

**SOMMERSET VILLAS AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.**  
**RULES AND REGULATIONS**

As Amended November 5, 2012

Restrictions. The following restrictions, in addition to the rules and regulations hereafter promulgated by the Board of Directors, shall govern the use of the Association Property and the conduct of the members of the Association and, their respective unit owners, occupants and/or guests.

- A. Each member and their respective unit owners and occupants shall not use or permit the 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 reputation of the property.
- B. The use of Association Property shall be consistent with existing law, these By-Laws, and the governing documents of the Associations, and shall not constitute a general Nuisance.
- C. No tents or camping facilities shall be permitted on any Property.
- D. Association Property shall not be obstructed, littered, defaced or misused in any manner.
- E. No animals or pets shall be allowed on Association Property except to the extent permitted by the respective Declaration of Condominium or other governing documents of each member; further, cats and canines shall be allowed only if carried or on a leash while on Association Property. No pets are permitted in the pool area.
- F. No member or their respective unit owners or occupants shall post any advertisements or posters of any kind in or on the Association Property except as authorized, in writing, by the Board of Directors.
- G. All trash shall 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.
- H. No members or their respective unit owners or occupants shall make any alteration or improvement of Association Property, except as authorized, in writing, by the majority of the Board of Directors.
- I. Barbecuing or outdoor cooking shall be permitted on the driveways only; in accordance with the NFPA Fire Prevention Code 30-3.3.8.2 or except where the Association designates a place or provides facilities for such type of cooking, and such activity may be undertaken only in conformity with the rules established for the use of such facilities.
- J. Motorcycles, motor scooters, motorized bicycles commonly known as "mopeds" or other like vehicles are allowed on Association Property. These vehicles must be garaged at all times when not in use. The posted speed limit must be adhered to and acceptable noise levels must be maintained at all times.
- K. Trucks, Commercial Vehicles, Recreation Vehicles, Motor Homes, Mobile Homes, Boats, Campers and Trailers
  - (1) No boat, boat trailer or other trailer of any kind, camper, mobile home, or motor home, pick-up truck or disabled vehicle shall be permitted to be parked or stored in Lexington Country Club unless kept fully enclosed inside a structure, or in the LCA approved parking area.
  - (2) No vehicle shall be parked anywhere but on paved areas intended for that purpose or in garages. Parking on lawns or landscaped areas is prohibited.
  - (3) No vehicle shall be used as a domicile or residence, either permanent or temporary.
  - (4) No Owner may keep a golf cart in any Neighborhood unless the owner has a car garage and the golf cart is parked inside at all times when not in use.
- K. Garage doors are to be kept closed at all times when not in use.
- L. The walls and ceilings of non-enclosed lanais must be painted in the approved lanai color. Enclosed lanais may be painted in white or a neutral color that cannot be seen from outside.