

Welcome to Forest Lakes

Summary of Community Rules

This document is a Summary of the Community Rules and is not intended as a thorough listing of all community rules. A complete list of Rules and Covenants can be found at: CMA site: <https://portal.cmacommunities.com/community/documents> (Governing Documents folder), with copies also on the Forest Lakes site: <https://www.Forest-Lake.com/p/Rules--Regulations>.

FIRES, FIREWORKS or FIRECRACKERS

- Fires and the use of fireworks or firecrackers is prohibited on Common Areas, including the road. Fireworks and firecracker use on individual lots is discouraged at all times and prohibited except on New Years Eve/Day and Independence Day.

FRONT PORCH

- Beach chairs and bikes must not be stored on the front porch.
- Front porch rails are NOT for hanging towels, swimsuits or drying or storage of any other personal items.

PARKING

- Vehicles may be parked only in garages/carports, driveways, and Community Parking Spaces.
- Trailers are not permitted in Forest Lakes overnight.
- Additional or Event Parking may be requested by notifying the Association Manager in writing, one business day in advance of the time the additional parking is requested. Specific details should be included in the communication such as: make, model, and color of vehicle, starting/end dates of extra parking needs, and license plate, if known.
- See "Section 7.5 Vehicles and Parking" in the Declarations of Covenants, Conditions and Restrictions.
- PLEASE REFER TO THE FOREST LAKES PARKING POLICY for full parking rules: <https://portal.cmacommunities.com/community/documents> (Governing Documents folder)

❖ USE OF COMMUNITY PARKING SPACES

- Community Spaces are for overflow parking, and not for overnight or daily parking instead of parking in an Owner's own garage, carport and driveway.
 - a. Community Spaces are not assigned to any lot .
 - b. Community Spaces may only be used for overnight parking if all parking spaces available within an Owner's garage, carport and driveway are already occupied by Vehicles.
 - c. No storage of Vehicles is permitted in Community Spaces. Any Vehicle which is not used daily and is regularly parked overnight in a Community Space is a violation of this Policy.

❖ USE OF GARAGE and CARPORTS

- Houses that are rented must make all garage and carport parking spaces available to tenants.
- Owners with four or more Vehicles must use their garage/carport for parking of an operational, licensed vehicle unless all Vehicles can park within the remaining driveway without using any Community Space or blocking the sidewalk.

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PARKING (continued)

❖ USE OF LOW SPEED VEHICLES and GOLF CARTS (“LSV”)

- LSVs are permitted only if the owner can accommodate all regularly used Vehicles, including the LSV, in the owner’s garage/carport and driveway.
- LSVs must be parked and driven according to the same rules as other Vehicles.
 - (i) LSV drivers are limited to licensed drivers and accompanied permit-holders only.
 - (ii) LSV drivers must comply with all Community rules, posted signs and state and local traffic laws.
- Owners of rental properties shall not permit their tenants to rent or use LSVs unless the garage, carport and driveway of the Owner’s lot can accommodate at least two full-sized Vehicles in addition to the LSV, all without utilizing any Community Space or blocking any sidewalk.
- See “Section 10 Low Speed Vehicles and Golf Carts (“LSV”) within the 2024 Parking Resolution located at <https://portal.cmacommunities.com/community/documents> (Governing Documents folder)

SPEED LIMIT

- The speed limit within the community is 17 mph and that applies to all motorized vehicles (cars, LSVs, etc.)
- As we have a number of small children living within the community, please drive carefully and watch for small children.

PETS

- All dogs must be on leash when off of your property. Off-leash dogs in common areas are prohibited for resident and animal safety.
- Please pick up after your pets, there are pet stations located throughout the community.
- See “Section 7.6 - Animals” in the *Declarations of Covenants, Conditions and Restrictions*

POOL

- No glass inside pool gates.
- Be mindful of others, no loud music and share the area with others.
- Take all your belongings when you leave the pool area as items left will be discarded.
- Observe all additional rules that are permanently posted at the pool.

SPORTS EQUIPMENT

- Bikes, Motorized & Battery-Operated Devices are to be operated on the streets only, and should not be operated in any of the common areas (green space, rock paths around the lake, cul-de-sacs, etc.)
Bikes, Motorized & Battery-Operated Devices are allowed in the Community but should be put away out of sight of the roads before sundown each day.
- Hammocks, volleyball nets, etc. are allowed in the common areas on a temporary basis but should be removed before sundown each day.

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TRASH

- Pick up days are Monday and Thursday; yard debris is picked up on Thursday.
- Please don't put cans out before late evening the night before pickup; promptly remove cans from the street after pickup.
- Use either a bear proof can or secure your trash container.
- *See Section 7.9 - Attractiveness of Lots in the Declarations of Covenants, Conditions and Restrictions.*
- Trash placed outside other than pick up days related to rentals, must be picked up by private arrangement the same day
- *See Item (2) within the 2021 Requirements for Rental Properties located at <https://portal.cmacommunities.com/community/documents> (Governing Documents folder)*

USE OF PAVILLION OR GREEN SPACE

- Reservations are generally allowed in 4-hour slots and may require a usage deposit.
- Bounce houses are permitted in the common areas with a reservation & deposit. Water houses are prohibited
- Food trucks are not permitted in the community
- Contact CMA for reservations and Bounce house deposit requirements; reservations are posted near the mailboxes.
- Only Owners are allowed to reserve these amenities. Owners are allowed to reserve on behalf of a renter but the Owner would be liable for any damage.

SECTION APPLIES TO OWNERS WHO RENT, ONLY

OWNERS WHO RENT (short-term or long-term)

- All leases or rental agreements pertaining to a Lot shall be in writing and shall specifically subject the lessee to the requirements of this Declaration, and to all rules and regulations, which shall have been properly promulgated.
- All individual leases must be approved in advance of execution for form by the Association on these points. *(Leases are to be submitted at the time of any revisions or at minimum annually, in January, for review. Any property that begins renting after January must submit these documents for review prior to any rentals.)*
- All owners leasing a dwelling must provide the Association with a copy of the current approved executed lease at the outset of renewal of any lease term. In the alternative, an owner may provide an executed copy of the rental management agreement for the rental of the dwelling.
- *See "Section 7.2 - Renting in the Declarations of Covenants, Conditions and Restrictions."*

***Remember our streets and facilities are private and
for the use of owners and their guests.
Our HOA Rules apply to everyone.***