



SILVERLAKES

Homeowners' Manual





SILVERLAKES

Homeowners' Manual

DEAR NEIGHBOR:

Welcome to SilverLakes, and congratulations on your new home.

The Board of Directors of SilverLakes is committed to creating an exceptional community that will grow more beautiful and cherished as years go by. The board is also committed to providing you with useful information on your new community and city, as well as specific guidelines, which affect both you and all of SilverLakes.

This package includes information on the following:

- Emergency and helpful phone numbers
- School and City Information
- The Florida Quality Development distinction *The drainage system, Clean Sweep Day, Wetlands, and lakes*
- The SilverLakes Community Association Modification Guidelines
- Who to contact regarding modifications
- The SilverLakes Community abbreviated "Use Restrictions"
- Cable Service information
- And much more

Please take a few minutes to review these materials, as we think they will be most helpful to you and will ultimately increase your satisfaction with your new home and community.

Best Wishes,

Your SilverLakes Board of Directors



Important Phone Numbers

Emergency

Police • Fire • Ambulance
911

Pembroke Pines Police

(non-emergency)
(954) 765-4321

Pembroke Pines Police Security

SilverLakes Details Unit
(954) 205-1873

Pembroke Pines Fire

(non-emergency)
(954) 435-6700

Miramar Police

(non-emergency)
(954) 431-4600

Miramar Police Security

SilverLakes Detail Unit
(954) 205-1872

Miramar Fire

(non-emergency)
(954) 438-1277

Florida Highway Patrol

(954) 345-6000

Poison Control Center

1-800-282-3171

Florida Power & Light

(power outage • new service)
(954) 797-5000

The FLORIDA QUALITY DEVELOPMENT Distinction

When the SilverLakes developer first spotted the lakes and land of SilverLakes by airplane, they looked past the limestone quarry and saw the rough-cut beauty and potential in its abundant lakes and quiet country setting. Later, they also had enough vision to turn SilverLakes into South Florida's only residential Florida Quality Development (FQD). The FQD program was established by the State's Growth Management Act to encourage developers to carefully create projects compatible with Florida's unique natural environment.

So in 1987, SilverLakes applied for this rare and binding designation given by the Florida Department of Community Affairs. To qualify, SilverLakes was required to adhere to strict guidelines, meet a comprehensive preservation program, and demonstrate uncommon concern for the environment.

This Seal of Approval certifies that the developer has gone the extra mile to ensure only the finest in residential living. In all, more than 30 agencies, including the Environmental Protection Agency, Corps of Engineers and Department of Natural Resources, were involved in the approval process.

To receive the FQD designation a developer must meet the following criteria:

- provide all on-site infrastructure such as roads, bridges and streets
- provide a "fair share" contribution to local government for all off-site impacts such as increased traffic.
- Agree that all on-site and off-site improvements will be in place when needed
- create wetlands and provide for their protection
- donate and protect historical and archaeological sites
- protect habitats of endangered or threatened plant and animal species
- agree not to produce or dispose of hazardous toxic waste
- minimize development features that would block surface rainwater absorption
- provide open space and recreational areas
- include energy-conservation features



SilverLakes is adhering to these criteria, and many of the Community Association rules and regulations have been created to further the preservation of the lakes, wetlands and animal species as well as to create a development in tune with both man and nature. As you well know, a full 50 percent (or 1,200 acres) of SilverLakes has been set aside as open, natural space.

The following sections on the drainage system, “Clean Sweep” Day, and the wetlands and lakes explain some other ways SilverLakes is protecting the environment.



Pines Property Management

17794 SW 2nd Street
Pembroke Pines, FL 33029
The SilverLakes
Community Association
Management Company
(954) 438-6570
(954) 438-3951 Fax
pinesmgt@bellsouth.net

Medical Facilities

Memorial Hospital West

703 N. Flamingo Raod
Pembroke Pines, FL 33028
(954) 436-5000

Memorial Hospital Pembroke

2301 N. University Drive
Pembroke Pines, FL 33024
(954) 962-9650

Memorial Regional Hospital

3501 Johnson Street
Hollywood, FL 33021
(954) 987-2000

Urgent Care & Walk-In Center of SilverLakes

(7:00 am - 11:00 pm)
17901 NW 5th Street
Pembroke Pines, FL 33029
(954) 442-8380

Animal Emergency & Critical Care Services

(24 hours)
9410 Stirling Road
Cooper City, FL 33024
(954) 450-7732

Emergency Animal Clinic

(6:00 pm - 8:00 am)
6602 Pines Boulevard
Pembroke Pines, FL 33024
(954) 962-0300

The Drainage System

One of the inherent aspects of Southwest Broward is soil condition and drainage concerns. Houses in this region and at SilverLakes are built upon limerock, which is an impervious material. This lack of percolation, coupled with the FQD requirements, provides a difficult task for working with the drainage concern. The FQD requires that water run-off be purified in swales before being discharged into the lakes. Thus, all homes have front-yard swales as a method of filtering the water, and homes abutting a waterway have rear yard swales to serve the same purpose.

Each home has its own drainage plan to direct water into these swale areas. Since percolation is practically nonexistent, and since we periodically experience excessive rain, there are times in which water will not dissipate as quickly as desired. For this reason, it is a violation to park in the swale area.

Clean Sweep Day for Household Wastes

This is a day set aside once each year for the collection of household-generated hazardous and toxic wastes from the residences within SilverLakes. Substances such as paint, pesticides, solvents and old cleaning solutions will be picked up at one or several collection locations by state-licensed hazardous waste collectors. You will later be notified of the date of the next “Clean Sweep” Day. Part of your assessment is for this annual event. Take advantage and properly dispose of your hazardous waste. Never dispose of hazardous waste in drainage basins.



