

Laurel Hollow Condominium Association Rules, Regulations and Standards 2020 Edition

The following Rules and Regulations are in addition to those rules outlined in Articles XII and XIV of the Declaration of Condominium of Laurel Hollow. All documents governing LHCA Condominium are housed on the LHCA website at <http://www.laurelhollowfl.com/>.

Anyone not having a copy of the Declaration may obtain an electronic copy from the Secretary of the Association. The following, known as the Laurel Hollow Condominium Association Rules, Regulations and Standards - 2020 Edition, were amended and approved by the Laurel Hollow Board of Directors on December 17, 2019 and are effective January 1, 2020.

SECTION I PROPERTY

- A. **Sale or Lease Documents** are required by Amendment VIII of the LHCA Declaration of Condominium Documents dated April 6, 2004. They are available on the LHCA website. An electronic version is available from the Board Secretary.
- B. **Real Estate Open Houses** are permitted with signage and entry restrictions as set by the Board.
- C. **Storm Protection and Precautions.** Homeowners are permitted to install storm shutters on homes but are required to submit a Home Exterior Modification Request Form to the Board before contracting with a vendor. Shutters shall be clear or painted to match the Scott Paint Laurel Hollow Stucco #2012 or a dark brown color that reflects the architectural standards for walls and trim. In the case of an imminent storm, temporary shutters may be put up without Board approval and removed when the storm danger has passed. To accommodate all owners, storm shutters may be left in a closed position over windows and doors May through November; however, shutters must be left in an open position the rest of the year.

If you will be away longer than a two-week period during hurricane season, prepare your home according to the Hurricane Preparedness instructions found on the Laurel Hollow website.
- D. **Solicitation or trespassing** is not permitted as noted on the Laurel Hollow entry gates.
- E. **Antennas.** One antenna or "dish" is permitted to be installed behind a home as long as it is not visible from the street. LHCA supports the FCC rules for Over-the-Air Reception Devices (OTARD) that protect a property owner's or tenant's right to install, maintain or use an antenna to receive video programming from direct broadcast satellites, broadband radio services and television broadcast stations. Neighbors' objections to an antenna and/or dish will be considered by the Board, and the Board will attempt to mitigate objections while preserving the right of the owner to install, maintain and use an antenna. The Board will review a neighbor's objections and may require removal, if needed.

- F. **Household Garbage** must be in closed plastic bags which are placed at the curb no sooner than

the morning of pickup. Recyclables shall be placed in the appropriate bin and may be placed at the curb the evening before the day of collection. Yard waste must be separated from garbage and recyclables and shall be bagged, containerized, or tied in bundled 4 ft. lengths that weigh less than 40 pounds. Consult the Sarasota County trash and recycling site for further details at www.scgov.net/government/public-utilities-water/solid-waste/trash-and-recycling.

- G. Pet** types and numbers are adequately covered in Article XII, Item 6 in the Declaration. Dogs are permitted to walk in common areas while on a leash and under the control of an owner or visitor. Homeowners' yards are not common areas. Clean up must be performed promptly. This clean up includes owner's property. Lawns must be free of pet waste for landscape and irrigation maintenance. Pet waste must NOT be deposited in nature preserves or common areas. The privilege of having a pet may be terminated if a pet becomes a nuisance or an unreasonable annoyance to other condominium unit owners. Pets are excluded from the pool area. Cats are not permitted to roam free and unattended.
- H.** Laurel Hollow is a smoke-free community. **NO SMOKING** of any kind is permitted in common areas, including but not limited to the pool, Cabana, gazebo, preserves, islands and roads. The only place smoking is permitted is on the owner's property. Please communicate these rules to your guests or contractors working at your home.
- I. NO PERMANENT BASKETBALL HOOP** or other permanent sports equipment is permitted.
- J. House Signage & Nameplates.** Guidelines adopted by the Board in accordance with Article XII, Section 5 of the Declaration identifying unit occupants are as follows: No occupant shall post, affix, cause or permit the placement of any sign on any unit or other portion of the condominium property which is visible from any street or from any other unit in the condominium. In addition, the Board shall not allow signage for any reason on any property inside or outside of Laurel Hollow's entrances or exits. For house numbers see Section VI I.

