

Rule #1.1

Structure of Rules and Regulations

EAST LAKE PARK HOMEOWNERS RULE ON CREATING RULES

1.1.1

Purpose of the Rule

It is the purpose of the Rule to develop Rules to create a standard format and numbering system to ensure that future Rule documents can easily be inserted and easily located by subsequent Board of Directors of the East Lake Homeowners Association.

1.1.2

Rule

The rule states that only the Board of Directors can authorize a rule that regulates activities within the confines of the subdivision both owned and common properties. A majority vote of the members of the Board of Directors is required to adopt a rule.

1.1.3

Rule Structure

1.1.3.1

Rule Attribute

The structure of each Rule will include a number for the given area addressed, a number for each attribute of the area addressed (with a decimal separation) and a number for each clarification point (with a decimal separation) and a number additional numbers for additional clarification points.

1.1.3.2

Clarification of Attribute

There is no limit to the number of decimal separations that can be utilized, but the structure must be maintained throughout all rules and regulations.

1.1.3.3

Rule Effective Date

A "new" effective date will be added to the bottom of all rules and regulations.

1.1.3.4

Rule Revised Date

A "revised" effective date will be added to the bottom of all rules and regulations which are revised.

1.1.3.5

Rule Rescinded Date

A "rescinded" effective date will be added to any Rule which has been rescinded/deleted.

1.1.4

Definitions

1 = Structure of Rules and Regulations

- 2 = Architectural Board
- 3 = Finance
- 4 = Social Committee
- 5 = Board of Directors
- 6 = Infrastructure
- 7 = Safety
- 8 = Fines & Property Liens

1.1.5

Approval Process

Rules and regulations written by the Board of Directors will be voted on by the board and approved by a majority of the board. Once approved, the Rule will be signed by the then President or Vice President (in the absence of the president), and the secretary of the Board of Directors. A copy of the Rule will be distributed to each board member and the management company (if one exists), and the signed original will be kept by the secretary of the Board of Directors.

1.1.6

Approval

_____	_/_/_	_____	_/_/_
President	Date	Secretary	Date

Effective Date: 1/17/2017

Revision Date: 7/16/2019

Policy #2.2 Fences

EASTLAKE PARK HOME OWNERS ARB FENCE AND WALL POLICY

2.2.1 Purpose of the Policy

The purpose of this policy is to define Article IX RESTRICTIVE COVENANTS, Section #18, Fences and Walls, to include and exclude any materials and heights of materials as defined in the covenants as “fences and walls”.

2.2.2 Policy

The Architectural Review Committee must review and approve any fence, screening or enclosure that is placed anywhere on any homeowner or common property within the confines of the Community known as Eastlake Park. Approval of any fence or wall must be in accordance with this policy and any exception of this policy must receive majority Board of Directors Approval before being approved. Walls can only be constructed where it butts up against and continues a wall that surrounds the community, and must match architecturally and aesthetically to the existing community walls. Walls can only continue the existing walls and cannot be built as a free standing structure (e.g. it must butt against an existing wall without a gap or opening other than to allow for expansion of the wall materials).

2.2.3.1 General Rules

It is recommended that fences not be installed in drainage or utility easements. If the ARB grants permission for a fence to be installed in a drainage easement, it is the responsibility of the homeowner to correct any changes in drainage on the homeowner’s lot or the adjoining lots at the homeowner’s expense.

All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height so that the last panel meets the height of the existing fence or perimeter wall.

Fences shall not be installed flush to the ground preventing or blocking storm water drainage. However, if the ARB grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner’s home site or adjoining home sites at the homeowners expense.

Irrigation systems must be reconfigured to provide complete coverage outside of the fenced area.

No fence shall be constructed closer than ten (10) feet back from the forward facing corners of the house. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.

Fences for corner lots require close coordination with the ARB due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. The ARB will also take into consideration how a home abutting this lot will be affected due to front set-back requirements for abutting lot(s).

Fences must have 2 good sides (i.e. no fences with stringers or wires to reinforce the fence that may be visible from the outside of the fence).

Except where easements of swales exist, fences will be installed no more than six (6) inches inside the property line. Alleyways between fences will not be permitted.

Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners' and must be obtained prior to construction. It is the responsibility of the owners to comply with all County and/or Association requirements, whichever is most stringent.

2.2.3.2 Non-Street Facing Fence Height

The following fence heights are required:

- Solid PVC - 6'

- Solid PVC - 4' (trash enclosures, equipment (e.g. pool, generator etc.)

- Picket PVC – 4'

- Aluminum – 4'

Fences height must be 6' measured from ground height as measured from within the home owner's side of the fence on any portion of the fence that is not on a street side of the house. Fence installations on view corridors are so as not to block the view from neighboring lots, including lots that are across the street from the lot being fenced.

2.2.3.3 Fence Colors

The following fence colors are permitted:

- PVC – Tan/Almond

- Aluminum – Black

2.2.3.4 Vinyl Fence Style

PVC privacy fence, often referred to as the Lexington style, must look the same on both sides. There must be a utilizing a 6 inch column support with matching gate materials if applicable. The style and column post cap must be of a flat style that match the style attached to this policy. PVC privacy fence often referred to as the Lexington style must be used. Panels must look the same on both sides. Post caps are flat. Fences that abut a perimeter wall or fence must be tapered down to meet the same height of the perimeter wall or fence so as not to exceed its height.



2.2.3.6 Aluminum Fence Style

Aluminum fence must be of a square shape, no spires or spikes, and of a picket type design, with a flat cap on each post.



2.2.3.7 Lots with a Water View

Lot with a water view must install black powdered aluminum picket-style fence 5' in height in the front and sides. A 4 foot height is allowed on side(s) facing the body of water. No fence installation may block the water view from neighboring lots, including lots across the street from the fenced lot. All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height so that the last panel meets the height of the existing fence or perimeter wall.

Lots with back or side yards adjacent to conservation areas may only install aluminum picket-style fence on the property. Trash/Equipment encloses may be 4' PVC.

2.2.3.8 Privacy on Water/View/Conservation Restricted Lots

Privacy on lots restricted to aluminum picket fences may be obtained on the sides only by installing hedges along the fence lines. Hedges shall be maintained to the top of the fence line. The ARB reserves the right to notify a homeowner blocking a water view to remove hedges or trim them to the height of the fence line.

2.2.3.9 Irregular Shaped Lots

Notwithstanding any other governmental regulations, any side fencing on a typical or regularly shaped corner lot shall be located no more than one-half of the distance between the side wall of the house and the side property line that is next to the side street. The measurement for the distance of this fence shall start at the side wall of the house. Fence setbacks on irregularly shaped corner lots will be reviewed on a case-by-case basis.

2.2.3.8

Fences must be kept clean and in good repair. Violation letters will be issued when the fence is not kept in good condition. Repeated violations may require the removal of the fence at the homeowner's expense.

2.2.3.4 Approval

_____	Date _____	_____	Date _____
President		Secretary	

Effective Date 2/17/2017

Revision Date 7/16/2019

Rule #2.3

Animals

EAST LAKE PARK HOME OWNERS ANIMALS RULE

2.3.1

Purpose of the Rule

The purpose of this rule is to define Article IX RESTRICTIVE COVENANTS, Section #4, Animals, describe the rules associated with keeping animals by residence of East Lake Park.

2.3.2

Rule

No horses, cattle, swine, goats, poultry, fowls or any other animals not considered to be common household pets should be kept on the properties. Under no circumstances shall any commercial business or enterprises involving the use, care, or treatment of animals be conducted on the properties without the express written consent of the board. This does not prohibit temporary services procured by the property owners or residents such as mobile grooming, washing, etc. No breeding for commercial or business enterprises is allowed for any animal. All animals shall be kept on a leash that is continually under the control of the owner when not on the pet owner's property or unit.

All owners shall clean up after their pets.

2.3.3

Approval

_____	Date: __/__/__	_____	Date: __/__/__
President		Secretary	

Effective Date: 1/17/17

Revision Date: __/__/____

Rule #2.4 Awning

EAST LAKE PARK HOME OWNERS AWNING RULE

2.4.1 Purpose of the Rule

The purpose of this rule is to define the rules associated with awnings on any residence of East Lake Park.

2.4.2 Rule

Installation of any awning, whether it is fixed or retractable, requires the approval of the ARB.

All awnings must be either striped or solid and match the color of the house or be of attractive contrasting colors.

