

RULES FOR USE OF LAKES, PARKS AND ALL COMMON AREAS.
Updated Rules and Regulations 4.18.2018

The lakes and parks are a very unique asset to all the members of Lost River Reserve that must be preserved. This can be accomplished if members abide by the following rules and respect nature and their neighbors.

All gates will be locked at all times. Make sure they are locked behind you each time you enter or leave the Park.

1. KEYS:

- A. Only **ONE KEY PER Deeded Home Owner** will be issued. Owners of multiply lots will be Issued only **ONE** key. **Member must show picture identification and sign a Use Agreement** Manager's Staff can issue a key. One key will be complimentary, per lot the additional deed holder keys will require a \$75 dollar deposit.
- B. Keys cannot be loaned to friends – all visitors must be accompanied by a member.
- C. Keys are available at the Manager's Office – Monday thru Friday from 9:00 a.m. to 5:00 p.m. - Please call to schedule an appointment to assure the proper person is there to assist.
- D. Replacement of a lost key, will be by Board approval and discretionary management in addition to, payment of cost to re-key the locks, issue new keys to each member, plus 50% administrative fee- The last rekeying was at a cost of nearly \$1300.00.
- E. Obey the fish limit and follow all state and FWC regulations.

2. BOATING/FISHING

- A. **All motorized vessels MUST have a resident or member (property owner) aboard.**
- B. **ALL FWC Rules** will be enforced please go to the FWC website for applicable fishing rules.
- C. All fish must be harvested by a **rod and reel or cane poles**. No seine nets, traps, trout lines, or jug lines will be allowed.
- D. No "Fishing Tournaments".
- E. No Jet Skis.

3. Dock Building

- A. Dock building need to be approved by the ARC committee and there must be a home built first.

4. GAZEBOS

- A. To ensure that the Gazebos are available for your family picnics and/or a party – please make reservations through the Manager's Office – giving the date, time and number of guests. Please contact mtrinidad@vestapropertyservices.com
- B. Upon leaving the gazebo and surrounding park, area must be free of trash.

- C. Gazebos are to be used by residents or property owners. Friends and family are permitted only if resident or property owner is in attendance. (no outside groups or organizations)
- D. No camping

5. TRAILS

- A. When hiking/running on the trails do not disturb the wildlife or vegetation. These parks are to be kept as natural as possible.
- B. Any vandalism or dumping of trash is prohibited and any observance of same must be reported to the Manager's office immediately.
- C. No motorbikes, dirt bikes or 4 wheelers.

6. No Hunting or Shooting,

- A. No hunting or shooting of any kind is permitted in the common areas. No Exceptions

Please lock all gates after entry and exit. This is an amenity exclusive to homeowners

Please not no outside organizations are permitted to utilize the common areas.

ABUSE OF ANY OF THESE RULES WILL RESULT IN THE PERMANENT LOSS OF USE OF THE PARKS AND LAKES AND KEY MUST BE FORFIETED.

Lost River Preserve Residential Mowing Schedule

Lots need to be in compliance (neat in appearance) by the dates below:

January	Lot area mowed once, by the 15th of the month
February	Lot area mowed once, by the 15th of the month
March	Lot area mowed once, by the 15th of the month
April	Lot area mowed once, by the 15th of the month
May	Lot area mowed once, by the 15th of the month
June	Lot area mowed twice, by the 7th and 21 st of the month
July	Lot area mowed twice, by the 7th and 21 st of the month
August	Lot area mowed twice, by the 7th and 21 st of the month
September	Lot area mowed twice, by the 7th and 21 st of the month
October	Lot area mowed once, by the 7th of the month
November	Lot area mowed once, by the 7th of the month
December	Lot area mowed once, by the 7th of the month

The practice of mowing lots nine times per year was not maintaining properties in accordance to deed restrictions. Therefore, taking into account rainfall accumulations and climate, the Board of Directors approved increased mowing to 16 cuts per year to establish adherence to the standards set by the deed restrictions of our community. The above schedule clearly defines expectations so that lots meet requirements. It is the responsibility of the property owner to maintain the lot or obtain a contract with an outside company to adhere to the schedule. It is not the responsibility of the HOA. As stated in previous newsletters, those that do not comply will be charged \$400 per mowing if the Association must contract a mowing because of a violation. Routine inspections will occur biweekly by the management office.

**LOST RIVER PRESERVE POA, INC.
USE OF PARKS AND LAKES AGREEMENT**

I _____, owner of Lot # _____/Block

_____, hereby agree upon issuance of a key to the gates located at the four

Entrances to the Parks agree to the following terms and conditions: # _____ KEYS
Identification _____

1. I have read, understand and agree to abide by Lost River Preserve POA Rules and Regulations for the use of the Parks and Lakes (copy attached)
2. I have read and understand the FWC Fresh Water Fishing Rules and Regulations and agree to abide by same. (copy attached)
3. I agree that this key will not be loaned or given to anyone except a family member and/or co-owners of this lot.
4. I understand that if this key is lost, a replacement key must be approved by the Board of Directors and cost will include cost to the association to re-key all locks, issue new keys to each owner (cost of purchase of new keys, plus 50% for administration – approximately \$1300.00)
5. I understand that abuse of any rules of Lost River Reserve Association which may be promulgated and published from time to time will result in permanent loss of all use rights to the Parks and Lakes.

Signature

Print Name