SECTION II MAINTENANCE and OPERATION

- A.** The Association through its Board of Directors is solely responsible for maintenance, care and plantings in common areas.
- B.** Contracts for mowing, trimming, weeding, fertilizing, herbicides and insecticides will be negotiated, entered into and approved by the Board. No unit owner may interfere with LH contractors while they are performing their contract assignments.
- C. IRRIGATION** It is the responsibility of the Board to assure regularly scheduled irrigation to each unit. No unit owner may activate the irrigation system. Owners may report irrigation problems and request irrigation support by completing the work order form on the Laurel Hollow website. Owners may make inquiries regarding irrigation in writing to the Irrigation Committee through a Request Form placed in the box at the cabana. This includes requesting support from the irrigation contractor to mark water lines and sprinkler heads before planning work or landscaping changes. In the event an owner or their contractor damages sprinkler heads, water lines, or any part of the irrigation system, LHCA will repair

the damage and the cost will be passed through to the owner. Homeowners are required to advise all contractors working at their home of these rules and also to warn them not to park on or drive over sprinkler heads on their property or neighboring properties.

D. PLANTINGS. All fruit bearing trees are the responsibility of the owner. The entire canopy area of each tree must be cleared and/or mulched to allow for mowing. The landscape contractor will weed under fruit trees but will not prune or trim these trees. ALL DROPPED FRUIT IS TO BE REMOVED EVEN WHEN THE OWNER IS RESIDING IN LAUREL HOLLOW OR AWAY. When absent, owners must make arrangements for removing fallen fruit. Before departing in the spring, winter residents must pick all fruit remaining on the trees and either include it in garbage pickup or make arrangements with neighbors to pick fruit and vegetables and clean up under the trees and in gardens.

Homeowners are permitted to grow shrubs and plants along the inside perimeter fence and within their property boundaries; however, any plantings must be set-back 2 ft. from vinyl or chain link fencing. It is the homeowner's responsibility to ensure there is no contact with a fence from plantings or overhanging tree limbs. The 2 ft. set-back **must be maintained by the homeowner continually** to avoid damage to fencing. Any fence damage from an owner's plantings will be repaired by LH and the cost passed through to the owner.

Trees and shrubs planted in other than planters or garden areas must be placed so as not to interfere with mowing or irrigation system operations. Because of the size of commercial grade mowers, owners should maintain the developer's existing flower beds or at least five feet of grass between their property boundary and a flower bed. Owners wishing to alter landscaping should submit to the Board a Home Exterior Modification Request Form along with a drawing.

TREES THAT ARE DISEASED AND/OR DEAD MUST BE REMOVED PROMPTLY BY THE OWNER.

UNDER NO CIRCUMSTANCES CAN OBJECTS BE SCREWED, NAILED OR OTHERWISE HUNG ON THE INSIDE OR OUTSIDE OF THE VINYL/CHAIN LINK FENCING OR POSTS.

Damage to fencing caused by homeowner neglect will be charged to the homeowner for necessary repairs or replacement requested by the Board of Directors. This is to protect the fencing and to allow for fence maintenance. The same rules will apply to the future Phase 2 (East) and Phase 3 (West) perimeter fencing. The Board-appointed Inspection Team will inspect the fence perimeters annually to determine matters that need to be addressed for continued fence maintenance and/or clearing of plant growth/debris.

The Board must approve the planting or removal for a tree with a minimum diameter of 4" unless the tree is dead per the LH Landscape Contractor. This is necessary to protect all underground utilities, cables and the irrigation system. Homeowners must also call 811 to have all utility lines flagged to avoid damage during the removal or planting process.

