorporation, Guests and occupants staying longer than 24 hours must register at the West Lakes office to comply with fire and safety regulations and acknowledge reading the Rules and Regulations. Any guest or other person residing in a home for longer than 14 days is required to submit an application and obtain written approval from the Association. The procedure to be followed is the same procedure as for purchases and leases.

It is the owner's responsibility to obtain a guest parking pass from the office.

Owners with guests arriving when the Office is closed must contact a board member to obtain a guest parking pass.

- A. **Children** - All children under twelve years old must be accompanied by an adult when on the street or in the common areas. (Also see Section X and XI.)
 - B. **Responsibility** – Guests and other visitors to the park are bound by these Rules and Regulations, but each respective owner has the ultimate responsibility. Damage to any property in the park by guests or a “Board Approved Occupant” will be repaired or replaced at the owner's expense.
3. **Behavior** – West Lakes will require any coach occupant to vacate if he or she becomes a nuisance, shows inappropriate conduct, or acts in an abusive or threatening manner to other park residents. The request to vacate must include a thirty (30) day written notice and is subject to a hearing at a special meeting called by the Board of Directors, if the act is singular in nature. If a second Notice occurs within the thirty (30) days allowed for the first act, the time to vacate will be accelerated to three (3) days by the President of the Board of Directors.
- A. Disturbing Noise is not permitted at any time and quiet is required between the hours of 11:00 PM and 8:00 AM.

- B. Drunkenness, profane language and abusive behavior are not permitted.
 - C. Weapons, guns, air rifles, bows and arrows, slingshots and all such weapons cannot be used in or around West Lakes.
- 4. **Commercial Activities** – Peddling, soliciting and other commercial sales activity, whether by signs, newspaper ads or any other advertising media are prohibited within the boundaries of West Lakes, unless approved in writing by the Board of Directors.
 - 5. **Garage or Driveway Sales** – are permitted, if directed only to other residents by notice on the laundry bulletin board. Sales activity directed by residents to the general public is prohibited.
 - 6. **Feeding of Wild Animals** - such as ducks as well as stray cats and dogs is strictly forbidden because doing so creates a nuisance along with the threat of rabies.

SECTION IX

Pet rules apply to all who have pets at West Lakes, including pets belonging to guests; however, compliance remains the responsibility of the respective coach owners.

In addition to the pet rules below, West Lakes follows all procedures set forth in Florida Statutes concerning Emotional Support and Service animals.

The following pet rules are repeated from the Articles of Incorporation of West Lakes and as such cannot be changed by the Board without a 2/3 vote of the membership.

PETS

- 1. The only pets that are permitted in the West Lakes Community are as follows:

(a) The Owners of a home are limited to keeping no more than one (1) dog in the home, and the maximum weight of the dog is thirty (30) pounds at maturity; and

(b) The Owners of a home are permitted to have common domestic indoor cats; small pet birds; and tropical fish. The keeping of pets shall be subject to this Article XX and any rules and regulations of the Association. Pets shall not be kept, bred or maintained for any commercial purpose.

2. Owners shall properly register all dogs, including existing dog, with the Association, by the time limits established by the Board. Such registration shall require Owners to provide the Association with relevant, descriptive information regarding all dogs residing in their home by completing a registration form created by the Association, and if required, submitting other information required by the Association including a photograph.

3. Tenants and guests are permitted to bring a dog or cat to West Lakes so long as the one dog limit, the dog weight restriction, and all other restrictions on pets are not violated. Further, any dog staying in a residence must be registered with the Association. Owners shall be held responsible for guests complying with the restrictions in this section and any registration requirements.

4. The owner or other person walking the pet shall leash and control the pet when outside the home and shall walk the pet at the curb. The Owner and other person walking the pet shall immediately clean up after the pet and properly dispose of the pet's fecal matter in a plastic bag placed in the garbage receptacle of the home where the pet resides. The Owner or other person walking the pet shall carry a plastic bag or other receptacle for proper disposal of the pet's fecal matter at all times while walking the pet.

5. All pets must be properly housed within the permanently enclosed air conditioned living space of the residence.

6. Pets shall not be left unattended on the screened patio or fenced in area unless the Owner or a responsible adult is at home. Kennels are not allowed. Pets shall not be housed or tied in any manner outside of, or underneath an owner's coach.

7. Pets are not allowed in or around the swimming pool, recreation areas, laundry room or clubhouse.

8. Owners shall not allow a pet to create a nuisance or become a nuisance as may be determined by the Board of Directors in the Board's sole discretion. The term nuisance in this paragraph shall include but not be limited to aggressive behavior and disturbances to other residents by barking, howling and other sounds, or failing to control the pet. Further, the owner(s) of the residence where a pet resides shall properly maintain the pet's living conditions in the home to prevent an unsanitary condition from developing.

9. If a pet becomes a nuisance as may be determined by the Board of Directors of the Association in the Board's sole discretion or if the Owner repeatedly fails to abide by these rules regarding pets, then the Owner shall permanently remove the pet from the Lot and the West Lakes community. This remedy is in addition to all other remedies available to the Association.