Wetlands and Lakes

City Offices

Miramar

6700 Miramar Parkway
Miramar, FL 33023
City Hall (information)
(954) 967-1500
www.miramar-fl.org

Departments:

Building (954) 967-1630
City Clerk (954) 967-1501
City Manager (954) 967-1557
Code Enforcement
(954) 967-1680
Engineering (954) 967-1663
Finance (954) 967-1562
Parks and recreation
(954) 967-1600
Planning (954) 967-1637
Purchasing (954) 967-1550
Public Works (954) 967-1650
Zoning (954) 967-1638
Utility Dept. (954) 967-1571

Miramar Utilities

Go to 6700 Miramar Parkway (Utilities dept. is located behind City Office) and place a deposit.
Office hours are 8:30 am to 5 pm. Monday - Friday

Trash Collection

Browning-Ferris Industries (BFI)
(954) 472-6700

• Miramar:
Saturdays & Wednesdays

South Broward Drainage District

6591 SW 160th Avenue
Davie, FL 33331
(954) 680-3337

Many of the wetland marshes and islands have been carefully planted by hand, and are designed to “cleanse” the lakes and encourage sustainable fish populations. The lakes here are also clean and clear, and to keep them that way only boats with non-combustion engines are allowed, such as sailboats, windsurfers, canoes, rowboats, paddle boats and electric motor boats. Self or electrically propelled boats are allowed, whereas gas powered boats are not. Vessels cannot exceed 18 feet in length. Swimmers can enjoy the clear lakes, but they swim at their own risk and should avoid the fragile wetland areas. Alligators and snakes may be found within the lakes, as is the case throughout Florida.



Attention lake lot owners: The shore is sprayed on a regular maintenance schedule to eradicate invasive plant species from wetlands. Lake lot owners have the obligation to remove dead plants and other debris from the water's edge.

Community Association

To ensure a clean and attractive environment for all residents, SilverLakes Community Association Inc. is responsible for maintaining preserved areas, wetlands and the common areas. Pines Property Management, Inc. monitors and enforces these responsibilities. These areas include boardwalks, biking and hiking trails, the private community park and its swimming pool, bath house, and playground, recreational facilities and picnic areas, the beach, landscaping along main streets, entrance features and more.

In addition, the Association is responsible for upholding the requirements necessary to maintain SilverLakes' Florida Quality Development (FQD) status. This includes monitoring pesticide, herbicide, chemical and fertilizer use. The Association also controls and removes all invasive exotic plants (i.e.: Cattails, Melaleuca, Brazilian Peppers, and Australian Pines) from the wetlands as required to maintain the overall health of the wetlands.

The Association is also responsible for SilverLakes' nighttime and weekend roving security. SilverLakes provides 24-hour roving security through the local police departments. Non-emergencies or suspicious activities should be reported to the security detail in Pembroke Pines at (954) 205-1873 or Miramar at (954) 205-1872.

Another important function of the Association is assuring the architectural integrity of SilverLakes. To ensure the standards are upheld, SilverLakes has provided a "Declaration of Protective Covenants, Conditions, Easements and Restrictions" for the SilverLakes community (hereafter referred to as the "Protective Covenants") which homeowners receive from their builders. Please review this document, especially **Article XI**, regarding architectural standards, and **Article XII** regarding "Use Restrictions." *In addition the Modification Committee has adopted guidelines that also must be followed. You will find these guidelines along with the abbreviated list of Article XII "Use Restrictions" included in this booklet.*



City Offices Pembroke Pines

10100 Pines Boulevard
Pembroke Pines, FL 33026
City Hall (954) 435-6500
www.ppines.com

Departments:

Building & Zoning
(954) 435-6502
City Clerk (954) 435-6501
City Manager (954) 431-4884
Code Enforcement
(954) 431-4466
Engineering (954) 435-6511
Finance (954) 431-4330
Golf & Country Club
(954) 431-4142
Parks and recreation
(954) 435-6520
Planning (954) 435-6513
Purchasing (954) 435-6533
Public Works (954) 437-1111
RV & Boat Parking
(954) 986-5015
Utility Dept. (954) 450-6900

Pembroke Pines Utilities

Take Pembroke Road west
from Flamingo Road to
Utilities at the end.

Trash Collection

Browning-Ferris Industries
(BFI)
(954) 472-6700

• Pembroke Pines:
Mondays & Thursdays

BROWARD COUNTY PUBLIC SCHOOLS

Board of Education
(954) 765-6000

A rchitectural and Construction Changes

If you plan to make any exterior modifications to your home or lot (including, but not limited to, adding a room, pool, patio, fence, dock, satellite dish, driveway, seawall, exterior painting, or landscaping), please review the *Protective Covenants* along with the guidelines and abbreviated "Use Restrictions" in this booklet.

The *Protective Covenants* specify that homeowners must comply with requirements and seek prior approval from the Modifications Committee (MC) for alterations and changes to their home and property. Of course, restrictions do not apply to interior changes, as owners may remodel, paint or re-do the interiors of their home at their own discretion.



C able Service

Tele-Media is the local cable television company for SilverLakes. Basic cable is included in your quarterly assessment. Tele-Media also has a wide selection of premium channels such as HBO, Cinemax, Showtime, The Movie Channel and The Disney Channel. For more information, call (954) 442-7273. Channel 36 is our official SilverLakes information channel.



Local Services & Phone Numbers*

*This listing is not an endorsement of any of the following businesses or services.