E. MUNICIPAL WATER LINE. Sarasota County is responsible for the water line from the street to the water meter. The homeowner is responsible for any repairs needed from the

water meter to the house.

SECTION III SAFETY

A. MECHANICAL ACCESS. Only authorized personnel shall have access to control boxes for wells, irrigation system, pool filtering and heating systems, fountains and pumps.

B. LAKE AREA

Fishing is restricted to unit owners and guests and is on a catch-and-release basis. No swimming and no boating permitted in the lake.

Anyone UNDER 16 YEARS OF AGE must be supervised by a responsible adult.

NO TRESPASSING to or from the lake through private property without permission of the unit owner.

SECTION IV TRAFFIC CONTROL

A. 15 MPH SPEED LIMIT applies to all Laurel Hollow roads.

Extra caution should be exercised since all the roadways are shared with pedestrians, runners, cyclists and pets on leads due to the lack of sidewalks. Be sure visitors and guests know the speed limit.

B. VEHICLE PARKING

No vehicle shall be parked on the street overnight. Overnight parking is permitted in spaces at the Cabana on a first-come, first-serve basis. Parking on the street during the day is permitted as long as it does not unsafely obstruct other drivers' views of oncoming traffic, block a neighbor's driveway, or hamper access to mailbox stands. Homeowners will be responsible for any damage caused by themselves or their guests.

NO PARKING OR DRIVING ON LAWNS IS PERMITTED.

C. MOVERS

Moves on or off the property should be scheduled for Monday through Friday, 7:30 a.m. to 4:00 p.m. Saturday and Sunday moves may be arranged with advance permission from the Board.

Vehicles greater than 35 ft. in length or 13 ft. in height are not permitted in Laurel Hollow. The restriction applies to, but is not limited to, moving vans and tractor trailers delivering roofing tiles or driveway pavers. This restriction is due to the high risk of costly damage to LH infrastructure (roads, irrigation system, security gates, trees, etc.) caused by narrow curving roads, sharp turns and low hanging tree limbs. Owners are responsible for notifying contractors of these size limits. Any damage to community property by vehicles over the stated size limits will be repaired by the community and the cost will be passed through to the owner.

Tractor trailers exceeding the size limits and delivering roofing tiles or driveway pavers must park outside Laurel Hollow and use a forklift type vehicle (Moffitt) to unload and deliver

inside LH. Moving vans must either meet the size limits or their contents need to be transferred to a vehicle that does.

SECTION V RECREATIONAL BUILDING AND POOL

A. CABANA and POOL

A recreational cabana and pool are provided for unit owners, guests and tenants.

A Board appointed Pool and Cabana Committee supervises the use, operation and cleanliness of the premises.

B. PRIVATE USE OF CABANA AND KITCHEN

The Cabana and kitchen may be reserved by a unit owner upon written request to the Pool Committee chairperson. Permission is granted on a first-come/first-serve basis. Functions scheduled by the Association will take precedence.

The unit owner who reserved the Cabana is responsible for cleaning the facility after use. Cleaning instructions are posted on the kitchen wall.

A reservation for the Cabana and kitchen DOES NOT exclude other unit owners and guests from using the pool and lounge area.

Use of the Cabana and kitchen by a NON-Laurel Hollow person or organization IS NOT PERMITTED.

The Association, Board of Directors, unit owners or Pool Committee shall not be responsible for the theft of, loss of or damage to the personal property of anyone using the recreational facility for any purpose.

Violation of the rules or misuse or abuse of the building or equipment will subject the reserving unit owner to any charges for damage, needed repair or janitorial services.

Since the cost of a private social affair is not an expense of the Association, it will be necessary that the Association be reimbursed for any expense over and above normal maintenance and operation of the facility.

Except for parties sponsored by the Association, no event shall continue beyond 10:00 p.m.

C. POOL RULES are posted and include

Swim at your own risk-there will be no lifeguard on duty.

No running, jumping or diving is permitted.

Children under 12 years of age must be supervised by a responsible adult.

