

**UPDATES TO THE SOMMERSET VILLAS ASSOCIATION AT
LEXINGTON CONDOMINIUM ASSOCIATION, INC.
CONDO BUILDING RULES, REGULATIONS,
AND OPERATIONAL PROCEDURES**

SEPTEMBER 2024

**SOMMERSET VILLAS ASSOCIATION AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.
CONDO BUILDING RULES, REGULATIONS, AND OPERATIONAL PROCEDURES**

The following updated Condo building rules, regulations and operational procedures are hereafter promulgated by the Board of Directors and shall govern the use of the Association Property and the conduct of members of the Association and their respective unit owners, occupants and/or guests.

Property Use:

1. Each Member and their respective unit owners and occupants shall not use or permit use of the Association Property in any manner which would be disturbing or be a nuisance to unit owners and occupants, or in such a way as to be injurious to the reputations of the property.
2. The use of Association Property shall be consistent with existing law, By-Laws, and the governing documents of the Associations which includes Lexington Condominium Association (LCA) and shall not constitute a general nuisance.
3. Tents or camping facilities are not permitted on any of the Association's Property.
4. Association Property shall not be obstructed, littered, defaced or misused in any manner. Members or their respective unit owners or occupants shall not post any advertisements or posters of any kind in or on the Association's Property except as authorized, in writing, by the Board of Directors.
5. Members or their respective unit owners or occupants shall not make any alterations or improvements of Association Property inside or outside, except as authorized in writing by the majority of the Board of Directors. For Condominiums, it is from the drywall into the dwelling.
6. All trash must be deposited in approved containers for curbside pick-up. Containers shall be rigid plastic, no larger than the maximum size permitted by Lee County or its contractor and well-sealed. Plastic bags used alone are not permitted at any time due to critters opening the bags.
7. Barbecuing or outdoor cooking shall be permitted on the driveways only, in accordance with the NFPA Fire Prevention Code 30-3.3.8.2. All Barbecues must be stored inside the garage when not in use.
8. Bicycles, skateboards, roller blades/skates or other like vehicles are not allowed on the walking paths or sidewalks. These are for pedestrians only. Bicycle bar codes are available at the Lexington Country Club (LCC) front desk as a form of security.

**SOMMERSET VILLAS ASSOCIATION AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.
CONDO BUILDING RULES, REGULATIONS, AND OPERATIONAL PROCEDURES**

9. Pets and animals, reptiles, livestock or poultry of any kind shall not be raised bred or kept in a unit or on any common areas provided.
 - a) Two (2) and not more than 2 commonly accepted household pets, (dogs or cats), and reasonable numbers of tropical fish or caged birds may be kept in a unit, subject to other reasonable regulations by the Lexington Condominium Association or Sommerset Villas Association.
 - b) All animals shall be kept within the unit, or leashed (if outdoors), and shall not be permitted to roam free.
 - c) Owners who walk their pets on the properties, must clean-up after their pets with proper disposal of waste.
 - d) Commercial activities involving pets, including but without limitations, boarding, breeding, grooming or training are never allowed. This includes grooming mobile units, outside of the unit.
 - e) The ability to keep a pet is a privilege, not a right. If in the opinion of the Board, any pet becomes a source of unreasonable annoyance to others or has aggressive tendencies, or the owner of a pet fails or refuses to comply with these restrictions, the owner of the unit responsible for the pet, upon written notice from the Association, may be required to remove the pet from the properties, or be fined, if applicable.
 - f) Pets may not be left unattended or leashed in yards or garages, or on screened areas or lanais. (Alligators are drawn to dogs barking and this is strictly a safety precaution.)
 - g) In addition to the foregoing, any dog that is identified as aggressive, no matter the breed, as well as certain known aggressive breeds previously identified, are not suitable for or conducive with the character and scheme of the Association. In all cases, no one shall be permitted to harbor, keep, board, or have any length of time the following breeds, as identified by LCA: PitBulls, Rottweilers and Dobermans, due to their acknowledged aggressive temperaments.
 - h) Common areas are not to be mistaken for Dog Parks, this is considered a misuse of Association Property and is in violation.

10. Trucks, commercial vehicles, recreation vehicles, motor homes, boats, campers, trailers, passenger cars, motorcycles and vehicle parking as follows.
 - a) Boats, trailers of any kind, campers, mobile homes, disabled vehicles, or vehicles without license plates, must be kept fully enclosed inside a garage or parked temporarily in the LCA approved parking areas.
 - b) Pick-up trucks are not permitted to be parked or stored in Sommerset Villas property after 12 a.m. until 6 a.m., unless fully enclosed inside a garage or parked temporarily in the LCA approved parking areas.
 - c) Motorcycles, motor scooters, motorized bicycles, mopeds or other like vehicles are allowed on Association Property. These vehicles must be garaged at all times, when not in use.