Animal Control Shelter
(954) 359-1313

Humane Society
2070 Griffin Road
(954) 989-3977

Auto Tag Information
(954) 765-5050

Auto Registration & Drivers' Licenses
8001 Pembroke Road
Pembroke Pines, FL

Tele-Media (Cable Television)
12129 Pembroke Road
Pembroke Pines, FL
(954) 442-7273

Miramar-Pembroke Pines Chamber of Commerce
8910 Miramar Parkway
Suite 100
Miramar, FL 33026
(954) 432-9808

Courts
Circuit and County Court
(954) 831-6610

Homestead Exemption
10211 Taft Street
Pembroke Pines, FL
(954) 437-2670

Internal Revenue Service
299 E. Broward Boulevard
Fort Lauderdale, FL
1-800-829-4477

Posting Signs

To keep SilverLakes looking clean and uncluttered, The SilverLakes Community Association Board of Directors approved rules concerning real estate signage. Effective July 15, 1995, signage for a home "for sale" or "for rent" is not permitted. This includes signage installed on the exterior of a home as well as in a window.

Signage that is posted for one day only to promote a garage or yard sale (or similar function) is allowed if it is posted on the homeowner's property, and not on SilverLakes common area. City permits are required for yard sales.

Who to contact regarding "Modifications"

Before making any exterior modifications to your home you must first contact Pines Property Management, Inc. You'll be asked to fill out an application form and submit plans and specifications showing the nature, kind, shape, color, size, materials and location of the modification, addition, or alteration. Please review the "Modification Guidelines" in this booklet before applying for a modification.

Contact:

Pines Property Management, Inc.
17794 SW 2nd Street
Pembroke Pines, FL 33029
(954) 438-6570
(954) 438-3951 (Fax)
pinesmgt@Bellsouth.net

Who to contact regarding the community newsletter and events

SilverLakes is very fortunate to have it's own community newsletter and Director of Communications and Special Events. Ripples Newsletter will arrive at your home bi-monthly and features community activities, interesting articles and valuable information about happenings in SilverLakes.

Contact:

The SilverLakes Director of Communications
17901 NW 5th Street
Pembroke Pines, FL 33029
(954) 447-7730
(954) 447-7735 (Fax)
RipplesEditor@aol.com
www.SilverLakesCommunity.com





SilverLakes Community Association, Inc.

Community Standards
& Modification Committee Guidelines

**SILVERLAKES
COMMUNITY ASSOCIATION, INC.**

COMMUNITY STANDARDS & MODIFICATION COMMITTEE GUIDELINES

AWNINGS: (City permit also required)

Canvas patio awnings attached to the house are permitted with prior Modification Committee approval. Awning must be in a conservative color matching the home. Canvas awnings are permitted over side doors and in rear of the house over a patio area. Awnings may not be placed over front door entrances. No window awnings are permitted unless originally installed by the builder.

DOCKS/DECKS: (City permit also required)

Only floating "E-Z dock" style docks permitted. Guidelines for docks available at the management office. Decks may only be installed in the Lake Maintenance easement with prior committee approval and South Broward drainage district approval and permit.

DRIVEWAY/WALKWAYS: (City permit also required)

Brick Pavers or Tile in conservative colors matching the coordinated colors of the home are permitted with approval of modifications committee. Brick Pavers or Tile cannot be installed over sidewalks. Stamped concrete may be allowed in conservative pastel colors matching the home with prior approval from the committee.

Staining of driveways is permitted as long as the shade of the stain is approved by the Modifications Committee. Driveway stain should match the color scheme of the home and a color sample must be submitted for approval. Sidewalks cannot be stained. Staining of the apron can only be done with the prior approval of the Association.

FENCING: (City permit also required)

No fences may be attached to a neighbor's house.

No dog runs or animal pens are permitted.

All fences and hedges are required to be installed at least 10' back from the forward most point of the structure and 5' in from the sidewalk on side yards were applicable.

On "Z" lot line properties, Sapphire Homes. Fences must be installed a minimum of five feet back from the neighbors entrance door. Fences on the side property must be installed perpendicular to the home or at a right angle to the home. Fences may not be installed at an angle unless on a cul-de-sac and prior committee approval is received.

Lake Front Lots: (Fencing)

White or bronze aluminum rail, only certain styles permitted.

Green, black or white vinyl clad chain link.

PVC type, only certain styles permitted. Contact committee for approval styles.

Aluminum, chain link or PVC fencing must be 4' in height.

Green, black or white chain link must have a hedge planted alongside at time of installation. Hedge material must be a minimum of 24 inches high at time of installation and should be planted no more than 24 inches apart on center. Acceptable hedge material; Ficus, Orange Jasmine, Ixora or Hibiscus. Other hedge material may be considered by the committee upon request. Hedges are required to cover the entire fence except where a gate is installed or in the lake maintenance easement.

Fences on lakefront may extend to the waters edge. Fences installed on property lines perpendicular to the water must have 12' gates installed on both sides of the property. The 12' gates must begin at the highest landward point of the easement on any given property and run towards the water. No structure, landscape improvements, trees or obstruction may be planted or constructed in the 12' wide area running from gate to gate.

On lakefront lots wood fencing material may be installed ONLY between the homes. All wood fences must have the posts on the interior side of the fence. The completed side of the fence should face the neighboring properties.

Interior lots: (Fencing)

White or bronze aluminum, only certain styles permitted.(must be four feet in height)
Wood (presidential shadowbox, board on board or stockade)(must be six foot in height)
PVC type, only certain styles permitted. Contact committee for styles approved.

All fencing material is required to be installed at least 10' back from the forward most point of the structure and 5' in from the sidewalk were applicable.

All wood fences must be installed 3 to 4 inches above the sod level; the entire fence (interior and exterior) must be painted white within 60 days of installation. All wood fences must have the finished side facing the neighboring properties.

On lots abutting a roadway, masonry pylons are required to be incorporated into the design of the fence, no further apart than 30' in the length of the fence facing the roadway. Wood and PVC fences and columns, if required, must be six feet in height. Columns must be painted white or the color of the house.

LANDSCAPING:

Hedges: Must follow the same requirements for height and setbacks as fences (see fence regulations).

Swale trees: All plantings in the Swale area of the home must be approved by the Modifications Committee. No roebellini palms may be planted in the Swale area.

