

Lake Overlook IV Association Rules and Regulations

Revised June 2026

Ownership and Occupancy of Units

- No more than two occupants are permitted to reside in a one-bedroom unit and no more than 4 occupants are permitted in a two-bedroom unit.
- Background checks are required by the Association and Management Company on all occupants who will reside in a unit. Anyone staying in a unit for more than sixty days in any six-month period shall be deemed to reside in the unit. Prospective occupants must attend an orientation, be accepted by the Board of Directors before moving in and sign a copy of the current governing documents and rules, thereby acknowledging they have read and understood them and agree to adhere to them pursuant to the approval authority established in Section 11.2 of the Declaration.
- As stated in the governing documents Section 10.10, no one may own more than one unit. Rental terms for units are limited to one rental in a rolling twelve-month period and for a minimum of six months with Board approval. No subletting or short-term rentals are allowed. Members or shareholders of a corporation, trust, or other legally organized entity are also considered owners and are prohibited from having any ownership interest in more than one unit.
- As stated in the governing documents Section 10.7, owners may not lease their unit until they have owned said unit for a period of two years. A copy of the rental agreement must be sent to the Association on all rentals and be approved by the Board of Directors before moving in.
- All prospective purchasers and/or lessees must be approved by the Association before closing or signing of a lease.
- Overnight guests may visit for no longer than sixty days in a rolling twelve-month period without Board approval. Guests may not stay in the unit in the owner's absence and must have another documented permanent residence.

Garbage, Trash, Newspapers, Magazines

- No trash is to be placed in common areas. It must be taken directly from inside a unit to the trash room or dumpster.

- All garbage and trash must be placed in closed plastic bags and placed in the trash room chutes on the second and third floors or in the dumpster. No Christmas trees or other oversized items are permitted in the dumpster.
- Nothing is to be placed on the floors in the trash rooms or on the floor in the dumpster area.
- No wipes or feminine products are to be flushed down toilets or put down drains. Plumbing repairs for blockages may result in charges to the owner or increased annual fees.
- All cardboard boxes must be broken down before placing them in the dumpster. Please be considerate when moving in. Do not overload the dumpster with multiple boxes. This is a community dumpster with limited space.
- If you have items that are too large to fit in the dumpster, telephone the city at (727) 893-7398 to schedule a pickup. Place items curbside the night before they are to be taken away.

Pool and Pool Area

- Swim at your own risk!
- All minors aged 17 or younger must be supervised by an owner or lessee who is 18 years of age or older who will be responsible for their actions. The pool is for owners and their guests. Guests who are not staying on site may not be given keys to the property or use the facilities unless accompanied by a resident.
- All pool rules are posted and must be followed.
- Pool hours are from 7:00 am until 11:00 pm or earlier if lights are turned off.
- Glassware or china may not be used in or around the pool.
- Children who are not toilet trained and adults who are incontinent must wear an appropriate swim diaper.
- No pets are allowed in the pool or pool area and may not be tied to the fence outside. This restriction does not apply to service animals for which reasonable accommodation has been granted.
- Chairs and tables may not be removed from the pool area.
- If no one else is using the pool area when you are leaving, umbrellas must be closed and all cushions placed in the storage box.

- Any chairs that are moved must be returned to their original position when you leave.
- In the event of a hurricane or tropical storm, chairs, umbrellas, and all hoses are to be placed in the gym. The gas grill should go next to the pool pump room or inside the gym.

Recreational Facilities

- The exercise room will be open between the hours of 6:00 am and 11:00 pm.
- The exercise room is available for use by residents and their guests who are 18 years of age or older. Anyone under 18 years of age requires adult supervision. Anyone who misuses exercise equipment may be prohibited from using the exercise room in the future and charged for damages.
- Persons using the exercise equipment are responsible for cleaning it after use. The door must be kept locked at all times.
- The condo association assumes no responsibility for injury caused by use of exercise equipment.
- No exercise equipment is to be removed from the exercise room.
- The Club Room and/or kitchen appliances may be reserved through a Board Member. A \$50.00 deposit (check made payable to Lake Overlook IV Association) is required. Your deposit will be returned if the room is clean and orderly after it has been used.
- Club Room activities must end by 11:00 pm unless the Board of Directors grants permission to extend the time.
- Air conditioners and lights in the Exercise room, Club Room, and Laundry Room are adjusted by the Board or Maintenance personnel. Do not attempt to change the settings.
- No gas grills are permitted in individual units. Common grills in the pool area must be cleaned, cooled, and gas turned off on the tank before closing and covering the hood. Users who purchase gas for the community grills will be reimbursed by the Condo Association upon submission of a receipt to the Treasurer.