Babies of diaper age are not permitted in the pool without protective pants.

Use towels on lounge chairs when using suntan oil or lotion.

No eating or drinking is allowed in or around edge of pool.

Glass containers are not to be used at or near the pool area.

Shower thoroughly before entering the pool to remove sand, oil or lotion.

Do not use soap or shampoo when using the pool shower.

No smoking is allowed at the pool, Cabana or surrounding common areas.

Pool closes at dusk and the Cabana closes at 10 p.m.

Please be considerate of others. Use headphones or ear buds when listening to music. No animals are allowed.

SECTION VI STANDARDS FOR EXTERIOR PROPERTY AND BUILDINGS

In a community with a common architectural theme such as ours, certain standards and restrictions are necessary for the benefit of all residents. Many of these are in the original and amended Laurel Hollow Condominium Association Declarations, By-Laws and Rules. Continuing to maintain these standards enhances the desirability of our neighborhood as well as property values.

The Standards were adopted by the Board of Directors on February 16, 1994 and amended multiple times, most recently April 18, 2017 and December 17, 2019, March 9, 2020 and May 19, 2020. These standards apply to all residents regardless of tenure as a Laurel Hollow resident.

HOME EXTERIOR MODIFICATION REQUESTS

All landscape, trees, shrubs and exterior building modifications must be approved by the Board before work commences. Owners are encouraged to submit modifications using the on line form on the website. Forms are found at the Cabana above the water fountain.

Submit a completed form with paint samples attached (if applicable) to the Secretary of the Board. Once the request has been approved, the form will be returned to you.

A. EXTERIOR PAINT COLORS as approved for all homes and structures in Laurel Hollow.

EXTERIOR WALLS – white is not an acceptable color.

Scott Paint - Laurel Hollow Stucco #2012 or

Sherwin Williams Super Paint Satin custom matched to a Laurel Hollow corresponding sample.

It is not the intention of the Board to require owners with homes currently painted in Porter's No.929 Champagne to repaint their home with the Laurel Hollow approved color. However, if the owner intends to repaint, the owner must use the colors listed in the standards.

GARDEN WALLS

According to some owners, oil-based versions of the paint options have performed better over time.

EXTERIOR TRIM PAINT

Scott Paint - Laurel Hollow Bronze Brown #2012, or

Sherwin Williams custom matched to a Laurel Hollow corresponding paint sample.

Scott Paint - Laurel Hollow Dark Brown #2012, or

Sherwin Williams custom matched to a Laurel Hollow corresponding paint sample.

Scott Paint - Laurel Hollow Beige #2012, or

Sherwin Williams custom matched to a Laurel Hollow corresponding paint sample, or

Sherwin Williams Super Paint Satin, #6100 Practical Beige from a manual custom match.

GUTTERS and DOWNSPOUTS are to match house trim. Stucco, Bronze, Dark Brown or Beige

ORNAMENTAL SHUTTERS and ENTRY DOORS

Scott Paint - Laurel Hollow Stucco #2012, or
Sherwin Williams custom matched to a Laurel Hollow corresponding paint sample.
Scott Paint - Laurel Hollow Bronze Brown #2012, or
Sherwin Williams custom matched to a Laurel Hollow corresponding paint sample.
Scott Paint - Laurel Hollow Dark Brown #2012, or
Sherwin Williams custom matched to a Laurel Hollow corresponding paint sample, or
Scott Paint - Laurel Hollow Beige #2012, Sherwin Williams custom matched to Laurel Hollow
corresponding paint sample, or Sherwin Williams Super Paint Satin, #6100 Practical Beige from
a manual custom match.
Scott Paint - Laurel Hollow Coral #2012 or Sherwin Williams custom matched to Laurel Hollow
corresponding paint sample.

PAINT SOURCES for Laurel Hollow approved colors

Florida Paint, 2444 Stickney Point Road, Sarasota for Scott paints LH color samples are on file.
Babe's Hardware, 140 Miami Avenue East, Venice for Porter paints, LH color samples are on file.