Fixed and retractable awnings may only be installed on the rear exterior walls of the house. No awnings may be installed on the front of the house or exterior sides of the house.

Awnings must be in compliance with Section 31 of the Florida Building Code (FBC).

2.4.3 Approval

_____	Date: __/__/____	_____	Date: __/__/____
President		Secretary	

Effective Date: 1/17/17

Revision Date: __/__/____

Rule #2.5 Basketball Hoops/Swing Sets/Youth Play Equipment and Structures

EAST LAKE PARK HOME OWNERS BASKETBALL HOOPS/SWING SETS/YOUTH PLAY EQUIPMENT AND STRUCTURES RULE

2.5.1 Purpose of the Rule

The purpose of this rule is to define Article XI RESTRICTIVE COVENANTS, Section #19, Basketball Hoops, Swing Sets, and any Play Equipment or Structures on any residence of East Lake Park.

2.5.2 Rule Basketball Hoops

Basketball Hoops must be placed in accordance with the Covenants.

2.5.2.1 Portable basketball hoops shall be securely stored away during the time of an imminent severe storm.

2.5.2.1 Portable basketball hoops shall be securely stored away upon issuance of a Tropical Storm Watch, Hurricane Watch, Tropical Storm Warning, or Hurricane Warning by the National Weather Service, and may not be erected until after the expiration of all Watches and Warnings.

2.5.3 Rule Play Structures

2.5.3.1 All swing/play structures shall be constructed of wood or wood & plastic. No metal construction will be approved.

2.5.3.2 The footprint of the structure(s) must fit within a single 20 foot by 20 foot area. The structure may not exceed 12 feet in height including canopy.

2.5.3.3 Only green canopies are permissible. Multi-color canopies are not allowed.

2.5.3.4 Play structures shall be of a neutral color approved by the ARB, placed in the rear or side yard within the 10 foot setbacks.

2.5.3.5 The play structure cannot encroach beyond the left and right elevations of the house and must be no more than 30 feet from the house and within the rear and side setback.

2.5.3.6 Trampolines are considered Play Structures and shall adhere to the guidelines as described above in **2.5.3.2 – 2.5.3.5**.

2.5.4 Approval

President

Date: __/__/__

Secretary

Date: __/__/__

Effective Date: 1/17/17

Revision Date: __/__/__

Rule #2.6 Bar-B-Que Grills

EAST LAKE PARK HOME OWNERS BAR-B-QUE GRILLS RULE

2.6.1 Purpose of the Rule

The purpose of this rule is to define where bar-b-que grills may be placed on properties in East Lake Park.

2.6.2 Rule Bar-B-Que Grills

Bar-B-Que grills shall be restricted to the rear of the property not visible from the street

2.6.3 Approval

_____ Date: __/__/_____
President

_____ Date: __/__/_____
Secretary

Effective Date: 1/17/17

Revision Date: __/__/____

Rule #2.7 Clothes Lines

EAST LAKE PARK HOME OWNERS CLOTHES LINE RULE

2.7.1 Purpose of the Rule

The purpose of this rule is to define where clothes lines may be placed on properties in East Lake Park.

2.7.2 Rule Clothes Lines

Clothes lines shall be restricted to the rear of the property not visible from the street.

2.7.3 Approval

President

Date: __/__/____

Secretary

Date: __/__/____

Effective Date: 1/17/17

Revision Date: __/__/____

Rule #2.8 Composting Bins

EAST LAKE PARK HOME OWNERS COMPOSTING BIN RULE

2.8.1 Purpose of the Rule

The purpose of this rule is to define if composting bins may be placed on properties in East Lake Park.

2.8.2 Rule Composting Bins

Composting bins are not allowed.

2.8.3 Approval

President

Date: __/__/____

Secretary

Date: __/__/____

Effective Date: 1/17/17

Revision Date: __/__/____

Rule #2.9 Conservation Areas

EAST LAKE PARK HOME OWNERS CONSERVATION RULE

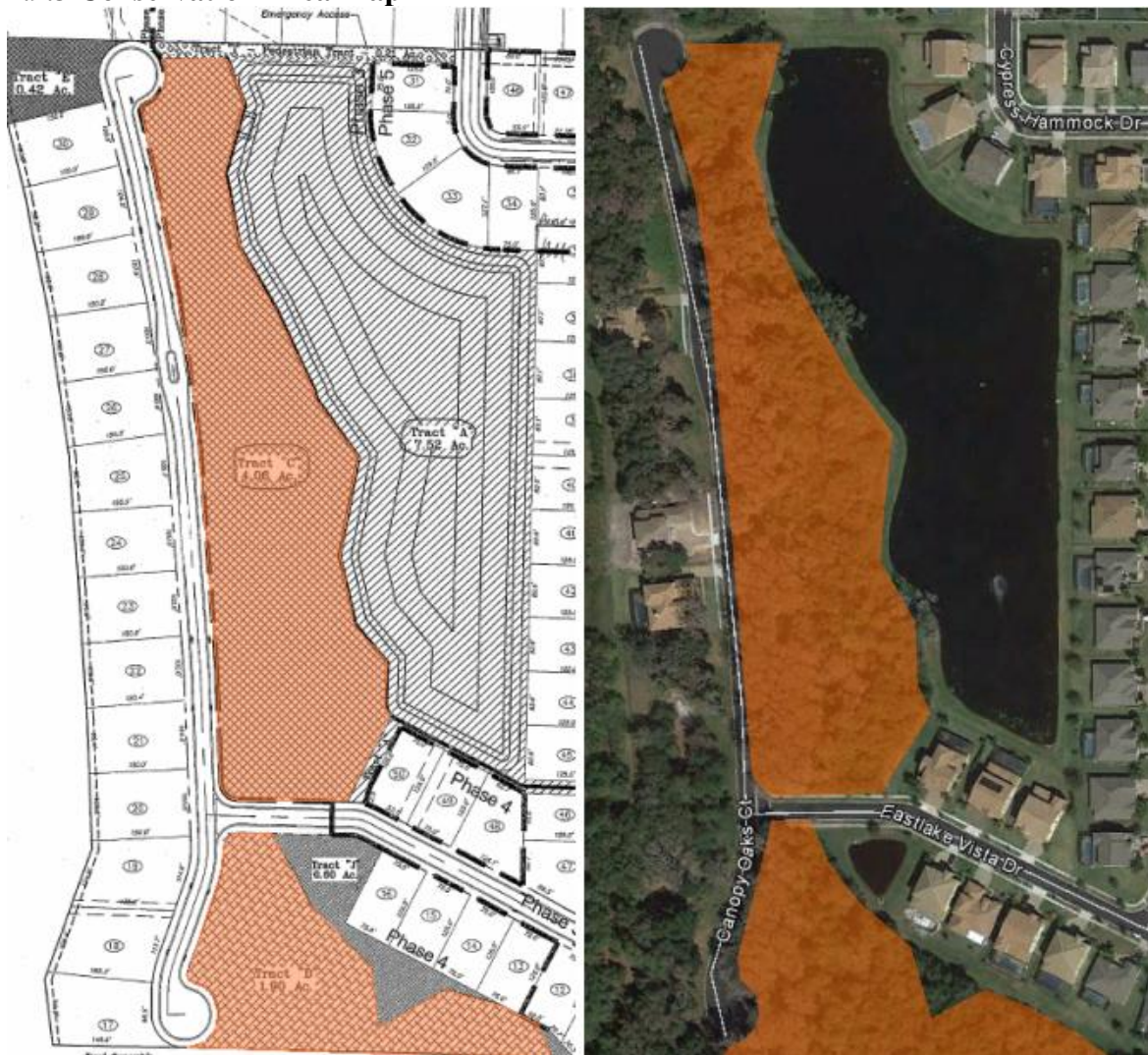
2.9.1 Purpose of the Rule

The purpose of this rule is to define Conservation Areas in addition to Article IX Section 28 of the Covenants in East Lake Park.

2.9.2 Rule Conservation Areas

If your property backs up or is adjacent to a conservation area (Tract C & D) special care needs to be exercised. It is illegal to dump anything into, or disturb in any way conservation areas. This includes clearing, sodding, mowing, etc. Should you have any questions, please contact the South Florida Water Management District (SFWMD).

2.9.3 Conservation Area Map



2.9.4 Approval

President Date: __/__/____

Secretary Date: __/__/____

Effective Date: 1/17/17
Revision Date: __/__/____

Rule #2.10 Docks

EAST LAKE PARK HOME OWNERS DOCK RULE

2.10.1 Purpose of the Rule

The purpose of this rule is to Define lots that may and may not build docks on or adjacent to their property lines. Additionally, it is to preserve the aesthetics and view of the Lake for our community.