Swale trees must be planted a minimum of 20' apart on center and be a minimum of 6' tall at time of planting. Corner lots require a minimum of 25' apart on center.

Only single truck trees or palms may be installed in the Swale area, with committee approval. Many sub-associations within SilverLakes have established additional guidelines for Swale trees which must also be adhered to.

Fruit trees may only be installed in the rear of the property. No fruit trees may be planted in the swale area or the side yard areas and must be a minimum ten foot setback from any property line.

No plantings may be done in drainage easements, as indicated on each lots property survey.

SATELLITE DISHES: (City permit also required)

18" or 30" satellite dishes are permitted provided that they are not installed in the front of the home. FCC Guidelines however permit satellite dishes on the front elevation of the residence only if the residence does not have any other suitable location that would allow the signal. Front mounted dishes must be color keyed to the identical color of the residence.

Maximum width of a dish may not exceed 8' with a maximum height of 10'.

Patio style umbrella cover or canvas cover required, along with accompanying landscaping.

No HAM radio antennas are permitted. No television antennas are permitted.

SCREEN ROOMS/PATIOS/POOLS: (City permit also required)

White or charcoal aluminum frame material. White or charcoal screening material.

No aluminum, awning or flat roofing material allowed. Either the existing roofline must be extended or a screen can be installed. Screen enclosures must follow the roofline or be of the following styles; Gable, Mansard or Hip. The composition of all pitched roofs must match the original color, style, pitch and material of the original roof.

No screen enclosure or front door screening may be installed on the front portion of any home.

The outside edge of any pool or screen room must be a minimum of 5' from the rear property line on non-waterfront lots or lots not abutting the 25' landscape buffer. Waterfront lots can extend up to the 20' lake maintenance easement. Lots abutting the 25' landscape buffer may have the screening abut the buffer. Screening within the side setback is permitted on zero lines to within 7' of the property line, on traditional lots to within 5' of the property line. Any side yard drainage easements will take precedence over side yard pools, spas and screen enclosure setbacks.

Swimming pools may not encroach into the 20' lake maintenance easement.

Above ground pools are prohibited.

SHEDS:

Outside storage sheds or any other type of sheds are not permitted.

STORM SHUTTERS/PANELS: (City permit also required)

Aluminum removable panel's permanent top and bottom rails must be white or the color of the house.

Roll up and/or accordion style permitted with approval of Modifications Committee and must be white or the color of the home.

PERMANENT BASKETBALL HOOPS: (City permit also required)

Must have a minimum setback of five feet from the sidewalk and prior approval of modifications committee. On zero lot line properties nets should be installed on the interior side of the property, not the zero side.

FOUNTAINS, SCULPTURES, FLAGS:

Fountains are permitted providing they are part of a residential landscape improvement. Fountains cannot stand alone on any front elevation.

No exterior sculptures or statues are permitted unless they are part of a residential landscape improvement and with prior modification committee approval. Sculptures and/or statues cannot stand alone on any front elevation.

Only the American flag may be displayed on any home within SilverLakes. No decorative flags are permitted. Holiday flags may be displayed from one week prior to one week after a holiday.

Flag poles are permitted to a height of 25' providing that it displays the American flag. Flag poles must have a minimum setback of five feet from the sidewalk and prior approval of modifications committee. On zero lot line properties flag poles should be installed on the interior side of the property, not the zero side.

HOUSE PAINTING:

The SilverLakes Community color chart may be viewed at the management office, only those colors on view may used. Color samples on display are coordinated with roof colors

Color samples must be submitted along with roof color and approved by the Modification Committee before the exterior of the house may be painted.

All modifications approved by the committee must be completed within 30 days from the date the permit is issued from the city for construction. The management office may at any point during construction request a copy of the building permit to be provided within 7 days of the written request.

The only exceptions to the 30 day requirement will be pools and room additions. Extensions for pool and room additions will be granted based on copies of the permit being provided to the management office indicating that work is progressing. Under no circumstances should any construction exceed 90 days.

(Rev. 03/06/00)



SILVERLAKES



Local Services & Phone Numbers*

*This listing is not an endorsement of any of the following businesses or services.

Broward County Libraries

Main Library
100 S. Andrews Avenue
(954) 357-7444

Hollywood Branch
2600 Hollywood Boulevard
(954) 357-7444

Broward Community College

(BCC) Library
7300 Pines Boulevard
(954) 963-8825

Bookmobile
"Traveling Library"
(954) 765-4265

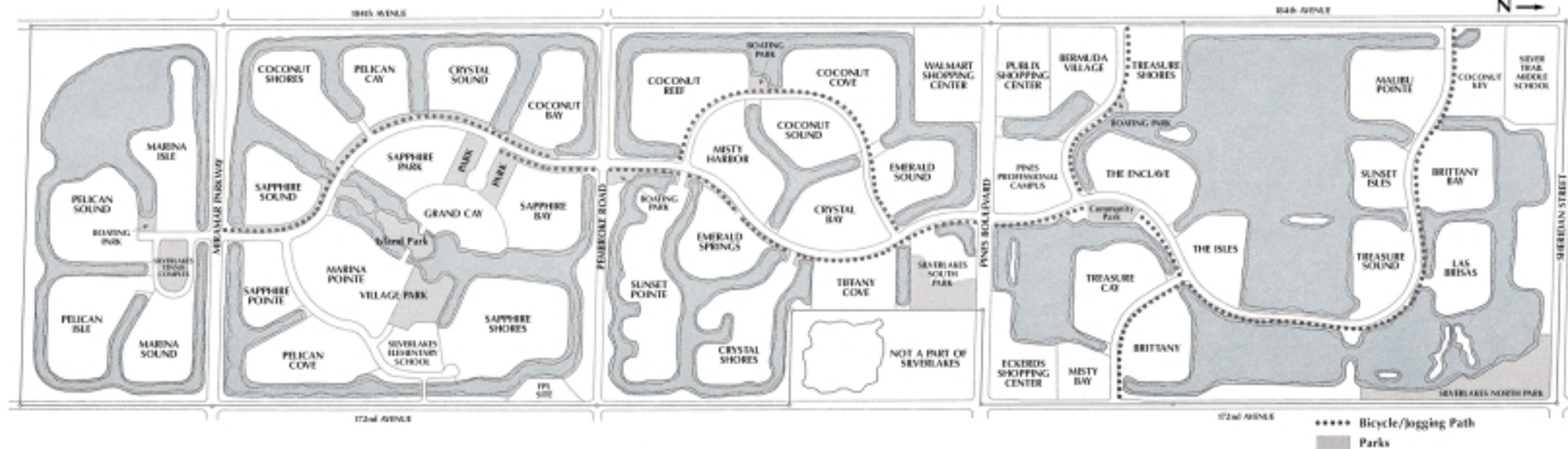
Broward County Mosquito Control
(954) 765-4062

