



Ashton Lakes Community Association, Inc.
RULES AND REGULATIONS

Per the Bylaws of Ashton Lakes Community Association, Inc. The Board of Administrators may adopt, amend, and rescind rules and regulations concerning the operation and use of the Ashton Lakes Community, its property and facilities. The rules and regulations shall apply uniformly to all Owners, occupants and guests, and shall not conflict with the Declaration of Covenants and Restrictions, Articles of Incorporation, or the Bylaws.

The following rules in the form of RESTRICTIONS are part of the Declaration of Covenants and Restrictions of the Ashton Lakes Community:

GENERAL REGULATIONS

1. Ownership of each unit consists of the interior space within the perimeter walls, windows, glass, screens, doors, ceilings and floors.
2. Unit owners or tenants shall not alter, paint, replace, repair or change the exterior walls, doors, windows, balconies or surfaces without obtaining written approval from the Board of Directors.
3. Units shall not be used for any business or commercial enterprise.
4. Loud or objectionable noises or obnoxious odors, which may cause a nuisance to other Unit occupants, will not be permitted. TVs are not permitted outside or on screened lanais. QUIET HOURS WILL BE OBSERVED FROM 11:00 P.M. to 7:00 A. M.
5. Abusive, belligerent, or confrontational behavior is not allowed; nor is aggressive, abusive, profane or foul language. This applies to all public areas at Ashton Lakes and to all owners' meetings, board meetings, committee meetings, and interaction with staff.
6. Lanais, windows, railings shall not be used as airing or drying racks for towels, swimsuits, clothing or other apparel, inflatable rafts, etc. Balconies or lanais shall not be used for storage areas.
7. No resident shall affix any item of any kind to or on the property unless specifically approved by the Board of Directors.
8. No resident shall plant, prune, deface, trim cultivate or fertilize common plantings without prior approval from the Manager.
9. The Board of Directors, the Manager or designee shall have the right to enter each Unit. Such entry shall be done AT ALL REASONABLE HOURS AND WITH REASONABLE NOTICE. Any owner or occupant installing a deadbolt or changing the locks in any way shall provide a key to the office. This key is retained in a lock box in the office.
10. RVs, campers or boats will be parked in the area provided across from the clubhouse. Ashton Lakes assumes no liability for vehicles in this area. All RVs, campers and boats must be registered in the office and have a valid, current state issued tag (if required by the owner's state) prior to parking in this area. Parking areas will be assigned.
11. Air conditioning equipment both internal and external to the condo unit is the responsibility of the owner. If the external equipment requires replacement, it shall be replaced by equipment compatible in appearance to the original equipment.
12. No resident shall direct, supervise or in any manner attempt to assert control over any maintenance personnel. Any complaints or suggestions shall be directed to the Manager or the Board of Directors.
13. Skateboarding, roller skating, and bicycle riding is allowed on the drives or driveways. Avoid pedestrians. Do not use walkways. Jumping or flipping skateboards is prohibited.
14. It is the Owners responsibility, to make sure their guests and tenants have a copy of the current Rules and Regulations and that they comply with them.
15. Owners are responsible to have their unit regularly inspected for any leaks or damages when unit is

unoccupied.

16. When leaving for more than three (3) days it is suggested and recommended that A/C should be on and checked regularly. Also, water and hot water heaters should be shut off.
17. TVs are not permitted on the lanais.
18. When having work done in your unit, construction can only be done between the hours of 8:00AM and 6:00 PM, Monday through Friday. And 9:00 AM to 6:00 PM Saturday and Sunday.
19. It is the responsibility of the owner to advise their Contractor that they must REMOVE ALL OF THEIR CONSTRUCTION DEBRIS FROM ALC PROPERTY AND/OR provide their own dumpster for all construction debris such as but not limited to cabinets, countertops, drywall, etc. Check with the office for appropriate dumpster location and it must be removed immediately after demolition has been completed. ASHTON LAKES COMMUNITY CANNOT BE USED FOR CONSTRUCTION DEBRIS.
20. Owners must always inform the office of pending construction dates in their condo.
21. Household Item Dumpster by #15, will be locked and owners wishing to use that area can borrow the key from the office Monday through Friday from 9:00 AM to 4:00 PM.