2.10.2 Rule

Individual homeowners of lots 1-16 and 31-183 are not permitted to erect fixed or floating docks on or adjacent to water bodies.

Individual homeowners of lots 17-30 are permitted to erect fixed docks onto East Lake Tohopekaliga upon approval of Governmental agencies and the ARB. Floating docks are not allowed.

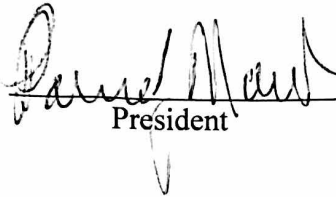

2.10.3 Number of Docks Permitted per Property

Only one dock will be permitted per lot. It must be constructed of approved marine grade materials.

2.10.4 Docks Restrictions

- Where docks are permitted, dock walkways must not exceed four (4) feet in width.
- Gazebos, screened, or boathouses are not permitted.
- Terminal size is limited to 160 square feet per FAC/DEP laws, unless an exemption is approved. If an exemption is approved through FAC/DEP the total terminal size will not exceed 300 square feet
- Slips may not, in whole or in part, be enclosed by walls.
- No dock shall have more than 2 slips.
- All dock roof materials will be tile/cement roofing material to match the house. No metal or tin roofs will be allowed.
 - Roofs are only allowed over the boat slip area no other part of the terminal may have a roof or covering.
 - Roofs cannot overhang more than one foot (12 inches) beyond the footprint of the lift and the boat stored on the lift.
- Roofs are not included in terminal platform square footage.
- No dock shall be used for residential or live-aboard purposes.
- Docks are for pleasure usage only. No leasing of any docks is allowed.
- No boat/watercraft shall be allowed which is in any way or at any time used for commercial purposes or which charges or accepts a fee or any other form of compensation either directly or indirectly.

2.10.5 Approval

 Date 9/24/21  Date 9/26/21
President Secretary

Effective Date: 7/17/2017

Revision Date: 9/23/2021

Rule #2.11 Roofing

EAST LAKE PARK HOME OWNERS ROOFING RULE

2.11.1 Purpose of the Rule

The purpose of this rule is to define the types, color and style of roofing materials permitted on any and all structures within the East Lake Park Community.

2.11.2 Rule

The rule states that Architectural Review Board must review and approve any roof material used to build, rebuild, replace or add onto any structure within the Confines of the Community known as East Lake Park. No flat roofs, sheet aluminum roof, corrugated fiberglass, corrugated steel, or other “add on” materials can be used.

2.11.3 Roof Materials

The roofing materials allowed include asphalt shingle, tile, composite tile, steel roofs, and cooper roofs and must match any existing roof material used on that structure. Three-tab architectural shingles are not permitted.

2.11.4 Styles of Roofs

Roofs may be either gable or hip roof in style matching the existing roof structures. If the structure contains only hip or gable roofs, any addition must match that style.

2.11.5 Colors of Roofs

Roofs must match the color palettes as provided by the original structure builder.

2.11.6 Mixed Combinations of Roof Materials

Roof material must be consistent on all main roofs (upper and lower with mixed style homes). Porch roofs may be different from the main roofs where there is no physical connection to any main roof structure, but can only be of Steel or Cooper style matching the existing style and colors found within the community. The colors of the roofs must match the existing roofs or the entire roof must be replaced to create the match. The ARB will weigh in on the coordination of the colors. The pitch of the roof must match existing roof pitch.

2.11.7 Wind Load

Any new structure, addition, or replacement roof/structure must adhere to the current Osceola County codes.

2.11.8 Projections Above Roof

No projecting structures or materials may be located above the roof line with the exceptions of chimneys, vent stacks, solar panels, satellite dishes, or skylights.

2.11.9 Exceptions

Any and all requests for exceptions to this rule must be reviewed and voted on and approved by no less than a majority of each of the boards.

2.11.10 Approval

_____	Date _____	_____	Date _____
President		Secretary	

Effective Date: 1/17/17

Revision Date: __/__/__

Rule #2.12 Landscaping

EAST LAKE PARK HOMEOWNERS LANDSCAPING RULE

2.12.1 Purpose of the Rule

The purpose of this rule is to ensure the landscaping plans for any and all homes is consistent and aesthetically pleasing to maintain the value of all homes in East Lake Park Community.

2.12.2 Rule

This rule is a supplement to Article IX Section 23 of the East Lake Park Covenants.

Landscape plans for new homes must be prepared and presented to the ARB for approval prior to installation. A landscape designer approved by the ARB or a homeowner may submit a plan for landscape renovations.

A maximum of 50 percent (50%) of the open space of the front yards shall be landscaped with trees, shrubs and planting beds.

No more than 30% of the open space in front of the home shall be paved (pavers or other non-vegetative materials).

A maximum of 25 percent (25%) of the open space of the side yards shall be landscaped with trees, shrubs and planting beds.

A maximum of 50 percent (50%) of the open space of the rear yards shall be landscaped with trees, shrubs and planting beds.

The above percentages are not applicable to yard spaces enclosed in solid vinyl fencing.

No artificial grass, plants, or other artificial vegetation shall be placed or maintained upon the exterior portion of any residence.

2.12.3 Trees - Reference Covenants Section 23

1) Street Trees.

a. Street Canopy Trees are required under the Osceola County Land Development Codes. This required landscaping is to be maintained and pruned in a manner that preserves the natural shape and growth characteristics of the species.

b. Osceola County required the planting of street trees as part of the development process of our community.

c. Street Trees may not be removed by a homeowner until Osceola County and ARB approval is given. Replacement with a different type of tree species also requires approval from Osceola

County Community Development Services. Please call 407-742-0200. Evidence of a permit is required before ARB approval can be obtained.

2) Trees, Accent and Ornamental.

a. Changing or adding accent or ornamental trees in the homeowner's landscape require ARB approval.

b. Removal and replacement of an accent or ornamental tree that has died requires ARB approval. The replacement tree must be at least 2" caliper and planted in approximately the same location as the original tree.

3) Trees, Citrus & Fruit.

a. Citrus & Fruit trees are only permitted in the side or rear yard

b. Citrus & Fruit trees are limited to two (2) trees per lot.

2.12.4 Vines

a. Vines must be kept under soffit. House numbers must be visible at all times.

b. Vines may not cover more than two (2) walls unless previously approved by the ARB.

c. Vines must be evergreen and cold tolerant. Those that are not may be unsightly for several months of the year.

d. Climbing vines must be well maintained and appear healthy at all times.

2.12.5 Landscaping Beds

Maintaining, adding to, and removal of plantings within existing landscaping beds does not need ARB approval for annuals, perennial, shrubs, and grasses.

Expansion of existing landscaping beds or creation of new planting beds requires ARB submission and approval.

2.12.6 Retaining Walls

ARB submission and approval is required prior to any installation.

Any border block may not extend next to the driveway, or be applied next to or abut up against the common area sidewalk next to the street.

2.12.7 Curbing/Edging

ARB applications must be submitted for all curbing/edging utilized on the property..

Submission of color chip or sample is required and must indicate curbing style, picture or brochure photos. Plans indicating the location of and length of curbing/edging to be installed must be submitted.

Curbing and edging is not permitted next to the driveway and community sidewalks.

2.12.8 Vegetable Gardens

Vegetable gardens will be permitted in rear or side yards. Vegetable gardens on street facing side yards are prohibited.

2.12.9 Florida Friendly Landscaping

Florida Friendly Landscape designs require ARB approval prior to installation.

2.12.10 Approved and Prohibited Plant List

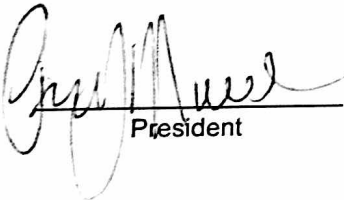

Approved TREES:

Cabbage Palm
Camphor Tree
Drake Elm
Golden Raintree
Laurel Oak
Live Oak
Queen Palm
Red Maple
Shumard Oak
Southern Magnolia
Sweet Gum
Sycamore
Washingtonia Palm
Weeping Elm

Prohibited TREES:

Arborvitae
Australian Pine
Brazilian Pepper Tree
Gum Tree
Punk Tree
Silk Oak

2.12.11 Approval

 Date 9/26/21  Date 9/26/21
President Secretary

Effective Date: 1/17/17

Revision Date: 9/23/202

Rule #2.13 Storm Shutters, Storm Windows, Screen Doors, & Storm Doors

EAST LAKE PARK HOME OWNERS STORM WINDOWS, SCREEN DOORS & STORM SHUTTERS RULE

2.13.1 Purpose of the Rule

The purpose of this rule is to ensure the outside of each home is consistent with the vision and aesthetics of East Lake Park and to assure the homes continue to be aesthetically pleasing to maintain the value of all homes in East Lake Park Community.