10. It shall be the responsibility of the Lot Owner to ensure that all local, city, county, state and federal laws, ordinances and other regulations promulgated by such governmental authorities are strictly complied with concerning such pet or pets, including but not limited to proper vaccinations, registering with local agencies, and registering the pets with the Association.

11. Feeding of feral cats is prohibited.

12. The Owners of the home where the pet is kept or is staying shall be strictly liable if the pet caused injury to a person in or near the West Lakes Community. The Owners of the home where the pet is kept or is staying shall indemnify and hold the Association harmless against any and all claims, liabilities, demands, debts, obligations, costs and expenses (including all attorneys' fees and costs at all levels trial and appellate) which may be sustained by or asserted against the Association and/or the members of its Board of Directors because of the act of the pet committed in or near the West Lakes Community.

SECTION X

SWIMMING POOL

Failure to adhere to swimming pool rules after receiving a warning will result in immediate ejection from the pool area.

POOL RULES:

- No Life Guard on Duty
- Swim at your own risk
- Pool hours, 7:00 AM to DUSK
- Pool Use: West Lakes Stockholders, Lessees, Renters and their approved guests
- Children less than 14 years of age must be accompanied by an adult responsible for their safety and behavior
- Polluting the swimming pool is prohibited. No diving, running, jumping or ball playing.
- No GLASS or pets allowed inside the fenced area.
- No food or beverage is allowed in the pool.
- Sun tanning product or self tanning product users must cover the furniture with a towel and shower prior to swimming.
- Appropriate swim wear is required.
- Maximum occupancy: 14 persons

SECTION XI

CLUBHOUSE AND RECREATIONAL AREA

1. To avoid conflicts with events already scheduled, owners planning to use the clubhouse equipment or the gazebo must first fill out the proper form prior to the intended day of use. This form spells out the responsibility and accountability for any and all damage done by user. The form may be obtained from the Office.

2. CLUBHOUSE – All persons, regardless of age, using the facilities of the clubhouse will be held responsible for damage to furniture, furnishings or carpeting. They must keep the stereo and television volume moderate,

return all chairs tables and other equipment to their proper places and clean up afterwards if food and/or drinks are served.

- A. **POOL TABLE** – Children under eight (8) years of age are not allowed to use the pool table. Children between eight (8) and twelve (12) are permitted, but must be accompanied by an adult.
- B. **SMOKING** – is not permitted in the common buildings.
- 3. **GAZEBO** – Owners must complete the required form request to use this area's facilities and patio. Guests are restricted to a manageable number. The person seeking permission is responsible for cleaning before and after use of the gazebo.
- 4. **SHUFFLEBOARD** – Hours for play are from 9:00 AM to 10:00 PM. Walking on court surfaces is not permitted. Children under twelve (12) years of age must be accompanied by an adult. After use, all equipment must be returned to the storage locker.
- 5. **PRIVATE FUNCTIONS**

When scheduling a private function, Social Club events always take precedence.

The Clubhouse and Gazebo may be used by all owners, but discretion in its use is expected and will be controlled. Requests for exclusive use of the Clubhouse and Gazebo must be made by completing the necessary form which can be obtained from the office for such functions as a birthday party, anniversary, wedding reception, family reunion, or memorial service, provided there is no conflict with any regularly scheduled West Lakes' activity or previous slated functions. There is no fee for renting the Clubhouse and Gazebo. A security deposit will be required and must be received in the office seven days prior to the function. The amount of the security deposit will be listed on the application form.

To receive permission for the exclusive use of the Clubhouse and Gazebo, the following restrictions and conditions must be observed:

- A. The swimming pool fenced area is out of bounds for anyone participating in the function.
- B. The clubhouse parking lot cannot be congested and street parking is not allowed.
- C. The function must end by midnight.
- D. The number of persons in attendance at private functions held in the Clubhouse and Gazebo may not exceed the number permitted by Palm Beach County Ordinances.
- E. Permission to use the Clubhouse for a private function is limited to once every 12 months per coach.
- F. The stockholder requesting permission assumes full responsibility for preparation, cleanup and any repairs or replacements that may be required after the function, as well as securing the building(s) used.
- G. Variances to any of the above may be granted by the Board of Directors, but only if so requested on application form. Application forms are available in the West Lakes' office. Failure to comply with rules governing any of the above section X items will result in prohibiting the offender of their use following a first warning by letter from the Board of Directors.

THERE IS **NO "GRANDFATHER CLAUSE"** FOR OWNERS WHO SIGNED A FORM FOR AN OLDER VERSION OF THE RULES AND REGULATIONS.

These revised Rules and Regulations replace all previous Rules and Regulations adopted by the Board of Directors, which are now rescinded and void.

The rules are subject to change by a simple majority of the total Board, either in person or with a speaker phone response from a Board Director, at a duly convened meeting of the Board of Directors.

Any request for variances to the Rules and Regulations must be submitted to the Board of Directors in writing thirty (30) days in advance of the needed variance. Upon reaching a decision, the Board will respond in writing to the request.