Newspapers

Sun Sentinel
(954) 921-1777

Miami Herald
(954) 462-3000

Ripples SilverLakes Newsletter
(954) 447-7730
(954) 447-7735 Fax
RipplesEditor@aol.com
www.SilverLakesCommunity.com



Parks (City & County)

C.B. Smith Park

900 N. Flamingo Road • (954) 437-2650
Boating, biking, picnic areas

Chapel Trail

19531 Taft Street • 7:30 am - 11 pm
Soccer Fields, playground

Brian Piccolo Park

9501 Sheridan Street • (954) 437-2600
Basketball and racquetball courts, baseball, soccer, football fields

Flamingo Park

1900 NW 122nd Terrace • 5:30 am - 11 pm
Baseball, T-ball, playground, girl's softball

Pembroke Lakes Golf & Tennis Center/Pool

10500 Taft Street • (954) 431-4146
11 tennis courts/clay courts, pool, 18 hole golf course, restaurant

Pembroke Pines Recreation Center

7400 Pines Boulevard • (954) 986-5022
Football, soccer, baseball, t-ball, basketball, and paddleball

Pembroke Shores

501 SW 172nd Avenue
Baseball, softball, playgrounds, shelter: basketball, racquetball, fitness center, aerobic room

Rose G. Price Park

901 NW 208th Avenue • (954) 437-1140
Pool, kiddy pool, volleyball, tennis, paddleball, basketball, baseball, fitness trail, playground

SilverLakes North Park

2300 NW 172nd Avenue • (954) 435-6520
Tennis courts, football field and picnic areas

SilverLakes South Park

17601 SW 2nd Street
Pool (954) 435-6539 • Tennis (954) 431-4147
Tennis courts, baseball field, playground and pool

SilverLakes Community Park

901 NW 178th Avenue
Resort style swimming pool, sandy beach, barbecue stations, volleyball courts & picnic pavilion

Spring Valley Park

1700 NW 160th Avenue • Roller Hockey

Towngate Park

901 NW 155th Avenue
Pool, kiddy pool, tennis, basketball, baseball, football and playground

Walden Lakes Park

20460 SW First Street
Pool, tennis, playground

Walter C. Young Resource Center

901 NW 155th Avenue • (954) 437-0515
Racquetball, gymnasium, paddleball, basketball, track, ball fields, tennis courts



Post Offices

Miramar Carrier Office
14900 SW 39th Street
Miramar, FL 33027
1-888-282-9694
M-F: 8:00 am - 5:00 pm
Sat: 8:00 am - 2:00 pm

South Florida Mailing Processing Center
1600 Pines Boulevard
Pembroke Pines, FL 33082
(954) 436-4356
M-F: 8:00 am - 7:00 pm
Sat: 8:30 am - 1:30 pm

Chapel Lakes Postal Center
21001 Pines Boulevard
Pembroke Pines, FL 33029
M-F: 8:30 am - 5:00 pm
Sat: 9:00 am - 1:30 pm

Utilities

Telephone Service
Bellsouth
(954) 780-2355

Electric Service
Florida Power & Light
(954) 797-5000

Voting Information

Pembroke Pines
10211 Taft Street
(954) 437-2699

Miramar
9973 Miramar Parkway
River Run Shopping Center
(954) 437-2666



Abbreviated List of The
Declaration of Protective Covenants,
Conditions, Easements and Restrictions
for
SilverLakes Community

**ABBREVIATED LIST OF THE
DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS
FOR
SILVERLAKES COMMUNITY**

**ARTICLE XII
USE RESTRICTIONS**

Section 1. General. The Properties shall be used only for residential, recreational, commercial and related purposes, which may include, without limitation, offices for any property manager retained by the Association or business offices for Declarant, the Association, the Recreational Members or the Commercial Members, as may more particularly be set forth in this Declaration and amendments hereto. Any Supplemental Declaration or additional covenants imposed on the property within any Neighborhood, Commercial Property or Recreational Property may impose stricter standards than those contained in this Article. The Association, acting through its Board of Directors, shall have the standing and the power to enforce such standards.

The Association, acting through its Board of Directors, shall have the authority to make and to enforce standards and restrictions governing the use of the Properties, in addition to those contained herein, and to impose reasonable user fees for use of General Common Area or Exclusive Common Area facilities. Notwithstanding anything provided herein, the Association does not have the authority to make and enforce additional standards and restrictions governing the use of any of the Commercial Property or the Recreational Property. Such regulations and use restrictions shall be binding upon all Owners, occupants, tenants, invitees, and licensees, if any, until and unless overruled, cancelled, or modified in a regular or special meeting of the Association by the vote of Voting Members representing a majority of the total Class "A" votes in the Association and by the Class "B" Member, so long as such membership shall exist. Additional restrictions of a uniform and non-discriminating character may be promulgated by the Board as to individual Neighborhoods in order to take into account special circumstances within such Neighborhoods.