2.13.2 Rule

ARB approval is required to install permanently affix any device either for aesthetics or protection to the outside structure of a home.

Approved permanent hurricane protection and/or temporary protective covering shall be allowed only after a storm warning has been issued by the U.S. Weather Service. Approved permanent hurricane protection must be opened or removed and temporary protective coverings removed within 72 hours after the "all clear" is announced.

2.13.3 Hurricane Shutters and Screens

ARB approval is required to install permanently affixed hurricane shutters and screens.

For storm panels, the header and sill angle must be mounted no more than 2" from the edge of window opening or 1" from the outer edge of the window trim.

- The header, sill angle, mounting screws, bolts and nuts that remain on the header and sill angle, must be painted the same color as the background where it is mounted.
- Mounting "dual lock" (Velcro) squares must be covered with aluminum strips that match the size, color and material of the window frames.

For accordion type shutters, the assembly which includes the header, sill tracks, vertical side angles and accordion stack must be centered and custom fit to the window opening in accordance with the manufacturer's recommendation, keeping the exposed wall surface between the assembly and the window opening to a minimum.

- The stack must be split half on each side of the window opening.

For roll-down type shutters, the assembly which includes the shutter box, sill stop and vertical side tracks must be centered and custom fit to the window opening in accordance with the manufacturer's recommendation, keeping the exposed wall surface between the assembly and the window opening to a minimum.

The color of the accordion and roll-down type shutters and assembly should either be a manufacturer's standard white, almond, or buff color, and must be compatible with the overall exterior paint color scheme of the house.

Approved permanent hurricane protection and/or temporary protective covering shall be allowed only after a storm warning has been issued by the U.S. Weather Service. Approved permanent hurricane protection must be opened or removed and temporary protective coverings removed within 72 hours after the "all clear" is announced.

2.13.4 Storm Windows

Storm windows of the protective glass type (not including hurricane protection as stated above) are not permitted on the main structure (garage door roll-down screens are not permitted).

They may be used as a window in a shed or play structure located on the property but not attached to the main structure (e.g. not allowed on the patio or porch areas of the home).

2.13.5 Storm and Screen Doors

Storm and Screen doors are not permitted on the front and side of homes where visible from the street (exception pool screen enclosures).

2.13.6 Storm and Screen Door clarification

Storm and screen doors are not permitted due to the diverse types, styles and colors of front doors in the community.

It would be near impossible to police and control the color and coverage of storm and screen doors, since owners are permitted to change the color of the front door relative to a scheme chosen for the exterior painting of the home.

Permanent glass inserts to a front door are permitted with ARB approval as long as they do not contain bars or any restrictive wire.

2.13.7 Approval

_____	Date _____	_____	Date _____
President		Secretary	

Effective Date: 7/6/2017

Revision Date: 7/15/2020

Rule #2.14 Generators

EAST LAKE PARK HOME OWNERS GENERATORS

2.14.1 Purpose of the Rule

The purpose of this rule is to ensure that generators are properly placed and do not adversely affect the neighbors in East Lake Park Community.

2.14.2 Rule

ARB approval is required to install permanently affixed device(s). Aesthetics, safety and neighbor considerations must be considered and protected.

Approved permanent or temporary generators shall be allowed. Temporary generators are only allowed during the power outage periods related to OUC power outages and cannot be used as a primary source of power for a home. Approved permanent generators must be used only during the outage as described above and for “exercising” the unit (per the manufactures recommendation) to ensure it will be operational during an outage.

2.14.3 Permanent Generators

Generator installation must conform to current federal, state and local regulations. Sound dampening must be used.

2.14.4 Fuel Tanks and Fuel Storage for Generators

Only underground fuel tanks are permitted. The tank must be a minimum of 10 feet from property line. No visible fuel tanks are permitted. Fuel tank, generator, piping and equipment shall not be installed within 6 feet of the utility easement. All underground piping shall be a minimum of 18” in depth with tracer wire installed. Fuel tank installation shall be anchored and installed per tank manufacturer’s guideline and FEMA.

2.14.5 Required Data for Generator Request

Proper submittal shall include the following:

- a) Provide dimensioned site plan noting location of house, generator, and fuel supply storage location and indicate related piping and equipment.
- b) Provide generator specifications
- c) Provide installation contractor information
- d) Specify fuel type
- e) Provide venting details
- f) Noise decibel rating for the equipment

2.14.5 Temporary Generators

Temporary generators are allowed for emergency use only. It may not be put out before such an emergency exists and must be removed within 24 hours of the emergency ending. It must be kept away from open windows on the dwelling it is used on and any neighbor’s windows (15 feet distance must be maintained). You must be considerate of neighbors and

it is suggested you consult with neighbors when locating a temporary generator as windows not normally open may be open during a power outage (be a good neighbor!).

It cannot and should never be used in the garage of the dwelling, even if the garage door is left open.

The generator must be installed operated according to manufacturer instructions.

2.14.6 Approval

_____	Date _____	_____	Date _____
President		Secretary	

Effective Date: 7/6/2017

Revision Date: 7/15/2020

Rule #6.1

Garage Entry

EAST LAKE PARK HOMEOWNERS RULE ON GARAGE ENTRY TO STREET ALIGNMENT

6.1.1

Purpose of the Rule

It is the purpose of the Rule to create a standard look for the community, based on street, housing structure and Covenants to preserve the property value of the Homeowners of East Lake Park.

6.1.2

Rule

Alignment of garages (front vs. side or garden entry) is driven by the street. Garage entry on any street but Canopy Oaks Court can be front, side, or garden entry. Canopy Oaks Court must be side or garden entry (not backing directly onto Canopy Oaks Court).

6.1.2.1

Exception

The only exception to this rule is 1480 Canopy Oaks Court which was built prior to this rule.

6.1.3

Buildings Approval

Per this Rule and the Covenants, The Architectural Rules Board (ARB) must approve and present to the Home Owners Association (HOA) any home being built or significantly rebuilt within East Lake Park.

6.1.3.1

Rebuilt Home

If the structure has sustained significant damage due to Hurricane, Flooding, and Fire on any other natural or unnatural disaster, it must be compliant with the current rules and regulations as described within this document.

6.1.3.2

Home Modification

If the home is being significantly modified at the homeowner's request, remodeling must also be followed to be in compliance with this Rule.

6.1.4

Approval

_____	__/__/__	_____	__/__/__
President	Date	Secretary	Date

Effective Date: 7/16/2019

Revision Date: __/__/____

Rule #6.2

New Home Build or Rebuild

EAST LAKE PARK HOMEOWNERS RULE ON HOME BUILDING OR REBUILDING

6.2.1

Purpose of the Rule

It is the purpose of the Rule to create and maintain a standard look for the community, based on street, housing structure and Covenants to preserve the property value of the Homeowners of East Lake Park.

6.2.2

Rule

New home building or existing home rebuilding must be reviewed and approved by the East Lake Park (ELP) Architectural Review Board (ARB). A copy of the blue prints as well as any architectural renderings of the site and the completed build must be provided to the ARB no less than 30 days prior to build, and prior to submitting for permitting by the City or County. The ARB may have up to 30 days after receipt of the plans to review, suggest, question, or reject the plans. Any resubmissions reset the 30 day clock.

6.1.2.1

Explanation

While it is not the intent of the ARB to slow or prevent construction, the sheer cost of any errors can be enormous; therefore it is prudent for the parties to proceed in a concerted effort.

6.1.2.1

Special Review Meeting

A special ARB meeting can be convened to discuss the plans with the potential home owner, the builder, and members of the community. Significant influence will be given to the opinions of the existing homeowners in the ELP community.

6.1.3

Buildings Approval

Per this Rule and the Covenants, The Architectural Rules Board (ARB) must approve and present to the Home Owners Association (HOA) any home being built or significantly rebuilt within East Lake Park.

6.1.3.1

Rebuilt Home

If the structure has sustained significant damage due to Hurricane, Flooding, and Fire on any other natural or unnatural disaster, it must be compliant with all current rules and regulations as described within this document.