NOTE: Porter's No. 929 Champagne DOES NOT MATCH the current approved LH color.
Sherwin Williams will no longer formulate our approved colors should their base formulas
change. In this case, request a custom match to Laurel Hollow paint samples.

B. ROOF TILES

PAINT The Board does not require owners to paint their roofs.
However, should you wish to paint the roof, there are several options.

Pale Rust #2103D Nationwide Chemical Coating Manufacturers, Inc.
Use developer's original color, or use equivalent material and color.

Eagle Tile Alhambra #2555 Use manual custom match
Eagle Tile Terracambra #2664 Use manual custom match

TILE REPLACEMENT – when replacing a roof, only use barrel tiles that match the existing
style of the developer. Approved options are manufactured by Eagle Tile.

Eagle Tile Alhambra #2555 Malibu Style
Eagle Tile Terracambra #2664 Malibu Style

Should you wish to use another manufacturer of concrete tiles, please specify
manufacturer, style and color in a Home Exterior Modification Request Form and provide
a sample tile.

C. SOLAR PANELS - owners may install exterior solar panels and other energy saving devices.

As with any exterior modification, we ask owners to submit a Home Exterior Modification
Request Form with a description of the panels, the number of panels, the wattage of electricity
that will be generated and the location of the panels. A solar panel contractor will be able to
provide this information along with an installation drawing.

D. GARAGE DOOR Stucco color

E. SCREENS for windows, lanais, pool cages, garage doors, and entryways.
 Bronze, Brown or Charcoal

Screen doors and frames are required to match the color of the house entry door: LH Stucco #2012, LH Bronze Brown #2012, LH Dark Brown #2012, Beige or Coral.

White screen doors permitted only when affixed to stucco-painted entry door frames.

F. LATTICE ENCLOSURES LH Stucco #2012 for pool equipment, softeners, power panels, etc.

G. Walkway Gate "Doggie Gate" at home entrance

Gate	Metal or clear acrylic is acceptable.
Height	Similar to adjoining garden wall.
Color	Stucco, Black, Bronze and Brown for gate and frame.
Approval	A Home Exterior Modification Request Form describing the height, material and color of the proposed gate must be approved by the Board before installation to allow an off-the-shelf product rather than a cost-prohibitive custom solution.

H. DECORATIVE TILE- STRIP on GARDENWALL

Tiles Size	6" to 8" (or closest available)
Solid Colors	Terra Cotta, Brown, Blue, Coral, Beige or a combination of these.
Option	Removal of wood trim and refinishing in stucco is also acceptable.

I. HOUSE NUMBER PLACEMENT and REPLACEMENT

Location	Same as existing house numbers.
Size	Approximately 4" per Sarasota County ordinance.
Colors	Brown, Black, Bronze or Beige Brown, Black or Bronze colors enable easier viewing by emergency vehicles. Beige numerals are difficult to see at night, but acceptable.

J. Wood Deck OR LANAI CONVERSION

Wood deck - natural color, wood composite or concrete pavers to be used.
 Deck removed and replaced with concrete slab.
 Screen enclosure over deck or slab with Bronze or Beige frame.
 Roof options over screen enclosure.
 Flat or peaked Bronze screen.
 Sheet or sandwich aluminum or vinyl (with or without skylights) with
 Bronze or Beige trim.