Section 2. (a) Occupancy of Units. No Units shall be occupied by more than a single family. Units owned by corporations, partnerships, trusts or some other form of multiple ownership shall designate one (1) person and his or her family to occupy the Unit prior to, or at the time of, conveyance of the Unit to the multiple ownership entity. The designation of such occupants may be changed only with the prior notice to the Board of Directors. For purposes of this Section, the term "family" shall mean (a) persons related to one another by blood, marriage, or adoption in the following degrees of kinship only: children, grandchildren, parents, brothers, sisters, aunts, uncles, nieces and nephews, or (b) two single unrelated persons and persons related to them in the degrees of kinship described in subsection (a) above.

(b) Signs. No signs, billboard or advertisement of any kind, including without limitation, those of realtors, politicians, contractors and subcontractors, shall be erected within the Properties without the written consent of the Board of Directors, except signs used or erected by Declarant, entry and directional signs installed by Declarant, and signs required for legal proceedings. The board shall not grant permission to erect signs on any Unit after such Unit is sold by a builder unless their erection is reasonably necessary to avert serious hardship to the Owner of such Unit. If permission is granted to any Person to erect a sign within the Properties, the Board reserves the right to restrict the size, color lettering and placement of such sign. The Board of Directors or Declarant shall have the right to erect signs as they, in their discretion, deem appropriate. Notwithstanding the above, no

signs, including without limitation, "open house" signs, flags, banners, or similar items advertising or providing directional information with respect to activities being conducted outside the Properties shall be permitted within the Properties. No signs shall be nailed or otherwise attached to trees.

(c) Parking and Vehicular Restrictions.

(i) Parking. Parking in the Properties shall be restricted to private automobiles and passenger-type vans. Vehicles shall be parked only in the garages or in the driveways serving the Units or in the designated spaces or areas in which parking may or may not be assigned and then subject to such reasonable rules and regulations adopted by the Board of Directors, or a Neighborhood Association, if any, having concurrent jurisdiction over parking areas within the Neighborhood. No Owner shall conduct or permit to be conducted repairs (except in an emergency) or restorations of any motor vehicle, or other vehicle upon any portion of the Properties, except in an enclosed area with the doors thereto closed at all times. No parking on the main collector roads shall be permitted.

(ii) Vehicular Restrictions. Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, motorhomes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, motorcycles, mopeds, horse trailers, golf carts, boats or other watercraft, and boat trailers shall be parked only in enclosed garages with the garage door kept closed (except for entering or exiting the garage) or areas designated elsewhere in this Declaration, or areas, if any, designated by the Board or by the Neighborhood Association, if any, having jurisdiction over parking areas within a particular Neighborhood. No Owner shall keep any vehicle on the General Common Areas or Exclusive Common Areas except for those areas designated by the Board for parking. For purposes of this section, "commercial vehicles" shall mean those which are not designed and used for customary, personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle. Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on the Properties except within enclosed garages. Notwithstanding the foregoing, construction vehicles and service and delivery vehicles may be parked in the Properties during daylight hours for such period of time as is reasonable necessary for construction purposes or to provide service or to make a delivery to a Unit or the General Areas or Exclusive Common Areas. No mopeds or golf carts may be operated on the General Common Areas. No on-street parking or parking on lawns or landscaped areas shall be permitted, provided that on-street parking shall be permitted from 6:00 a.m. until 12 midnight, subject to any city ordinances to the contrary.

(iii) Towing. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations promulgated by the Board shall be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean boats, campers, mobile homes, motor homes and trailers. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

(e) Animals and Pets.

(i) No animals, wildlife, livestock, reptiles and poultry of any kind shall be raised, bred, or kept on any portion of the Properties, except that dogs, cats, or other usual and common domesticated household pets not to exceed a total of two (2) may be permitted in a Unit, subject to the provisions of subparagraph (ii) below. This limitation does not apply to fish. However, those pets which are permitted to roam free or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the owner of any portion of the Properties, commercial Property or Recreational Property shall be removed upon request of the Board; if the Owner fails to honor such request, the pet may be removed by the Board. No pets shall be kept, bred or maintained for any commercial purpose. Pets shall at all times whenever they are outside a Unit be carried or confined on a leash held by a responsible person. Pets shall only be permitted on the General Common Areas or Exclusive Common Areas if such portions thereof are so designated by the Association or Neighborhood Association, as applicable. All persons bringing a pet onto the General Common Areas or Exclusive Common Areas shall be responsible for immediately removing any solid waste of such pet.

(ii) Notwithstanding anything provided in subparagraph (i) above, no pit bull dogs shall be raised, bred or kept on any portion of the Properties. The term "pit bull dog" as used within this subparagraph shall refer to any dog which exhibits those distinguishing characteristics which: (A) substantially conform to the standards established by the American Kennel Club for American Staffordshire Terriers or Staffordshire Bull Terriers; or (B) substantially conform to the standards established by the United Kennel Club for American Pit Bull Terriers.

(f) Quiet Enjoyment. No Portion of the Properties shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any portion of the Properties that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, comfort or serenity of the occupants of surrounding property. No noxious, illegal or offensive activity shall be carried on upon any portion of the Properties, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any portion of the Properties. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the Properties. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted within the Properties. No hazardous or toxic substances, chemicals, pesticides, fertilizers or any other matter shall be dumped on any portion of the Properties or into any lake or canal which is within or abuts the Properties or surface water management system of the Properties. Fertilizers and pesticides shall be used on Units only in a reasonable manner and only for the purpose for which such products are intended. Owners shall take strict precautions to prevent fertilizers and pesticides from entering any lake or canal which is within or abuts the Properties or surface water management system of the Properties. Owners shall only use herbicides, pesticides and fertilizers which are approved by the Association and which are not prohibited by the Order, where applicable.