6.1.3.2

Home Modification

If the home is being significantly modified at the home owner's request, remodeling must also be followed to be in compliance with this Rule.

6.1.4
Approval

_____	__/__/__	_____	__/__/__
President	Date	Secretary	Date

Effective Date: 7/16/2019

Revision Date: __/__/____

Rule #7.1

Vehicles and Parking

EAST LAKE PARK HOMEOWNERS RULES ON VEHICLES AND PARKING

7.1.1

Purpose of the Rule

It is the purpose of the Rule to clarify Covenant Article IX Section 7 regarding all types of vehicles, to create a safe environment for pedestrians, bicyclists, and children.

7.1.2

Rule

The following are association rules and specific items within Chapter 22 of the Osceola County Code of Ordinances. In the case of conflict, applicable laws and codes shall govern.

Association Rules and Regulations:

- All parked vehicles must comply with all Osceola County Parking Laws at all times.
- All vehicles shall be parked at least 14 feet from the approach side of the mailbox during delivery hours.
- Resident and visitors shall park within the property boundaries (of the home owner or home owner being visited) prior to parking in front of other residences.
- You may not park on the tree lawn, or the grass in the front, side, or back yards.
- You may not park on common property (includes parks or green space not attached to private residences but owned by the HOA).
- Long term parking longer than fourteen (14) days for owners and guests must be in the garage or the driveway of the dwelling.
 - (1) Cars that are moved from the parking spot within the fourteen (14) days may return to the same parking spot.
- No inoperative vehicles shall be allowed to remain on the property in excess of forty-eight (48) hours unless kept in a garage and not visible from the street or any other Lot.
- Vehicles driven, stopped, or parked on any road or driveway shall have valid and current license plates and registration stickers displayed in accordance with state law. Vehicles not meeting this requirement shall be kept in a garage and not visible from any street or other Lot.
- No trailers, boats, campers, motorized or non-motorized recreational vehicles may be parked on the Property unless parked completely inside a garage.
- No commercial vehicles of any kind shall be parked on the Property except for construction or service vehicles temporarily present on business. A commercial vehicle for the purposes of this section shall mean any vehicle operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, For-Hire or Not-For-Hire.

- Notwithstanding the foregoing, trucks and vans, whether commercial or non-commercial, will be permitted provided that they comply with the following:
 - (1) They may not exceed one (1) ton carrying capacity.
 - (2) They may not have camper shells extending more than twelve inches (12") over the cab roof.
 - (3) Any signboard or lettering must be professionally applied to fenders, doors, tailgates, and panels of the vehicle.
 - (4) The frame to ground clearance may not exceed twenty-four inches (24").
 - (5) They may not have added frames, racks, wooden shells or boxes.
- Vehicles not complying with any of these rules are subject to removal at the owner's expense.

State and County Ordinances:

- Sec. 22-39. – Parking is prohibited in specified places.
Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a law enforcement officer or official traffic-control devices, no person shall:
 - (1) Stop, stand or park a vehicle:
 - a. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
 - b. On a sidewalk or bike path.
 - c. Within an intersection.
 - d. On a crosswalk.
 - (2) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
 - a. In front of a public or private driveway.
 - b. Within fifteen (15) feet of a crosswalk.
 - c. Within twenty (20) feet of a crosswalk at an intersection.
 - d. Within thirty (30) feet upon the approach to any flashing signal located at the side of a roadway.
 - h. Within fifteen (15) feet of a fire hydrant.
 - (3) Park or store a motor vehicle with dual rear wheels in any area of unincorporated Osceola County on streets, and rights-of-way, except temporarily while actually engaged in loading or unloading persons or property. This prohibition shall not apply to the parking of emergency vehicles, utility vehicles and/or other government vehicles.
- Sec. 22-50.4. - Parking all vehicles; where prohibited.
The parking of any vehicle shall be prohibited in the following areas:
 - (1) In front of the dwelling or in the front yard unless on the authorized and approved paved parking area.

- (2) In any unpaved areas
- (3) On any vacant lot.
- Sec. 22-38. - Manner of parking.
Unless otherwise provided herein, every vehicle stopped or parked upon a roadway shall be so stopped or parked with the right-hand wheels parallel to and within twelve (12) inches of the right-hand curb or edge of the roadway.

Visibility of Intersections:

Article IX Section 8 of the covenants requires that no obstruction to visibility at street intersections shall be permitted. As such, the following rules apply to vehicles at intersections:

- Vehicles parked in or near intersections, including “T” intersections block the path of vehicles moving through the intersection as well as visibility of pedestrians and are not permitted.
- Standing or parking a vehicle is not permitted within fifteen (15) feet of a crosswalk or within twenty (20) feet of a crosswalk at an intersection.
- Pedestrians (especially school children) should be able to safely see any vehicle approaching them.

7.1.3

Definitions

Intersection – Any part of a street which makes a 90 degree turn or that is intersected by one or more streets with a stop sign, regardless of the angle.

“T” Intersection – Any street intersected by another street where the approaching street to the through street must turn right or left (not through intersection).

Fire Hydrant – A structure to which the Fire Department can connect a house to fill a fire truck tank or to fight a fire.

Sidewalk – The concrete hard surface next to the road including the portion in front of a driveway.

Crosswalk - That part of a street at an intersection included within the connections of the lateral lines of the sidewalks on opposite sides of the street, whether marked or unmarked.

Tree Lawn – The strip of grass located between the sidewalk and the lawn of the community.

7.1.4 Approval

_____	_/_/_	_____	_/_/_
President	Date	Secretary	Date

Effective Date: 7/6/2017

Revision Date: 3/25/2020

EAST LAKE PARK OSCEOLA COUNTY, FLORIDA

Mailboxes:

In addition to Article IX Section 29 the following also applies:

No thematic, concrete, stucco, brick, wood, or pictorial decorative mailboxes are allowed.

Required Appearance:

Post: Black 3" fluted anodized metal post.

Box: Black Standard aluminum (streamliner) size box. Newspaper holder is optional.

Bracket: Black in color vine style bracket substantially matching others in the community

Flag: Red in color

Finial: Black in color ball or acorn style

Optional Appearance:

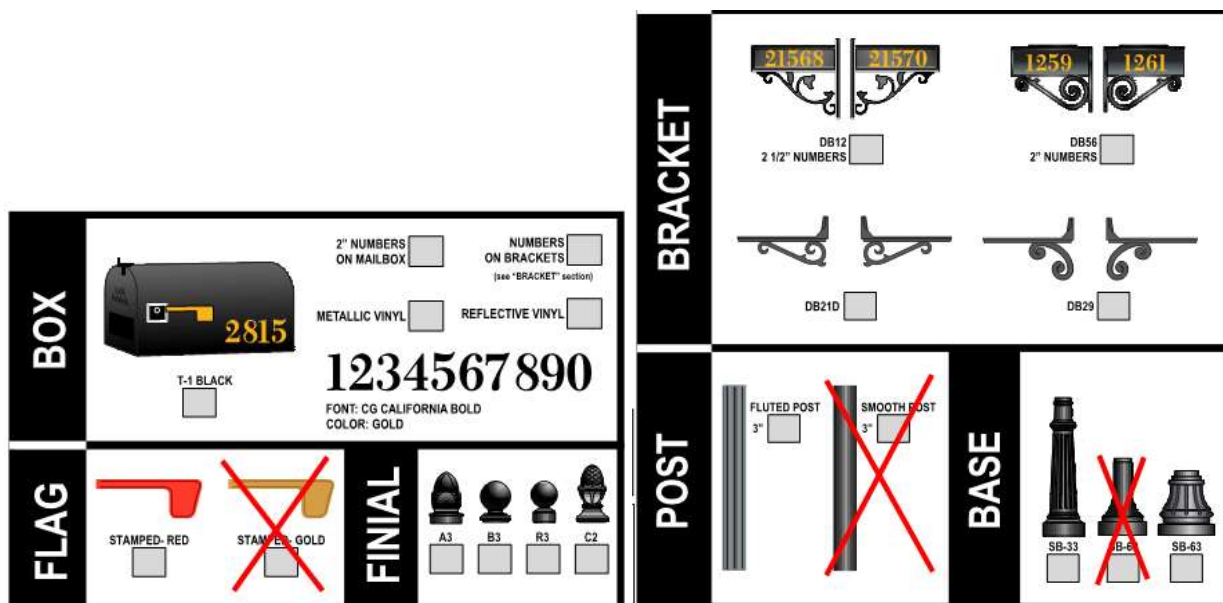
Numbers: Gold color no more than 2 1/2" high applied to the side of the box or bracket underneath or on top of the box.

