

SUN TERRACE AT THE LAKES HOMEOWNERS ASSOCIATION, INC.

1210 NW SUN TERRACE CIRCLE, PORT SAINT LUCIE, FL 34986

772-878-5998

Community Standards

The definitions contained in the Declaration of Covenants and Restrictions for Sun Terrace at St. Lucie West is incorporated herein as part of these Community Standards.

1. The owner/owners of each patio home shall abide by each term and provision of the Declaration of Covenants and Restrictions, and each term and provision of the Articles of Incorporation, and By-Laws of the Association. The patio home shall be used exclusively as a single-family residence. Upon occupancy to Sun Terrace at the Lakes, all owners must fill out residence information forms that must be updated as changes occur.
2. The homeowner may report to management any nuisance that exists within Sun Terrace property, or any nuisance caused by occupants.
3. Homeowner shall not do or permit any act or failure to act which shall cause any insurance policy or warranty maintained by the Association to become void or suspended or cause any increase in premiums.
4. Any damage to the common elements, property or equipment of the Association caused by any Owner, his member, guest, or invitee shall be repaired or replaced at the expense of owner.
5. Any Homeowner wishing to transfer ownership or possession of their patio home, must submit a homeowner information form at least 14 days prior to the date of such transfer. Instructions for executing such forms may be obtained from the Association's office.
6. The patio home is considered a residence, for residential purpose only. Any business conducted will be considered a nuisance.
7. Sun Terrace has a no rent policy which states an owner may not rent the unit for any purpose or time. Residents may have an immediate relative (Mother, Father, Son, Daughter) residing at the owner's unit for indefinite periods without the owner's presence. All other persons may stay for no more than 14 days per year when the unit owner is not in residence.
8. Animals, other than household pets, shall not be permitted in the patio home. Household pets cannot be bred for the purpose of sale or trade. Pit Bulls, Pit Bull Mixes or any animal of vicious nature as indicated in the City of Port St Lucie ordinance are not allowed. Damage caused by a pet to the common areas or patio home, will be repaired or replaced at the expense of the pet's owner. Pets must be leashed when in the common areas, and pet owners must clean up after their pets. Feeding of wild animals is prohibited.
9. All windows are required to have window coverings. The window in the storage room must be covered to ensure that personal belongings are not visible from the outside of the patio home. All draperies, curtains, shades and window coverings visible from the exterior shall have very light color backing. Window tinting of gray or bronze finish is permissible; no mirror finish is permitted.
10. Signs, notices or advertisements shall not be displayed on the patio home, screen enclosure, vehicle or anywhere on the Sun Terrace Homeowner Association property at any time without prior written permission of the Board of Directors. One (1) "Open House" sign immediately adjacent to a patio home for sale may be posted only on the day and during the time of the open house.
11. Bar-B-Ques shall not be used under the over-hang of a patio home. Clotheslines or clothes drying devices of any kind shall not be used outside of the patio home. No furniture or other household items intended for inside use shall be allowed on the patio at any time. Only Hot tubs, patio furniture and other items intended for outside use are allowed on the patio.

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12. No homeowner shall do or permit any assembly or disassembly of motor vehicles, except for ordinary maintenance (ie. changing of battery, tires). Unit owner shall be required to clean his/her parking areas of any oil or other fluids discharged by their motor vehicle.
13. If the homeowner intends to be absent during hurricane season (June 1st to November 30th), it is the responsibility of the owner to remove all furniture, potted plants, and other moveable objects from the patio and secure same within a solid structure, such as within the patio home or storage closet.
Hurricane shutters may be closed in a homeowner's absence, but access to each unit must be available.
14. All garbage shall be in securely tied plastic bags. All refuse should be deposited into the dumpster. Recycling items should be deposited in recycling bins. Cardboard boxes must be flattened. At no time should any items be left outside of the dumpster or recycling bin.
15. The sidewalks, walkways, streets and parking areas shall not be obstructed. No bicycles, tricycles, scooters, strollers, clotheslines or other similar devices shall be allowed to remain in the common areas. Parking spaces are to be used solely for ingress and egress. Vehicles shall not extend over the sidewalk more than 8 inches. **No skates, skateboards or bicycles shall be permitted for use on the sidewalks. SIDEWALKS ARE FOR WALKING ON ONLY!**
16. Motorcycles, scooters, golf-carts, mopeds, commercial vehicles, recreational vehicles, campers, trailers, or boats are NOT permitted at any time within the Sun Terrace property. However, commercial vehicles delivering goods or furnishing services shall be allowed during daytime hours only. Any resident's vehicle displaying a commercial advertisement after 6:00 p.m. will be considered in violation, excluding law enforcement vehicles. Two-axle vans, jeeps and trucks (not in excess of 6,000 lbs GVW.); used solely for family or personal transportation; shall be permitted if the applicant shall provide the Board with a statement warranting use as above. Lettering or signs on these approved vehicles are NOT permitted.
17. The unit owner is ultimately responsible for cleanliness of their parking spaces due to oil, rust or debris from their vehicle/vehicles. It is the responsibility of each owner, when their vehicle becomes deteriorated, when rust and oil stains form on the parking areas or rust on the vehicle becomes an eye sore and a problem, to clean up the area and remove any derelict vehicles.
Use of chemicals outside of the patio area is prohibited, except for the use of degreaser which is to be used solely for the cleaning of the individual parking spaces.
18. An owner will not park or position his vehicle to prevent access to a unit or another vehicle. The owners, their families, guests, invitees and licensees, will obey the posted parking and traffic regulations installed by the Homeowner's Association for the safety and welfare of all owners. All owners and occupants are required to have a parking sticker, which is to be attached directly to the rear window in the lower right-hand corner of the passenger side of the vehicle.
19. Visitors to Sun Terrace, staying longer than 24 hours, must acquire a temporary parking permit for the length of time that they will be staying at Sun Terrace. If a visitor should arrive after hours or on the weekend, place a piece of paper on the dashboard with the unit # where they are staying. The permit can be picked up at the office on the following day or on Monday. Each homeowner is responsible for the Visitor's permit.
20. All exterior lights must be approved by the Architectural Committee, except for seasonal Christmas lights which may be displayed between Thanksgiving Day and January 10th. Christmas lights, or any decorations of any kind, shall not be placed outside the confines of the patio. Patio lights are allowed after an Architectural Change form has been approved. Lights are to be clear or white only, be turned off by 10PM and must not cause a nuisance to neighbors. Placement of lights must not impair structure. All exterior lights are to be taken down in the event of a hurricane or severe storm.