(g) Unsightly or Unkempt Conditions. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on his Unit. No rubbish, trash, garbage or other waste material shall be kept or permitted on the Properties except in containers located in appropriate areas, if any, and no odor shall be permitted to arise from any such containers so as to render the Properties or any portion thereof unsanitary, unsightly or offensive to any other property in the vicinity thereof or to its occupants. All trash containers must be put out for

pick up either on the night before or the morning of pick up, and no earlier. All empty trash containers must be retrieved by the Owner on the same day as pick up. No clothing or household fabrics shall be hung, dried or aired, and no lumber, grass, shrub or tree clippings or trash shall be kept, stored or allowed to accumulate on any portion of the Properties, unless screened so as to be concealed from view of neighboring Units and the streets within the Properties. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any part of the Properties.

(h) Outside Installations. No exterior antennas, aerials, satellite dishes, or other apparatus for the transmission of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Properties, including any Unit, without the prior written consent of the Board or its designee. Declarant and/or the Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna or cable system for the benefit of all or a portion of the Properties, shall any such master system or systems be utilized by the Association and require any such exterior apparatus. No radio station or short wave operations of any kind shall operate from any of the Properties, except for communication equipment used by Declarant or the Association. Nothing herein shall be construed as permitting such outside installations if they are otherwise prohibited by local law.

(i) Basketball Equipment, Clotheslines, Garbage Cans, Tanks, Etc. All garbage cans, mechanical equipment, and other similar items on Units shall be located or screened so as to be concealed from view of neighboring Units, streets, and property located adjacent to the Unit. No aboveground storage tanks shall be permitted, except for the purposes specified in subparagraph (bb) below. Basketball hoops and backboards shall be permitted on a Unit if approved by the Modification Committee, as applicable, prior to installation. All rubbish, trash and garbage shall be stored in appropriate containers approved pursuant to Article XI hereof and shall regularly be removed from the Properties and shall not be allowed to accumulate thereon. Clotheslines shall be permitted provided that they are either screened from view in a manner first approved in accordance with Article XI hereof or are situated on a Unit so that they cannot be seen from any other Unit. The hanging of laundry, clothing, rugs, or any other articles on any railing, fence, hedge, or wall shall be prohibited.

(k) Pools. No above-ground pools shall be erected, constructed or installed on any Unit. All exterior in-ground pools and above-ground and in-ground spas and jacuzzis must be approved in accordance with Article XI of this Declaration. Any in-ground pool to be constructed on any Unit shall be subject to the requirements of the NCC which shall include, without limitation; (i) composition to be of material thoroughly tested and accepted by the industry for such construction; (ii) all screening material shall be of a color in harmony with the exterior of the Unit; and (iii) no raw aluminum color screen will be permitted.

(m) Tents, Trailers and Temporary Structures. Except as may be permitted by Declarant during initial construction of improvements within the Properties, no tent, utility shed, shack, trailer or other structure of a temporary nature shall be placed upon a Unit or any part of the Properties without the approval of the Association or the Modification Committee.

(o) Tree Removal. No trees shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons, unless approved in accordance with Article XI of this Declaration. In the event of an intentional or unintentional violation of this Section, the violator may be required, by the committee having jurisdiction, to replace the removed tree with one (1) or more trees of such size and number, and in such locations, as such committee may determine in its sole discretion.

- (p) Sight Distance at Intersections. All property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.
- (q) Utility Lines. No overhead utility lines, including lines for cable television, shall be permitted within the Properties, except for temporary lines as required during construction and high voltage lines if required by law.
- (r) Air Conditioners. Except as may be permitted by the Modification Committee, no window or wall-mounted air conditioning units may be installed in or on any Unit.
- (s) Lighting. Except for seasonal decorative lights, which may be displayed between Thanksgiving and January 31st only.
- (t) Artificial Vegetation, Exterior Sculpture, and Similar Items. No artificial vegetation shall be permitted on the exterior of any portion of the Properties. Exterior sculptures, fountains, flags, and similar items must be approved in accordance with Article XI of this Declaration; provided, however, that nothing herein shall prohibit the appropriate display of the American flag.
- (u) Energy Conservation Equipment. Solar energy collector panels or attendant hardware or energy conservation equipment shall be permitted provided they are constructed or installed as a harmonious part of the architectural design of a structure, and such panels, hardware or equipment are first approved by the appropriate committee pursuant to Article XI of this Declaration.
- (v) Lakes and Wetlands. All lakes, ponds, islands and canals within or adjacent to the Properties shall be subject to rules of use promulgated by the Board of Directors. ANY PERSONS WHO SWIM IN OR USE ANY LAKES, PONDS OR CANALS, OR USE ANY ISLAND LOCATED IN ANY LAKE OR WETLAND, SHALL DO SO AT THEIR OWN RISK AND SHALL HOLD DECLARANT AND THE ASSOCIATION HARMLESS FROM ANY CLAIM OF LOSS ARISING THEREFROM. No use of the Wetlands shall be permitted, except as otherwise permitted by the Order or as specifically permitted elsewhere in this Declaration. Notwithstanding anything herein, boats with non-combustion engines, sailboats, canoes and rowboats shall be permitted on any lake if such vessel is eighteen (18') feet in length or shorter.
- (w) Playground. Any playground or other play areas or equipment furnished by the Association or erected within the Properties shall be used at the risk of the user, and the Association shall not be held liable to any Person for any claim, damage, or injury occurring thereon or related to use thereof.
- (x) Fences, Dog Runs, etc. No hedges, walls, dog runs, animal pens or fences or any kind shall be permitted on any Unit except as approved in accordance with Article XI of this Declaration.
- (y) Driveways and Mailboxes. The Modification Committee in accordance with Article XI of this Declaration must approve the style and design of all driveways and mailboxes located on the Properties. All driveways and mailboxes shall be maintained in the style originally established by or approved by Declarant. With respect to driveways, culverts installed therein shall be of a type and quality approved by Declarant.
- (z) Garages. The doors of all garages located on Units within the Properties shall be closed at all times except when the garage is being entered or exited.