Base: Fluted bases may be added at the homeowner's discretion.

Miscellaneous:

Permanent mailbox thematic coverings are not permitted but seasonal removable coverings are allowed. See Holiday Decorations / Lights section:

Mail boxes to be repaired or replaced if dented, rusted or otherwise damaged.



EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

East Lake Park

ARB Rules & Regulations

In accordance with Article VII of the Declaration of Covenants, Conditions, and Restrictions for East Lake Park all dwellings are subject to architectural review in accordance with Article VII and the Planning, Construction and Development Criteria (“the Planning Criteria”) adopted and revised from time to time by the Architectural Review Board (the “ARB”). Furthermore, per Article IX, reasonable rules and regulations may be promulgated by the Board, after notice and hearing, as to the use and enjoyment of the Property and shall be observed by the Owners and occupants thereof. The following rules and regulations augment and clarify the terms contained within the Declarations.

Index of Rules & Regulations:

1. [Docks](#)
2. [Equipment Screening](#)
 - a. Air Conditioner Equipment
 - b. Water Softeners, Pool Equipment, Equipment Pumps, etc.
3. [Exterior Buildings](#)
 - a. Pergolas
 - b. Trellises
 - c. Dog Houses
 - d. Storage Buildings
4. [Exterior Lights](#)
5. [Exterior Room Additions](#)
6. [Exterior Paint Colors](#)
7. [Fire Wood](#)
8. [Fishing](#)
9. [Flagpoles](#)
10. [Generators](#)
11. [Gutters & Downspouts](#)
12. [Holiday Decorations / Lights](#)
13. [Hotwater Heaters](#)
 - a. Tankless
 - b. Solar
14. [House Numbers](#)
15. [Landscaping](#)
 - a. Trees
 - b. Vines
 - c. Landscaping Beds
 - d. Retaining Walls / Edging
 - e. Concrete Curbing
 - f. Vegetable Gardens
16. [Mailboxes](#)
17. [Paving](#)
 - a. Driveways
 - b. Front Patio
18. [Porch & Patio Furniture](#)
19. [Pools](#)
20. [Rain Barrels](#)
21. [Time Share](#)
22. [Satellite Dishes / Antenna](#)
23. [Signs](#)
24. [Shutters](#)
25. [Swimming](#)
26. [Vehicles](#)
27. [Water Conditioners](#)
28. [Windows](#)
29. [Yard Ornaments](#)

The following section represents guidelines adopted by the ARB as it relates to the following topics. Guidelines are requests of the ARB and Board but are specifically exempt from Section 7 of Article VII – Enforcement.

Index of Guidelines:

Rules & Regulations

EAST LAKE PARK OSCEOLA COUNTY, FLORIDA

1. [Satellite Dishes / Antenna](#)

Identify your lot number [HERE](#).

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Equipment Screening:

In addition to Article IX Section 22 (f) the following also applies:

a) Air Conditioner Equipment

In accordance with Article IX Section 11 screening of compressor units is not required

b) Water Softeners, Pool Equipment, Equipment Pumps, etc.

Acceptable screening materials are dense foliage or fencing.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Exterior Buildings:

a) Pergolas

Pergolas are considered a yard ornament. Please consult the yard ornament section of this document.

b) Trellises

Trellises are considered a yard ornament. Please consult the yard ornament section of this document.

c) Dog Houses

Residents must have Architectural Review Board approval. Colors shall be muted and consistent with the theme of the community. Dog houses shall be restricted to the rear of the property not visible from the street.

d) Storage Buildings

Storage buildings are considered to be room additions. Please consult the room additions section of this document.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Exterior Lights:

No exterior lighting fixtures shall be installed on any residential unit without adequate and proper shielding of fixtures. No lighting fixture shall be installed that may be or may become an annoyance or a nuisance to the residents of adjacent residential units.

“Wall pack” lights are prohibited.

EAST LAKE PARK OSCEOLA COUNTY, FLORIDA

Exterior Room Additions:

See policy 2.4

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Exterior Paint Colors:

Houses may be repainted in the original builder supplied paint colors as documented on closing paperwork or other means.

Houses may be repainted in any of the color schemes listed in the color books provided by the builders if such color scheme is not located directly across from or next to the subject property.

Approved color books are available on the community website or through the association manager.

EAST LAKE PARK OSCEOLA COUNTY, FLORIDA

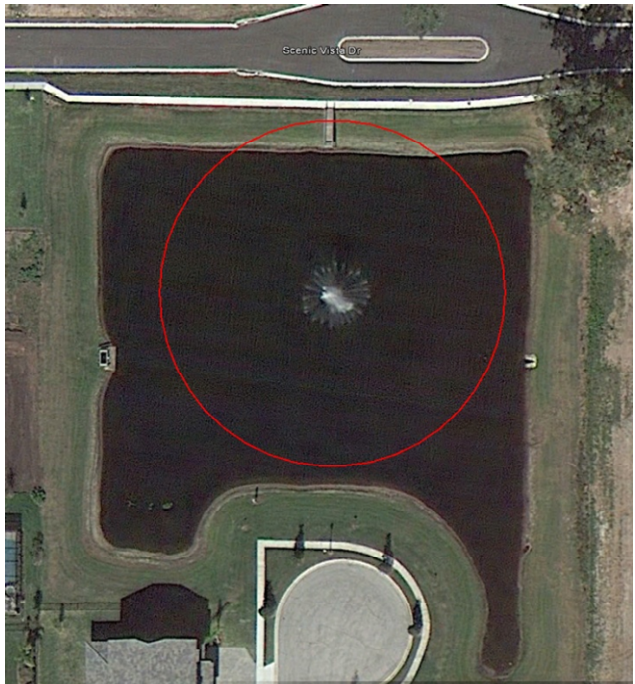
Fire Wood:

All firewood shall be stored in a screened area. Fire woodpiles must be clean and neat. Stored firewood must not be visible from the street or from adjacent property.

EAST LAKE PARK OSCEOLA COUNTY, FLORIDA

Fishing:

Fishing is permitted in East Lake Park ponds. Fishing hours are from sunrise to sunset. Fishing is not permitted within 100' of pond fountains.



EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Flagpoles:

Yard mounted flags and flagpoles are not permitted.

No more than ONE (1) flag may be attached to a house and no flags are allowed on the side of a house.

Flags, which are offensive in nature, shall not be permitted. "Offensive" includes, but is not limited to the following categories of words, expressions or depictions:

- a. Profanity or curse words
- b. Vulgar or obscene expressions, graphics or depictions
- c. Language that uses insulting terms to refer to a race, sex, nationality, religion or handicap.

Flags mounted on the main structure of the house or garage shall be maximum of 3' x 5' or less in size.

All flags must be secured to a flagpole properly mounted.

Maximum pole length is 8'.

Pole must be a 45-degree angle from the vertical face of the house.

Pole can only be attached to the house at one point.

Flags must be in good condition and not torn or faded.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Generators:

Permanent emergency electric generators are allowed with ARB approval. Generator installation must conform to current federal, state and local regulations. Sound dampening may be. Only underground fuel tanks are permitted and tank must be a minimum of 10 feet from property line. No visible fuel tanks are permitted. Fuel tank, generator, piping and equipment shall not be installed within 6 feet of the utility easement. All underground piping shall be a minimum of 18" in depth with tracer wire installed. Fuel tank installation shall be anchored and installed per tank manufacturer's guideline and FEMA. Proper submittal shall include the following:

- a) Provide dimensioned site plan noting location of house, generator, and fuel supply storage location and indicate related piping and equipment.
- b) Provide generator specifications
- c) Provide installation contractor information
- d) Specify fuel type
- e) Provide venting details

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Gutters & Downspouts:

Gutter color must match the approved fascia color or be white. Gutter downspouts shall be white bronze or be painted to blend with the body and trim colors behind them.

Gutter downspouts may not extend beyond the landscaping beds alongside the body of the house, unless buried.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Holiday Decorations / Lights:

Outdoor holiday decorations, lights, and decoration fasteners may not be put up more than forty-five (45) days prior to the holiday and must be removed within thirty (30) days after the respective holiday.

EAST LAKE PARK OSCEOLA COUNTY, FLORIDA

Hot Water Heaters:

Tankless:

Exterior mounted tankless hot water heaters are not permitted.

