

## SUMMARY OF SOME OF LAKE DEXTER WOODS HOA., INC. COVENANTS

\*\*This is just a summary so please check your Declaration of Covenants for a complete list and full explanations\*\* at [LAKEDEXTERWOODS.COM](http://LAKEDEXTERWOODS.COM)

**No Offensive Activity** – any noxious, offensive, or public nuisance activities shall not be carried out on any lot.

**No Temporary Structure** – no temporary or permanent structure shall be on any lot without prior approval from the Architectural Committee. EX. tents, barns, pools, sheds, PODS, etc.

**Fences** – no fence can be placed on any lot without **prior approval** from the Architectural Committee.

**Parking** – cars may only be parked on the paved driveway. **NO PARKING ON THE YARD.** **Only private vehicles can be parked outside the residence.** No wheeled vehicle, boat, recreational or commercial vehicle, or trailer shall be parked at any residence.

**Pets** – no household pets over **20 lbs. in weight**, only **2 pets** per household and **ALL PETS MUST BE KEPT ON LEASH WHILE OUTDOORS.** No animal, livestock, or poultry of any kind shall be kept on any lot. **PLEASE pick up after your dog(s) while walking them in neighbor's yards.**

**Trash** – all trash receptacles must be **kept out of sight**, except for trash pickup days. All trash will be kept in closed containers. All clippings or **trash that cannot be placed in trash cans should be kept out of sight until the week of our scheduled pickup time.** All cardboard must be broken down and placed in a receptacle. **Trash bins and yard clippings** will be picked up on Fridays. **Bulk pickups** (furniture & appliances) will be picked up on the 2<sup>nd</sup> Friday of the month. Do NOT put out until the day prior to your scheduled pickup day.

**Property Maintenance** – all properties must be maintained in accordance with the covenants. Please note this includes **maintaining the yard** and keeping the home in repair and painted – **faded paint and incomplete repaints.** Prior to painting or changing any structure to your home, you must first submit an application for approval from the Architectural Committee which is located on our website under Documents/Forms at [LAKEDEXTERWOODS.COM](http://LAKEDEXTERWOODS.COM) or by contacting us at **PO Box 1405 Winter Haven, FL 33882-1405.**