VEHICLES & PARKING

1. Each unit is assigned one (1) parking space or garage that is designated by your DEED. Owners having guests come to utilize their units should make certain they know where to park. Repeated offenders are subject to having their vehicles towed.
2. Speed limit: 10 miles per hour. PLEASE OBSERVE especially as there are often small children playing and we do not want speed bumps.
3. Car washing may be done only at the Clubhouse area. Use a hose with a hand held cutoff. During periods of drought and water rationing, check to be sure that car washing is currently allowed. Violators are subject to a \$500.00(imposed by the County) fine which they will have to pay personally.
4. No wrecked or non-running vehicles shall be parked on the property. Such vehicles will be towed at the owner's expense after a period of 48 hours.
5. No motor repair or motor maintenance, and no vehicle body repair work shall be permitted on the property except in the case of an emergency.
6. Vehicles must be properly maintained to avoid oil or transmission leaks in driveways and parking areas. It is the owner's responsibility to clean up any spills. It is also the responsibility of the owner to pay for any damages caused by the spill.
7. No commercial Signs on Vehicles.
8. No motorcycles are allowed.
9. All Vehicles must have a valid, current vehicle registration.
10. Carports are only to be used for vehicles and bicycles (at your own risk) in your assigned spot. No signage of any kind allowed within the carport area.
11. Owners may install an Electric Vehicle Charging Station (EVCS) in their garage or in their designated carport subject to the following:
 - The owner must first apply to the Board to install the EVCS
 - In the application the owner must submit detailed specifications concerning the EVCS and any related infrastructure or equipment the owner intends to install.
 - The Board will approve installation of EVCS provided the owner complies with Florida Statute 718.113 (8) (a)-(h).

RUBBISH & TRASH REMOVAL

1. Trash dumpsters are provided at various locations around the property for all residences.
2. All trash shall be placed in plastic, paper or sealed bags.
3. All cardboard boxes shall be broken down and laid flat as possible beside the recycling bins.
4. County regulations are that their operators pick up only what is in the dumpsters. Please don't throw bags over the fence.

5. Obey County regulations on recycling as noted on recycle bins.
6. Do not leave trash bags or recycling bins outside the door of your unit.
7. All household items shall be placed in the fenced area adjacent to Dumpster #15. They will not be picked up from other dumpster areas.

ANIMALS & PETS

1. Pets and or animals are permitted within Ashton Lakes - One (1) dog OR one (1) cat.
2. All pets shall be leashed when taken outside. Pets should not be left alone on lanais, patios or porches.
3. Pets shall not be tied and left outside units or let out loose at any time.
4. Pet waste is a health threat, degrades our community and transmits disease. Pet owners shall collect and dispose of all animal wastes.
5. Pets are the responsibility of their owner and shall not be a nuisance or disturbance of any kind to others. Violations of the pet rules will cause the pet to be declared a nuisance and removed from the property.

CLUBHOUSE

1. The Clubhouse is available for private parties or groups of residents subject to prior approval. Reservations for this usage must be done at the office and such request accompanied by a \$250.00 deposit.
2. All food shall be removed upon completion of the party.
3. The kitchen area, stove, refrigerator etc., shall be left in excellent condition, ready for the next person to utilize.
4. Clubhouse must be cleaned and vacated by 11:00 P.M. Observe quiet hours.
5. It is the responsibility of anyone using the clubhouse in the day or night to be sure that the air-conditioning is set at 77, the lights, and the fans are turned off, and doors are securely latched and locked when you are leaving the area.
6. Clubhouse is a non-smoking room. (Pursuant to state statutes). No smoking on the veranda or in the shuffleboard area.
7. Not to be used for commercial enterprise.
8. \$25.00 usage fee