Pets

- No livestock, poultry, venomous reptiles, rodents, or exotic animals are permitted as pets. Common reptiles or rodents (such as hamsters and small turtles) and birds must be housed in appropriate cages. These restrictions do not apply to assistance animals for which reasonable accommodation has been granted pursuant to FHA standards.

- The Association may exclude from the community any dog or other pet, including birds, that is deemed too noisy, aggressive, offensive, threatening, or destructive. One pet is permitted per unit and may not exceed a weight of 35 pounds. Any pets on site before this date (April 2026) will be grandfathered in.
- All animals are to be kept inside residential units and may not be left alone outside, tethered to the building structure or any other object. All efforts should be made to walk dogs on the street sidewalks.
- Pets are to be on a leash at all times. They are not to be off leash for any reason in the front or back of units. A shock or vibrating collar or other device may not be used instead of a leash. Owners are responsible for picking up their pets' solid waste. (City code 451).
- Each pet owner will be responsible to the Association for the cost of repair of any damage to the common property, including lawn and landscaping, caused by his animal.
- Proof of your pet's license and current vaccinations/shots are to be made available to the Board of Directors upon request
- The Association shall be held harmless from any claims ensuing from any actions of pets belonging to condominium residents and their guests.

Laundry Room

- Only residents and their guests may use the laundry room facilities.
- Equipment may not be removed from the laundry room.
- Washers and dryers must be emptied promptly.
- Filters must be cleaned after each use to prevent fires.
- The door to the laundry and exercise room is to be kept locked at all times.
- Racks in the laundry room are available to all owners, lessees, and their guests for hanging garments and household items.

Vehicles and Parking Area

- Residents are prohibited from keeping vehicles such as boats, trailers, bicycles, etc. in the parking lot without prior Board approval.
- Oversized vehicles, including moving vehicles, recreational vehicles, and contractor vehicles, must be approved for parking on the property by the Board of Directors.

- No storage sheds or pods will be permitted in common areas or the parking lot without prior Board approval.
- No motorcycles, or vehicles with a modified engine that have an above average noise level, are allowed to park on the property.
- Unregistered or undriveable vehicles, or those with expired license plates, will be towed at owner's expense if left in the parking lot.
- Residents are responsible for repairs and cleaning of the parking lot surface if it is stained or damaged by their vehicles.
- There is one assigned parking spot per unit. Additional cars must be parked in visitor parking. All cars must be registered with the Condominium Association.
- No vehicles may be left in a visitor space for more than 10 consecutive days without prior Board approval. Removal of said vehicle will be solely at owner's expense.

Plants and Furniture in Common Areas

- Furniture in the common area hallways is limited to two chairs and one bench, table, or stacking/nesting tables.
- There is a limit of four plants that are well-kept and not taller than six feet (including the pot) in the common areas.
- To comply with fire codes, the common walkway must have a minimum clearance of three feet, and nothing may be affixed to exterior walls.
- Fire Extinguisher boxes must be easily accessible at all times.
- No storage units are allowed in common areas.
- First floor residents may only plant in the rear of their unit in the designated area. The designated area extends four feet out from the building, and unit end to unit end. No exits or entrances may be blocked.
- Planting must be approved by the Board. The Association reserves the right to remove any plant that has not been approved, without reimbursement or consideration of the value of the item.

General Rules

- No skateboarding is allowed on the property.
- All equipment, including dollies and shopping carts, belong to the Association and are strictly for its use. They may not be stored in an owner's unit and must be returned immediately after use.