**SOMMERSET VILLAS ASSOCIATION AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.
CONDO BUILDING RULES, REGULATIONS, AND OPERATIONAL PROCEDURES**

- d) Vehicles shall not be used as a domicile or residence either permanently or temporarily.
 - e) Owners may keep a golf cart in Sommerset Villas but must be parked inside the garage at all times, when not in use.
 - f) All vehicles must adhere to the posted road speed limits at all times.
 - g) Gate vehicle bar codes must be obtained from LCC main office and placed on each Lexington owner's registered vehicle by Security at the Gate House. Visitor and vendor passes are obtained through the LCC Gatehouse Solutions App.
11. Vehicle parking rules and regulations.
- a) When not in use, vehicles are to be parked in driveways or garages.
 - b) Occasional parking for Holidays, dinner gatherings are permitted on Sommerset Villas streets up until 12 a.m. until 6 a.m. ONLY, and far enough off the roadway so two-way traffic can safely take place.
 - c) Vehicles are not permitted on grass areas, sidewalks or on roadways where there are blind curves.
 - d) Cars parked in driveways should be pulled forward enough so that they do not block neighbors view when backing out of driveways. Driveway stacking of vehicles is prohibited.

Note: Sommerset Villas has limited visitor off-site parking areas, therefore owners are not to park in the identified visitor parking spaces that are provided.

12. Driveways are the responsibility of the Unit Owner. Damage to a driveway should be reported to the Association to determine the financial responsibility for repair. SVA provides annual power washing of driveways and walkways.
13. Garage doors and the maintenance and replacement is the responsibility of the owner. Replacement requires a completed Architectural & Engineering (A&E) form.
- a) Garage Door VENTS are no longer required for Lee County. It is strictly for circulation and it is the owners choice.
 - b) The installation of screen enclosures as part of the overhead garage doors or use of screens of any type across garage door openings is prohibited.
 - c) The installation of screen enclosures as [art of the overhead garage doors or use of screens of any type across garage door openings is prohibited.
 - d) Car storage utilizing car covers in driveways or in guest spaces, is prohibited.
 - e) Exterior garage lights are to be left on at all times after dark, this is for safety and security reasons. The sensor on the exterior garage wall controls the on and off for these lights. Sensors are provided by the Association and will be serviced by the Lexington Facilities Office. The light switch for these garage lights is inside the condo near the front door. Leaving these lights on at night

**SOMMERSET VILLAS ASSOCIATION AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.
CONDO BUILDING RULES, REGULATIONS, AND OPERATIONAL PROCEDURES**

is a security measure for all residents in Somerset Villas Association community. Recommended light bulbs are exterior white LED 60 W. Unit Owners should make sure their exterior garage lights are securely attached to the walls. The Lexington Facilities Office can assist with troubleshooting light issues, a Service Request for Building/Maintenance Work Order needs to be submitted through the LCC Website. Unit Owners are responsible for the cleaning, repair, management of all electrical issues, and the painting of these fixtures.

- f) Garage doors are to be kept closed when not in use or when there is no person in the immediate vicinity. This helps prevent rodents from entering the building and infesting all attached units, triplex or duplex buildings.
- g) Unit Owners replacing garage doors must go through the Somerset Villas Board of Directors, the A&E Committee and the LCA Board of Directors.

14. Window tinting and film is permitted in all residences. The film permitted must be of a non-reflective tint (non-mirror).

15. Utility lines, such as water, sewer, electrical and internet/TV/phone service issues need to follow the following process for maintenance.

- a) Contact the utility provider in question;
- b) Alert Lexington Facilities Office through the Lexington Website Service Requests. The utility company determines the cause of the problem and recommends future actions to be taken.

Water Line Responsibilities

- c) Lee County Utilities (LCU) is responsible from the street to the inlet pipe attached to the underground water meter.
- d) Somerset Villas Association is responsible from the meter exit pipe to the condo exterior water shut-off valve and water damage, located in unit common interior walls.
- e) Unit Owner is responsible for the shut-off valve and all areas of the interior of the condo except common interior walls which exist between adjoining condo units, such as the wall behind the laundry area in the Camden; Bathroom in the Bristol; and Bathroom in the Dorset.

Sewer Line Responsibilities:

- f) LCU is responsible for sewer line from the street up to the condo property line.
- g) Somerset Villas is responsible for sewer lines from the property line to the condo.
- h) Unit Owner is responsible from condo building to all interior plumbing.