Solar:

See Solar Panels / Solar Pool Heating Panels / Solar Hot Water Heaters section of this document.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

House Numbers:

All houses shall have the assigned numbers properly displayed. The numbers shall not be less than three (3) inches in height or greater than eight (8) inches in height.

The numbers must be of a color that will contrast with the immediate background material.

EAST LAKE PARK OSCEOLA COUNTY, FLORIDA

Mailboxes:

In addition to Article IX Section 29 the following also applies:

No thematic, concrete, stucco, brick, wood, or pictorial decorative mailboxes are allowed.

Required Appearance:

Post: Black 3" fluted anodized metal post.

Box: Black Standard aluminum (streamliner) size box. Newspaper holder is optional.

Bracket: Black in color vine style bracket substantially matching others in the community

Flag: Red in color

Finial: Black in color ball or acorn style

Optional Appearance:

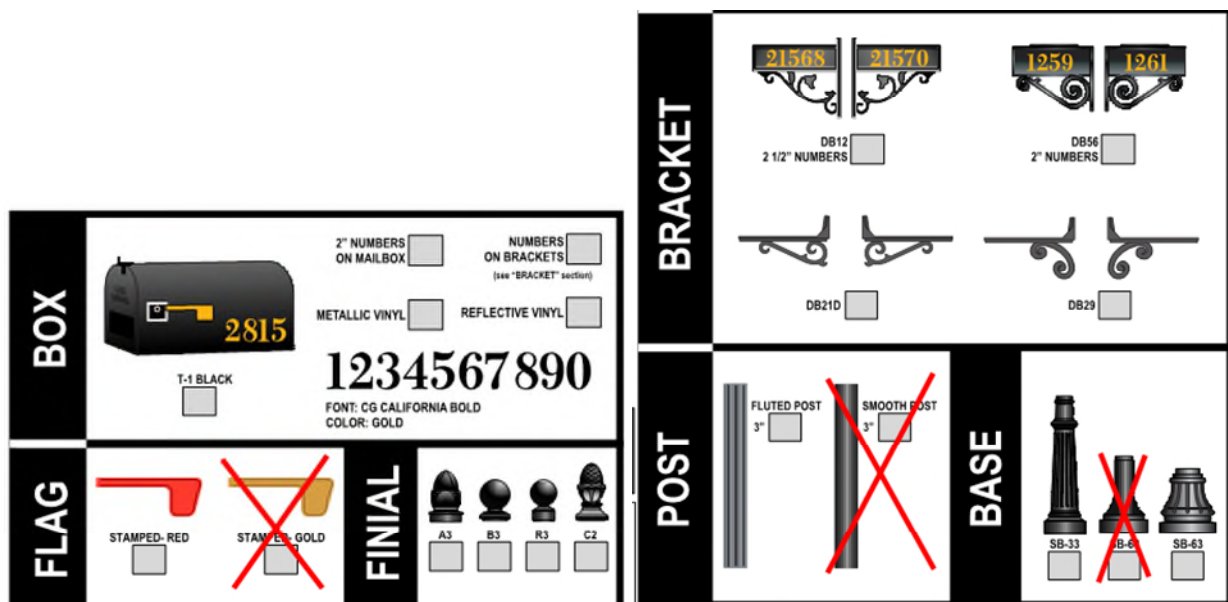
Numbers: Gold color no more than 2 1/2" high applied to the side of the box or bracket underneath or on top of the box.

Base: Fluted bases may be added at the homeowner's discretion.

Miscellaneous:

Permanent mailbox thematic coverings are not permitted but seasonal removable coverings are allowed. See Holiday Decorations / Lights section:

Mail boxes to be repaired or replaced if dented, rusted or otherwise damaged.



EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Paving:

In addition to Article IX Section 22(e) the following also applies:

Yard Walkways:

All walkways shall be kept in a neat and clean condition free of mildew, grass, weeds and stains.

Walkways shall be constructed of concrete pavers.

Gravel, dirt, mulch, asphalt, may not be used as paving materials.

Side yard walkways shall not exceed half the width of the side yard or be greater than 4ft wide and must be 6 inches from drainage easement.

Walkways must be even with the grade of the properties.

Walkways may not be expanded without the prior approval of the ARB.

Pavers of any type must be pre-approved by the ARB.

Patios & Porches:

Front porches shall be constructed of poured concrete or concrete pavers. Rear patios may be constructed of poured concrete or pavers.

Patios may not be expanded without the prior approval of the ARB.

Pavers of any type must be pre-approved by the ARB.

Driveways:

All driveways shall be kept in a neat and clean condition free of mildew, grass, weeds and stains.

At the location where the driveway meets the street, sidewalk or curb, the materials must be flush with each other, with no change in height.

Driveways shall be constructed of concrete pavers from the sidewalk to the dwelling. Driveway aprons from the curb to the sidewalk shall be constructed of broom finished concrete.

Gravel, dirt, stepping stones, mulch, asphalt, grass or any other live ground cover, may not be used as paving materials.

Driveways cannot be extended beyond the line of the side wall at either side of the garage.

Driveway apron extensions must match the line of the driveway extensions and run parallel with the sides of the apron.

Extensions or expansions for the purpose of providing side yard parking or vehicle storage are prohibited.

Driveway stains, paints, and coatings that can create colors and patterns are not permitted.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Designs and pictures on driveways are not permitted.

Driveways may not be expanded without the prior approval of the ARB.

Pavers of any type must be pre-approved by the ARB.

EAST LAKE PARK OSCEOLA COUNTY, FLORIDA

Porch & Patio Furniture:

Furniture shall be designed for outdoor use and maintained in a good state of repair.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Pools:

In addition to Article IX Section 21 the following also applies:

- a) All residential pools must meet the pool safety feature requirements set forth in the Florida statutes and Osceola County Codes.
- b) All pools shall be in ground.
- c) Pools, Spas and Hot tubs may not be located in the side yard and may not extend beyond the limits of the dwelling.
- d) They must be enclosed in fencing or screening.
- e) Enclosures shall be consistent in design, color, and material with the Architectural theme, and must conform to the roofline. Pool enclosures shall be restricted to dark colors.
 - a. Privacy screening for spas and hot tubs must be mounted within the caged area. It must be tinted to match the metal of the cage.
- f) The height of the screen enclosure shall not exceed the roofline of the house.
- g) It is against EPA regulations to drain a pool, spa or hot tub into a lake.

Please make sure all items are included with your request for approval from the ARB.

- ✓ Surveyed site plan indicating the location of the structure and any supporting devices (pumps, heaters, piping, etc.)
- ✓ Drawing and/or photograph of spa or hot tub and supporting devices, including dimensions and spec. sheet, if available.
- ✓ Access sheet signed by the owner of the adjacent property if any materials, equipment, etc. are to be moved over that owner's property during the installation or landscaping of the spa or hot tub or supporting devices.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Rain Barrels:

ARB approval is required and only with adherence to the following restrictions:

- a) Barrels must be concealed with landscaping.
- b) Location is limited to sides and rear of yard.
- c) Only corrosion-resistant materials are allowed.
- d) A “mosquito-proof” cover is required, and the barrel is to be connected to the guttering downspout.

EAST LAKE PARK OSCEOLA COUNTY, FLORIDA

Time Share:

No Residential Property or Residential Unit shall be owned or used in multiple or time share ownership requiring registration pursuant to the provisions of the Florida Statutes.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Satellite Dishes / Antenna:

In addition to Article IX Section 13 the following also applies:

Based on the Telecommunications Act of 1996, the ARB has established guidelines for the installation of one meter (39.36") or less antennae (see guidelines section of this document). No ARB approval is required. No erection or placement of satellite dishes and/or antennas, whether permanently or temporarily, shall take place except in strict compliance with the provisions of the Declaration and these Architectural Guidelines. Except that:

- a. An antenna designed to receive direct broadcast satellite services, including direct-to-home satellite services, that is one meter or less in diameter;
- b. An antenna designed to receive video programming services via multipoint distribution services, including multi-channel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, that is one meter or less in diameter or diagonal measurement; or
- c. An antenna that is designed to receive television broadcast signals; (collectively, "Permitted Antennas") shall be permitted on Units, subject to such reasonable requirements as to location and screening, consistent with applicable law, in order to minimize obtrusiveness as viewed from streets and adjacent property.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Signs:

In addition to Article IX Section 10 the following also applies:

Advertising:

No advertising signage is permitted.