- Residents may not feed wildlife, including birds, by placing any food or liquid on or about the premises.
- No resident or their guest may engage in, or permit others to engage in, anything that interferes with the rights, comfort, or convenience of other residents.
- No musical instrument, stereo, radio, or tv are to be played at a volume level disturbing to other occupants between the hours of 8:00 pm and 8:00 am. There is to be no hammering or using loud electrical equipment or power tools during those hours.
- You must have approval from the Board before installing flooring other than carpet and replacing windows.
- Unit owners and lessees are responsible for damage to common areas that they have caused or have been caused by their guests or contractors.
- Nothing, including towels, garments, or rugs are to be hung on furniture in the common walkways or over the railings. Racks in the laundry room are provided for drying items.
- The Florida Clean Air Act prohibits smoking in the pool area, walkways, or any common area of the condominium. You may smoke in your unit or lanai. If your smoking affects another owner or goes into the common area, you must stop immediately. (In accordance with our governing documents-page 14, 10.3)
- Keys to the common areas are only to be used by residents and those in lessee/tenant units.
- No tenant may sublet the unit he is renting.
- No one is allowed to rent to a business
- Owners are responsible for informing their tenants and guests of the condominium rules and regulations and ensuring that they abide by them.
- When using the elevator to move furniture, bicycles, or other large items, please contact a Board member to have padding installed in the elevator.
- Residents are expected to keep their windows, screens, and storm doors clean and in good working order.
- No signs are allowed in windows of units.
- State law Fla. Stat. 718.111(11)(g) requires unit owners to have a Hazard and Liability insurance policy (HOA6). A copy of the current policy must be sent to the management company on an annual basis.
- Items cannot be placed in common areas for temporary storage. They will become condominium property. Donated items will not be returned.

- Only the Board has the authority to act for the Association with vendors, contractors, lawyers, etc. Unit owners must contact a Board member when those issues arise.
- Owners must remove all furniture, front door mats, and plants when leaving the unit unoccupied for more than one week. It is recommended that the water be turned off also. The turn off for the water is located near the hot water heater.
- When the unit is unoccupied, it is required that air conditioning be on and set no higher than 80 degrees to prevent damage from mold in the units and common elements of the building.
- No owner may trim, destroy, or change the common landscaping without prior approval of the Board. Any unauthorized alteration of common elements is a potential violation of Section 5.1 of the Declaration.
- All owners are required to keep a key to their unit in the office lockbox. This is for emergency use only.
- All unit dryers must be ventless or have a professionally installed indoor vent kit with lint trap. Washers and dryers must be installed by a licensed contractor and inspected by the Association once installed. Currently installed appliances must be compliant with all safety codes.

Renovation and Repair of Units

- All major renovations must be approved by the Board. There is a form on the management site for remodeling. Renovations must be made by a licensed contractor with appropriate permits and insurance and must be done between the hours of 8:00 am to 5:00 pm, Monday through Saturday. No repairs, except for emergencies, will be permitted on Sundays.
- All permits for renovations must be clearly visible on the front of the unit. Contact the City for a list of required permits.
- No renovations or repair work may block walkways at any time.
- All remodeling materials must be removed by the contractor or owner and may not be placed in the common dumpsters. Residents and contractors are responsible to clean common areas at the end of each workday.
- Contractors may not use the common electric service. They must use the unit's private electric service.
- Installation of flooring on the second and third floor requires written approval of the Board prior to installation. An approved sound barrier must be placed between the floor covering and the base.

Board Meetings

- Association meetings are business meetings. No pets are allowed, except for service animals and approved assistance animals. If possible, please leave children with a babysitter.
- Roberts Rules are followed at the meetings. Anyone who is disruptive or disturbing others will be required to leave.

Complaints

- Neighbor-to-neighbor complaints should be brought to the Management Company but may be referred to the Board if an agreement cannot be reached.
- Emergency problems with plumbing, electrical, alarm systems, elevator, fire, etc. must be immediately reported to the management company.

Board of Directors,



Janet Gable, Board President
June 23, 2026