**SOMMERSET VILLAS ASSOCIATION AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.
CONDO BUILDING RULES, REGULATIONS, AND OPERATIONAL PROCEDURES**

Electrical Line Responsibilities:

- i) Florida Power and Light (FPL) is responsible from the street to the condo building.
 - j) FPL is responsible for the electrical meters.
 - k) Sommerset Villas Association is responsible for electrical panel boxes attached to the condos and the wiring from the meters to the inside circuit breaker boxes.
 - l) Unit Owner is responsible for all interior electrical services and equipment that exit the electrical panel box as well as the panel box.
16. Unit Owner is responsible for all air conditioning equipment, maintenance, repair and replacement. An A&E is required for all replacements.
17. Internet/TV/ Phone service issues are the Unit Owners responsibility to contact their provider to determine who is responsible for the resolution for the interior and exterior of the condo unit. Expenses for repair and/or replacement are determined by the service provider.
18. Satellite antennas (1) 3.25" x 22.5" or less can **ONLY** be installed in the Lanai on all Sommerset Villas condos. The A&E Committee requires a review of the antenna's location to determine the proper placement, in such a way as to camouflage the antenna so that it can be least visible from the street or golf course, nor obstruct view of all other properties. Positioning is not permitted on exterior walls.
19. Screen enclosures are permitted on the lanai and the front entryway of the condo unit with the following specifications and require an A&E form from the unit owner.
- a) Plain white door, white frame and charcoal screening with decorative door grille permitted.
 - b) Fiberglass or vinyl-coated material-screens that measure 18x14, 18x20, and 20x20 strands per square inch will normally be approved. Polymer screening materials-screens that measure 17x14 (standard mesh) and 17x20 (insect mesh) are normally approved. Tighter mesh configurations could cause damage in a windstorm to the homeowner's premises and adjacent homeowner's premises.
 - c) Clear acrylic panels or glass in white frames are permitted on lanai enclosures.
 - d) Lanai sun shades, if visible from the outside, must be white or beige in color and must be mounted on the inside of the screen or acrylics. Prior to departure for the season, all sun shades must be in the rolled-up position on all unprotected lanais.
 - e) Non-enclosed lanai walls and ceiling must be painted in the approved color that matches the exterior color of the building.

**SOMMERSET VILLAS ASSOCIATION AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.
CONDO BUILDING RULES, REGULATIONS, AND OPERATIONAL PROCEDURES**

- f) Enclosed lanais may be painted in white or a neutral color.
 - g) Exterior tile installation on the lanai or front entry way requires an A&E and must be screen enclosed.
20. Storm Shutters installation requires an A&E with the following specifications:
- a) Roll down, accordion, and storm panel shutter systems must be mounted on the inside or outside of screened lanais.
 - b) All shutter systems, metal, polycarbonate or polypropylene, must meet or exceed all applicable building and hurricane codes.
 - c) Colors of all shutter systems visible from the outside must be clear or white.
 - d) Cost of installation of shutters and any maintenance is the responsibility of the homeowner.
 - e) Unit Owner is responsible for maintaining the clear finish of the storm panel.
 - f) All panels, metal or polycarbonate must be installed vertically, except on windows under 24 inches in height.
 - g) Lanai enclosure and an extended lanai is an add-on to a condo unit and thus a homeowner's responsibility for maintenance and repair. This includes the seams and gutters between the two structures.
 - h) Flood Barriers installation requires an A&E and must follow the standards of Sommerset Villas Association Board of Directors. See Sommerset Villas Addendum to Lexington A&E Standards and Guidelines for specifications.
 - i) Sand Bags or other products used to prevent surge/flood from entering condo or garage must be removed within 10 days post natural disaster.
21. Several lakes are located within Sommerset community, boating, swimming, fishing and the use of recreational toy equipment is prohibited. Please call Gate House Security if offenders are identified.
22. Flags may be displayed in accordance with Florida Statute 720.304(2):
"Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of covenants, restrictions, bylaws, rules, or requirements of the association." Flags can be displayed on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veteran's Day. Flag poles, worn or tattered flags are not permitted.
23. Holiday decorations and lighting, for Christmas and Hanukkah are allowed without A&E Committee approval and displayed in a conservative nature. Installed any time after Thanksgiving Day and removed the first week of January.