K. DRIVEWAY FINISHES- CONCRETE or PAVERS

Paver Requirements

Material	Concrete
Size & Rating	8" x 4" herringbone pattern 9" x 6" and 6" x 6" for a T-pattern. Minimum 2 3/8" thick and rated 8000 psi.
Colors	Three colorways are approved by the Board. Please consult with the Board before selecting a color or contracting for a paver driveway. The approved paver colors complement the LH architectural standard colors for walls and trim and/or the best match for roof tiles.
Patterns	90-degree Herringbone with soldier course or a T-Pattern. No personalized or custom designs are permitted (logos, monograms, etc.).
Manufacturers	Tricircle, Flagstone, Belgard and Tremron. Stable Brick is NOT an acceptable manufacturer.
New Walkway	Walkway pavers are to be the same material, color and pattern as the drive. Existing walkways will match or complement, to the extent possible, the required colors, materials and patterns as the new driveway pavers.
Installation	Paver driveways must be installed by a licensed and fully insured installer who names LHCA an additional insured in the event an installer is injured during installation.
Delivery	Arrange for Moffitt delivery of pavers to your residence. Vehicles more than 35' long or 13' high are not permitted in LH.
Maintenance	Pavers are to be sealed, swept regularly and stains cleaned immediately. Weeds are to be managed throughout the year and broken pavers replaced and re-leveled, as necessary.

INSTALLATION RECOMMENDATIONS

The movement of pavers over time is a concern for LH as it relates to the maintenance of the roads and the upkeep of our community. To minimize future paver movement and maintain the aesthetic value of the community, the Board recommends the following:

You or your installer call 811 to have utility lines identified before starting excavation.

Have your installer remove tree roots as deep as 8" to minimize the possibility of subgrade fail.

Install paver driveways on a base comprised of a minimum of 2" of 250 paver screen sand (one ton for every 100 sq. ft.) compacted twice with a plate compactor machine.

Fill seams abutting the LH roadway and your structure with polymeric sand and use mason sand for other areas.

Install concrete curbs with rebar along each side of the driveway to brace the driveway.

Request a concrete "ribbon curb" at the junction between the roadway and the pavers to protect both the edges of the pavers and the roadway.

Ask for conduit sleeves to be run under the driveway to plan for future lighting or electrical needs.

Please be aware that "pillow top" pavers, such as those installed around the pool and the Cabana and as shown on the Tremron sample boards, trap vegetation in the seams between pavers which makes them more difficult to keep clean and weed-free.

Before contracting for a driveway installation, owner shall submit a Home Exterior Modification Request Form accompanied by a sample paver tile and a pattern design for the Board to consider before final approval. The Board will entertain requests made through the Home Exterior Modification Request Form to increase the width of driveways to accommodate access and egress from parked cars onto concrete or paver surfaces.

LHCA is NOT responsible for vetting a paver contractor or manufacturer nor for ensuring an owner follows the Board's recommendations. Both decisions are solely the owner's preference and responsibility. However, owners will ultimately be responsible for maintaining their driveways (paver or concrete) to meet LH standards.

Any damage to LHCA roadways will be repaired by LHCA and the cost will be passed through to the homeowner.

L. WINDOW and WINDOW FRAME REPLACEMENT

Homes with brown trim use Brown or Bronze. Homes with beige trim use Beige.

M. EXTERIOR LIGHTING

Post lights	photo sensor bulb preferred for dusk to dawn lighting.
Accent lights	low voltage or solar less than 12" in height for garden areas.
Bulb colors	white or amber carriage and pole lights; white or colored LED in garden area.

Spot or flood not to exceed owner's property line; developer-installed light excluded.

N. EXTERIOR ACCESSORIES are not required.

Statues, lawn and garden ornamentation, wall-art and free-standing potted plants are options. All exterior accessories must be cleaned and maintained, and plants must be watered and pruned. Grills, outdoor furniture, wreaths, banners or flags are not considered accessories.

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| Materials | concrete, stone, metal, terra cotta, wood and a combination thereof. |
| Colors | beige, off-white, white, brown, terra cotta, shades of green, blue or coral and a combination thereof. |
| Placement | NOT ALLOWED ON GARDEN WALLS - any exterior accessory including potted plants. |

Acceptable accessory placement would include shrubbery or flower beds, areas behind a garden wall, raised planters and walkways or driveways.

Placement that impedes work by LHCA contractors within the owner's property must be removed upon request.