TENNIS/ PICKELBALL COURTS

1. Courts are available from 8:30 AM Monday-Friday and from 8:00 AM on weekends and holidays. Courts are a first come first serve basis.
2. No Smoking is Permitted.
3. Tennis: Limit court time to 1-hour singles & 1.5 hours for doubles
4. Pickleball: Limit play to 1 hour for a 2 out of 3 games to 11.
5. No pets are permitted within the court area under any circumstances.
6. Tennis shoes must be worn.
7. No bike riding, skating, rollerblading, or skateboarding is permitted on the courts.
8. Not to be used for any other activity such as but not limited to basketball, or volleyball.
9. Persons not staying in Ashton Lakes Community must be accompanied by a participating Ashton Lakes resident and must follow rules.

GAS FIRED AND CHARCOAL DEVICES

1. No barbequing or cooking in areas not specifically provided for and designated for such purposes. No private hibachis, gas-fired grills, charcoal grills, fire pits, fire bowls, pizza ovens, or other similar devices are allowed on the property.
2. Clean cooking surface of designated barbecue grill after use.
3. Turn off gas when not in use.
4. No Smoking while using grills.

SWIMMING POOL

The pools are operated under the supervision and jurisdiction of the Sarasota Board of Health. Rules and Regulations herein and posted at the pools have been drafted to conform to the directives of this agency.

1. All bathers must shower prior to entering the pool.
2. Pets are not permitted in the pool, on the pool deck, or within 50 feet of the pool deck.
3. Radios and other sound devices may be used only with earphones.
4. Cover chairs and lounges to avoid oil on the furniture.
5. Only bathing suits are permitted in the pool. Cutoffs, shorts or street clothing are not allowed in the swimming pool.
6. All persons using the pool do so at their own risk.
7. Bicycles, skateboards, rollerblades or skates and motorized vehicles (wheelchairs and handicap scooters excepted) are not allowed inside clubhouse veranda area and pool deck.
8. Adult supervision is required on the pool deck for all children 12 years of age and under.
9. No food of any kind is allowed in the pool or on the pool deck.
10. No drinks are allowed in the pool or on the pool deck within 4 feet of the pool.
11. No glass containers or breakable plastic allowed in the pool or on the deck.
12. No smoking within the fenced pool areas.
13. Pool hours are dawn to dusk, with the following exceptions for cleaning and maintenance of the pools. Ashton Lakes Drive Pool will be closed Monday and Friday between the hours of 7:30AM - 9:30AM. The Ashton Way Pool will be closed on Tuesday and Thursday between the hours of 7:30AM - 9:30AM.
14. The manager has the authority to vacate the pool, pool deck and its environs of persons displaying antisocial, disorderly and unruly behavior.
15. FOBS or keys are needed to enter pool. For everyone's safety make sure gate is closed and locked upon entering and exiting.
16. Non-resident use is limited to guests who are staying in Ashton Lakes Community and to family members, and these persons must be accompanied by a participating Ashton Lakes resident and must follow pool rules.

LAKES

1. No fishing, boating or swimming.
2. No feeding of wild life.

RENTALS

1. Lease applications and resident information must be submitted for approval a minimum of two weeks prior to occupancy.
2. Rental period minimum of one month and only four times per year.
3. When leases are renewed forms need to be resubmitted for approval.
4. It is important for the office to know the occupancy of the units in case of an emergency. If a friend or relative is using your unit for an extended stay in your absence they are also required to complete the Resident Information Forms for the office.

REAL ESTATE SIGNAGE

1. Real estate signage shall be limited to 3 signs: *a generic open house sign at the entrance to ALC; a generic open house sign directing potential buyers to Ashton Way or Ashton Lakes Drive; a branded real estate agent sign in front of the unit for sale.*

Whether you are a guest, an owner, or a renter, you are a guest of every owner of this complex. The facilities are made possible financially and otherwise by the owners.

Any infraction of the rules could result in a fine and or suspension of amenities privileges.

To protect all our interests, we have established these rules and regulations. We ask that you abide by them. Thank You.



**Board of Directors
Ashton Lakes Community Association, Inc.
Revised 2022 / 2023/ 2025**