Elections:

Only one campaign sign is permitted per lot two (2) weeks prior to Election Day and may not be displayed between the sidewalk and roadway. Campaign signs must be promptly removed after Election Day.

Alarm Systems:

In accordance with Florida Statutes, owners may display a sign provided by a security company within ten (10) feet of any entrance. Under no circumstances can any sign be larger than 12" x 12".

Construction:

All approved signs must be professionally made. All signs must be setback from the roadway a minimum of 10'.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Shutters:

ARB approval is required to install permanently affixed hurricane shutters and screen.

For storm panels, the header and sill angle must be mounted no more than 2" from the edge of window opening or 1" from the outer edge of the window trim. The header, sill angle, mounting screws, bolts and nuts that remain on the header and sill angle, must be painted the same color as the background where it is mounted. Mounting "dual lock" (Velcro) squares must be covered with aluminum strips that match the size, color and material of the window frames.

For accordion type shutters, the assembly which includes the header, sill tracks, vertical side angles and accordion stack must be centered and custom fit to the window opening in accordance with the manufacturer's recommendation, keeping the exposed wall surface between the assembly and the window opening to a minimum. The stack must be split half on each side of the window opening.

For roll-down type shutters, the assembly which includes the shutter box, sill stop and vertical side tracks must be centered and custom fit to the window opening in accordance with the manufacturer's recommendation, keeping the exposed wall surface between the assembly and the window opening to a minimum.

The color of the accordion and roll-down type shutters and assembly should either be a manufacturer's standard white, almond, or buff color, and must be compatible with the overall exterior paint color scheme of the house.

Approved permanent hurricane protection and/or temporary protective covering shall be allowed only after a storm warning has been issued by the U.S. Weather Service. Approved permanent hurricane protection must be opened or removed and temporary protective coverings removed within 72 hours after the "all clear" is announced.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Solar Panels / Solar Pool Heating Equipment / Solar Hot Water Heaters:

Solar collectors, roof vents and other installations on the roofs of structures shall be permitted only at locations approved in writing the ARB, and may be required to be screened from view by landscaping or other suitable visual barrier.

Review the following information before signing any contracts or purchasing materials.

a) Solar panels are permitted as a matter of law; however, the Association has the right to place certain conditions on the installation and to require that an application be submitted prior to installation of the panels.

b) Equipment Specifications. An illustrated brochure clearly depicting the unit and the materials to be used in the installation must accompany the application. A construction drawing for the proposed installation must be provided. The drawing must show the location and number of collectors, as well as the method of attachment to the roof structure and the location of any other exterior system components. Aluminum trim, if used and visible, must be anodized or otherwise color treated. A system approval, issued by an authorized rating organization (such as SRCC or FSEC) must also be provided.

c) Location of Panels. In accordance with Section 163.04 of Florida Statutes, the ARB reserves the right to select the side of the roof for the solar panels, (south, or within 45 degrees east or west of south). In addition, the ARB reserves the right to choose the specific position on the side of the roof that was selected. These conditions are intended to minimize the visual impact and to reduce the amount of piping on the roof. Solar collectors must not be visible from the front of the house.

1. Solar equipment shall not be installed without the approval of the ARB.
2. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building architecture. This shall generally mean that the panels shall be roof mounted with all the appurtenances recessed into the structure's attic.
3. Solar panels mounted on racks are not permitted.
4. Solar panels for hot water system that are mounted on brackets necessary to raise the panels to comply with the technical requirements of residential solar hot water system installations are allowed. The solar panel may be mounted on the roof that faces the street only if the roof faces south. The distance between the bottom surface of the panel and the roof should not exceed 2" in height. The Reviewer will evaluate any mounting brackets higher than 2". An illustrated brochure, which clearly depicts the unit and defines the mounting requirement to be more than 2" in height, should be submitted with the application.
5. Solar panels for hot water system that are mounted on roofs facing east or west are permitted to be tilted to face south and must be located at the back roof.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

6. Pipes and conduit must be painted the same color as the background where it is mounted.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Swimming:

No swimming is allowed in the lakes and waterways of East Lake Park except in case of an emergency. As like all lakes in Central Florida, the lakes and ponds in East Lake Park may contain alligators or other wildlife.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Vehicles:

In addition to Article IX Section 7 the following also applies:

All vehicles shall be parked at least 14' from the approach side of the mailbox during delivery hours.

Resident and visitors shall park within the property boundaries prior to parking in front of other residences.

All parked vehicles must comply with all Osceola County Parking Laws at all times.

The following are specific items within Chapter 22 of the Osceola County Code of Ordinances we wish to make sure all residents are aware off. In the case of conflict current laws and codes shall govern.

Sec. 22-50.4. - Parking all vehicles; where prohibited.

The parking of any vehicle shall be prohibited in the following areas:

- (1) In front of the dwelling or in the front yard unless on the authorized and approved paved parking area.
- (2) In any unpaved areas
- (3) On any vacant lot.

Sec. 22-38. - Manner of parking.

(a) Unless otherwise provided herein, every vehicle stopped or parked upon a roadway shall be so stopped or parked with the right-hand wheels parallel to and within twelve (12) inches of the right-hand curb or edge of the roadway.

Sec. 22-39. - Prohibited in specified places.

Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a law enforcement officer or official traffic-control devices, no person shall:

- (1) Stop, stand or park a vehicle:
 - a. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
 - b. On a sidewalk or bike path.
 - c. Within an intersection.
 - d. On a crosswalk.
- (2) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
 - a. In front of a public or private driveway.
 - b. Within fifteen (15) feet of a crosswalk.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

- c. Within twenty (20) feet of a crosswalk at an intersection.
 - d. Within thirty (30) feet upon the approach to any flashing signal located at the side of a roadway.
 - e. Within fifteen (15) feet of a fire hydrant.
- (3) Park or store a motor vehicle with dual rear wheels in any area of unincorporated Osceola County on streets, and rights-of-way, except temporarily while actually engaged in loading or unloading persons or property. This prohibition shall not apply to the parking of emergency vehicles, utility vehicles and/or other government vehicles.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Water Conditioners:

In addition to Article IX Section 22(f) the following also applies:

Water conditioners must be 100% shielded by dense shrubbery or ARB approved fencing..

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Windows:

In addition to Article IX Section 30 the following also applies:

Window Film:

- a) Window film must get ARB approval prior to installation.
- b) Homeowner must submit sample of film with specifications.
- c) Window film must be non-reflective and without pattern or design.

Window Coverings:

All interior window coverings must be maintained in a good state of repair.

Interior window coverings must be manufactured vertical or horizontal blinds, drapes, curtains, shutters, or shades that fit the dimensions of windows and properly mounted.

No drawings, pictures, lettering, flags, signs (except as permitted in Section 32), etcetera may be attached or visible in any part of the window other than house security signs.

Small garage door windows do not need to be covered, but if they are, the coverings must be maintained in a good state of repair.

Hurricane Shutters:

See Shutters section of this document.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Yard Ornaments:

In addition to Article IX Section 19 the following also applies:

The use of non-living objects in any component of a Lot's landscaping requires ARB approval, however, approval is not required for non-living objects that meet all of the following guidelines:

- a) The maximum number of non-living objects is ten (10) object per lot.
- b) The size of non-living objects is less than 18" in height and/or width.
- c) The color, material and type of non-living objects are integrated into the overall landscape and are compatible with the composition and tone of the landscaping.

The judgment of the ARB regarding the non-living objects' integration into the overall landscape and its compatibility with the composition and tone of the landscaping may be subjective and will be done on the basis of the extent the non-living objects blend with the surrounding area.

Non-living objects will not be permitted in the County Right-of-Way.

Some examples of non-living objects include, but are not limited to: fountains, patio sets, figurines, statues, bird baths, etcetera.

EAST LAKE PARK

OSCEOLA COUNTY, FLORIDA

Guidelines:

Satellite Dishes / Antenna:

Satellite dishes and antenna are regulated by the Federal Government and the FCC. The following are preferences of the ARB and are not enforceable.

- a) Satellite dishes are preferred to be mounted on the rear of the property.
- b) Satellite dishes and antenna are preferred to be mounted on the rear 1/3 of the sides of the property if the rear of the property does not have acceptable signal strength.
- c) Satellite dishes and antenna are preferred to be mounted as low as possible on the property without creating a safety hazard for pedestrians.

EAST LAKE PARK OSCEOLA COUNTY, FLORIDA

ELP Lot Number Layout in PDF.