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21. Planting of any type, outside the confines of the patio is allowed, but, limited to the dimension of 4 feet by 2 feet (4'X2') on either or both sides of the walkway leading to the screen door exterior. Plantings and shrubs may not exceed the height of the chair rail. The Architectural Committee must approve any exterior sculpture, fountain and/or flag. The policy of the board is to maintain the hedging around the perimeter of the screen enclosure to a height equivalent to the chair rail.

NOTE!! All landscaping outside the patio home and located on common property is the responsibility of the HOA. Residents shall NOT trim, remove, alter, or ask the landscaping people to modify the landscaping on common property.

22. All recreational facilities are shared by the three communities in the Lakes. The amenities shall be used at the risk of the user. All guests must be accompanied by the resident of Sun Terrace and the owner is ultimately responsible for any damages which occur from abuse or misuse. All children under the age 14 are to be accompanied by a parent or guardian.

23. The lakes and ponds are not to be used for any purpose by the homeowners or guests. All the ponds are private property as well as a border extending at least 20 feet from the water's edge which belongs to the St. Lucie West Services District (SLWSD). Fishing, boating, swimming or other water activities are strictly prohibited. Violators will be treated as trespassers and may be subject to arrest.

24. Complaints regarding these Community Standards or management of the Homeowners' Association shall be made in writing to the Association and signed by the person complaining. Any conflict not resolved by the Board of Directors to the satisfaction of all will be referred to the Covenants Committee for resolution.

25. Pressure washing of the individual patio and exterior walls of the building within the lanai by the owner or their representative shall be permitted anytime. Only a non-commercial pressure washer may be used, under 2000 psi working pressure. Any damage to the building or property will be the responsibility of the individual doing the pressure cleaning.

The patio exterior walls, ceiling overhang, and screen enclosure shall not be painted, stained, or modified in any way without the written approval of the Board of Directors.

26. Outside Storage of trash and debris in the open bed of any vehicle is prohibited under any circumstance. All equipment, including, but not limited to tools, ladders, shovels, rakes, or buckets relating to any trade may not be stored in open view. The owner must provide an acceptable cover such as a cap cover permanently affixed to the truck. The permanent cap cover must be of such design as to prevent the contents from being viewed from the outside. Any vendor doing work for a resident must remove all debris off-site. A vendor must not use the dumpsters for any disposal of debris.

27. Car covers are prohibited for an extended period of time or when homeowners are not on property.

28. There is to be NO SOLICITATION or distribution of materials by any person or persons on Sun Terrace Property without prior Board approval.

29. All modifications/improvements on the exterior of the unit must be submitted in writing and approved by the Board of Directors.

It is understood that upon residing at Sun Terrace at the Lakes in St. Lucie West, all Community Standards are to be followed. Violations will result in a onetime written warning. Continuance of said violation will result in a fine. A copy of the Notice of Violation will be sent by certified mail, return requested to the owner. Any fines or fees resulting from the violation will ultimately be the responsibility of the Homeowner.

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Any resident of Sun Terrace at the Lakes in violation will be given 10 days from the date of the receipt to correct the violation. If a violation is not corrected within 10 days, the association has the right to make the correction and the cost will be added to the individual assessment. Failure to correct violations may result in the imposition of additional fines.

I, _____

have read and do understand the Rules and Regulations of the Sun Terrace Homeowners Association.

I/We are in full agreement to complete compliance.

Signature (Owner)

Date _____

Signature (Owner)

Date _____