**SOMMERSET VILLAS ASSOCIATION AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.
CONDO BUILDING RULES, REGULATIONS, AND OPERATIONAL PROCEDURES**

24. Decorative items, such as pedestals, birds, animals, benches, reflective globes, bird baths, and other such items are permitted within the front entry screen enclosure or the lanai.
25. Basketball hoops, temporary or permanent are not permitted on Association property.
26. Water equipment, when possible, must be installed in the garage which does not require A&E approval. When equipment cannot be placed in the garage, prior approval must be granted by the Sommerset Board of Directors and processed through the A&E approval process for exterior installation. Installation is to be placed against exterior wall and behind shrubbery.
Note: Owners who have previously installed water equipment outside without prior approval, are subject to the A&E approval process upon replacement.
27. Exterior lighting is permitted along sidewalk to home main doorway. These lights must be placed in the landscaped area only and not in any grass areas. All lighting is to be directed towards the sidewalk.
28. Exterior security lighting fixtures require A&E approval and must have written approval from their nearest neighbor who might be affected. Security lighting is permitted with the following stipulations:
 - Installation is permitted on an exterior wall;
 - Bulb strength cannot exceed 200W incandescent, 50W LED;
 - Equipment is switch operated or motion activated;
 - Light must be directed downward on the walkway;
 - Security light fixture must be white or same color as the exterior paint of the building.
Note: Unit Owners must complete an A&E form and are responsible for the purchase and maintenance of the security light unit. Owners who have previously installed security without prior authorization, are subject to the A&E process upon replacement.
29. Power Washing is provided by Sommerset Villas Association and is budgeted yearly for driveways and sidewalks to the front door. Unit Owners are notified when this process is scheduled and must cooperate when vehicles need to be moved.
30. Dryer vent cleaning is provided by Sommerset Villas Association on the outside of the condo unit, once a year by a contracted service provider. Unit Owners are notified as to the dates cleanings are scheduled and how the process is completed. Since it is completed on the outside of the condo unit only, a Unit

**SOMMERSET VILLAS ASSOCIATION AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.
CONDO BUILDING RULES, REGULATIONS, AND OPERATIONAL PROCEDURES**

Owner is not required to be onsite. **However, inside dryer vent cleaning is suggested and is usually offered at a base cost to the Unit Owner and this is optional. The Unit Owner or home watch needs to be onsite for this to be completed. This is scheduled by the Unit Owner and the service provider, directly.*

31. Roof cleaning is provided by the Sommerset Villas Association when it is deemed necessary. A 5-year CRW workmanship warranty is provided on the repairs completed in 2024.
32. Speeding adherence to the posted speed limit is of the utmost importance for the safety of residents who live along the two-gated roads that permit access in and out of Sommerset Villas and Lexington communities. Violations of the speed limits are addressed promptly.
33. Condo leases (rentals) by Sommerset Villas owners must adhere to the LCA and SVA By-laws and Declarations and the Rules and Regulations regarding leases. Delegation of Privileges are allowed up to four times a year and limits rentals to a term of not less than 30 days. Annual leases are permitted. Additionally, Unit Owners need to provide renters, copies of the LCA Guidelines and SVA Rules & Regulations. Unit Owners are notified of any violations during the term of the lease.
34. Alterations and improvements to a Sommerset Villas condo unit, inside or outside, as of the date of these updated Rules and Regulations document, must be authorized in writing by a majority of the Sommerset Villas Board of Directors and an A&E request processed accordingly.
35. As stated in Declaration, Sommerset Villas Association (11, 11.1, (a) pg. 14) *“The irrevocable right to have access to each condo unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any Common Elements therein or elsewhere, or at any time and by force, if necessary for making emergency repairs therein necessary to prevent damage to the Common Elements or to any other Unit or Units.”* Keys, codes or garage codes are recommended to be on file with LCA for all emergencies, addresses are not displayed on key tags, random numbers are assigned for privacy.
36. Uncivil behavior is not tolerated by the Sommerset Villas Association community and the Sommerset Board of Directors, this Code of Conduct is expected to be demonstrated by all Unit Owners. All elected officials serve at the pleasure of the SVA community. Civility does not stop at the Board Meetings, but in how

**SOMMERSET VILLAS ASSOCIATION AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.
CONDO BUILDING RULES, REGULATIONS, AND OPERATIONAL PROCEDURES**

residents treat each other, the Staff, and the contractors on the property. Community association residents realize that “Living together” requires a level of civility and respect.

37. See Sommerset Villas By-Laws for the following:
- a) Authority of the Sommerset Villas Board of Directors; (5. pg.14)
 - b) Enforcement of Rules and Regulations; (5 (l) pg.15)
 - c) Violation consequences (5 (m) pg. 15).

Note: By-Laws, Declarations, Covenants and Rules and Regulations can be found by accessing the Lexington Country Club website >Menu>Neighborhoods Sommerset Villas >Governing Documents.