(aa) Business Use. No trade or business may be conducted in or from any Unit, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties and applicable city ordinances; (iii) the business activity does not involve persons coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to Persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether; (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor. Notwithstanding the above, the leasing of a Unit shall not be considered a trade or business within the meaning of this Section. This Section shall not apply to usual business activities connected with the operation of any Recreational Property and the amenities of any Recreational Property, nor shall it apply to Commercial Property, nor shall it apply to any activity conducted by Declarant or a builder or developer approved by Declarant with respect to its development and sale of the Properties or its use of any Units which Declarant or a builder or developer owns within the Properties, or to property designated by Declarant as a sales or other office. As to this latter area, Declarant or any purchaser of such property shall have the right, subject to applicable governmental ordinances, to use same for office/professional business uses.

(dd) Leasing of Units. Every Owner shall cause all occupants of such Owner's Unit to comply with this Declaration, the By-Laws and any rules promulgated by the Board, and shall be responsible for all violations and losses to the Areas of Common Responsibility caused by such occupants, notwithstanding the fact that such occupants of a Unit are fully liable and may be sanctioned for any such violation. All leases of Units shall be automatically deemed to include a covenant on the part of the tenant to comply with, and be fully bound by, the provision of this Declaration, the By-Laws and any rules promulgated by the Board. This Section shall also apply to subleases of Units and assignments of leases.

(hh) Play Equipment, Strollers, etc. All bicycles, tricycles, scooters, skateboards, and other play equipment, wading pools, baby strollers and similar items shall be stored so as not to be visible from streets or property adjacent to the Unit. No such items shall be allowed to remain on the General Common Areas, Exclusive Common Areas, or on Units so as to be visible from adjacent property when not in use. Swing set less than eight (8') feet in height shall be permitted so long as such swing set is located in the backyard portion of a Unit. Notwithstanding the above, the Board may, but shall not be obligated to, permit other types of swing sets and similar permanent playground equipment to be erected on Units provided it is approved in accordance with Article XI hereof.

(ii) Maintenance of Premises. No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain upon any Unit, and no refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any Unit. No structure of any kind shall be constructed or maintained on the easement area described in Article XIII, Section 7 hereof, unless otherwise permitted by this Declaration. All landscaping shall comply with the Order, and no landscaping shall be permitted which breeds infectious plant diseases or noxious insects. The use of pesticides, herbicides and fer-

tilizers shall be prohibited on any Wetlands or any of the General Common Areas or Exclusive Common Areas, the use of which may affect the Wetlands or preservation areas as contemplated by the Order. All lawns, landscaping and sprinkler systems and any property, structure, improvement and appurtenance shall be kept in a good, safe, clean, neat and attractive condition. Upon the failure to maintain the premises as aforesaid to the satisfaction of Declarant and upon the Association, Neighborhood Association or Owner's failure to make such correction within Thirty (30) days of giving of written notice by Declarant (which written notice does not have to be given by Declarant in the case of emergency, in which event, Declarant may without any prior notice, directly remedy the problem), Declarant may enter upon such premises and make such improvements or corrections as may be necessary, the costs of which shall be paid by the Association, Neighborhood Association or Owner, as the case may be, or Declarant may bring an action at law or in equity. Such entry by Declarant or its agents shall not be a trespass, and by acceptance of a deed for a Unit, such party has expressly given Declarant the continuing permission to do so which permission may not be revoked. If any Owner, Association or Neighborhood Association fails to make payment within fifteen (15) days after request by Declarant, Declarant shall be entitled to collect and enforce the payment in accordance with the provisions of Article X hereof, and all rights in favor of the Association shall be deemed to also be in favor of Declarant. Each Owner undertakes or must designate a responsible Person to undertake the general maintenance responsibilities of the Unit, which responsibilities shall include, at a minimum, maintaining the exterior appearance of the Unit, safeguarding the Unit to prepare for hurricane or tropical storm watches and warnings, by, among other things, removing any unfixed items on balconies and lanais, and repairing the Unit in the event of any damage therefrom. An Owner designating a Person to perform such functions shall not relieve such Owner of any responsibility hereunder.

(nn) Window Coverings. Window tinting as a method of energy conservation is permitted provided that the type and method of tinting is first approved by the appropriate committee pursuant to Article XI of this Declaration. Reflective or foil window coverings are prohibited. No awning, canopies or shutters shall be permanently installed on the exterior of any Unit or building unless first approved by the Modification Committee, as applicable, pursuant to Article XI of the Declaration.

(oo) Storm Precautions. No hurricane or storm shutters shall be permanently installed on any structure or Unit unless first approved in accordance with Article XI hereof. Hurricane or storm shutters may be installed temporarily, and other storm precautions may be taken to protect structures or Units, while the threat of a hurricane or similar storm is imminent; provided, all such shutters and other exterior alterations or additions made as a storm precaution shall be promptly removed once the storm or imminent threat of the storm has passed.



SilverLakes Board of Directors

The Board consists of seven (7) members selected for two (2) year terms

representing various groups of subdivisions. The Board meets quarterly,

the dates and times for meeting will be posted on Channel 36 and in our Ripples Newsletter.

We invite you to become involved in your community by attending your sub-division homeowner's

association meetings and events.

“Welcome to SilverLakes,
a community established in 1990
by people dedicated to ensuring a future
where families appreciate
the benefits of open space...
parks, lakes, wetlands and tree-lined streets.”

— SilverLakes Board of Directors