If the majority of Board members deem any exterior accessory inappropriate on the basis of quantity, size, placement or content, the Board will ask the owner to remove the item or items.

Exterior accessories that do not conform to the guidelines should be placed in the backyard out of sight of other owners.

Wall-art at the home entryway may include words such as WELCOME, BEACH or the homeowner's name as these are not considered to be a sign or signage.

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| Quantity & Quality | A limited number of items, which adhere to material, color and placement rules, are acceptable. When in doubt as to number or variety of colors and placements, err on the side of fewer items in similar colors displayed in a more concentrated space. LESS is BEST and LESS is MORE! |
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| Size | The appropriate size of an item is dependent upon the context of the proposed setting and, therefore, it is neither possible nor appropriate for the Board to require items to conform to a range of dimensions. |
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RULE MODIFICATIONS as needed.

The Board will monitor the effectiveness of this newly adopted rule for Exterior Accessories, and it reserves the right to modify rules in future editions to ensure the integrity of the aesthetics of Laurel Hollow.

All owners are asked to evaluate their exterior accessories according to these rules and guidelines and to make the appropriate **permanent** adjustments. The Board reserves the right to ask any owner whose exterior accessories are significantly outside the parameters of the rules and guidelines to submit a Home Exterior Modification Request Form to the Board.

O. ENFORCEMENT

“Living in a deed-restricted community includes special responsibilities for homeowners and for the community as a whole. By maintaining appropriate standards, the investment in our homes can be preserved and residents can enjoy the appearance and amenities of Laurel Hollow. In an effort to improve and maintain the overall community appearance, the Homeowners Association will use an annual exterior inspection report to determine compliance with existing deed restrictions and community-wide standards for neat, clean and sanitary conditions.

ANNUAL INSPECTION PROCESS

An exterior inspection of homes and grounds will be conducted annually by a team of residents who are not Board members or relatives of Board members.

Owners will be notified of the timeframe when unit inspections will begin and end.

Each owner will receive a written report with UNSATISFACTORY or MARGINAL elements noted for remediation. Within 12 months of the report date, owners are required to have addressed the items cited and completed and returned the Owner Remediation Feedback Form, which was provided with the inspection report.

ENFORCEMENT

Homes receiving an UNSATISFACTORY rating will be deemed “neglected” if an owner fails to remediate within the 12-month period, and the inspection team will proceed to notify the Board of the “neglected” home.

Board action will be based upon the recommendations of the inspection team and will be governed by Florida Statute 718 on Condominiums:

1. The owner can be fined until the UNSATISFACTORY elements are remediated.
2. The Board can remediate the UNSATISFACTORY elements and assess the charges to the homeowner.

ESTOPPEL

If an owner intends to list a home for sale or lease and wishes to have a pre-sale/lease inspection, contact the Board Secretary to schedule an exterior inspection of the house and grounds. If the inspection is satisfactory, no other action is needed.

If UNSATISFACTORY elements have not been remediated as identified in the most recent inspection report, the owner will be required to complete remediation prior to a sale or lease. The Board Secretary can provide a copy of the most recent Laurel Hollow exterior inspection report, if needed.

As noted throughout, the Rules, Regulations and Standards derive authority from Florida Statutes pertaining to Land Condominium Associations, and as such, they are a continuation, extension and clarification of regulations stated in the Declarations of Condominium of Laurel Hollow and the Laurel Hollow By-Laws and Regulations approved by a Board of Directors. The most recent Rules, Regulations and Standards supersede all previous Rules, Regulations and Standards.

The Standards should be kept with your Laurel Hollow documents for future reference. Adherence to these standards still requires a written communication to the Board of Directors prior to commencing the modification because of that restriction in the Declaration of Condominium filed by the Developer. Approval can be expected for modifications consistent with these standards.

Modifications to a unit or dwelling made prior to turn over of Board of Directors' control to the residents on August 9, 1991 are "grandfathered" for that modification, whether Board approved or not, under the legal principle of estoppels.