

**OWNER RULES AND REGULATIONS OF  
CRYSTAL LAKE PROPERTY OWNERS ASSOCIATION  
Revised 4/6/2023**

**PURPOSE:** Rules and regulations have been adopted by the POA to help ensure the safety of residents and for the enjoyment of the resort. Rules also help preserve the value of owner's investments in the resort. Please note that in addition to the rules noted here, additional regulations are also listed in the Covenants and Articles of Incorporation for the POA. For questions or clarification regarding any of the rules or regulations governing the POA, please contact our POA General Manager. Rules are listed on the POA website and are available from the POA office.

**ENFORCEMENT:** The Board of Directors is empowered under Article III, section "G", section "N" and section "O" of the resorts Articles of Incorporation to enforce the Rules of the Resort through the use of fines and/or suspension of usage of POA common areas and POA facilities. Fines currently are set at a maximum of **\$100 per day** to a maximum of **\$10,000.00 per incident**.

The following rules have been adopted by the board of directors since the inception of the resort. Please note that the board may add or modify rules at its discretion.

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1. **Recreational Vehicles and Park Model Rule** (type of RV allowed in resort)
2. **Discharge of Wastewater Rule** (where to discharge grey and black water)
3. **Freestanding Rooms Rule** (prohibits use of freestanding rooms)
4. **Residency Rule** (details application of 10-month residency rule)
5. **Occupancy Rule** (limits occupancy to 6 persons per lot)
6. **Registration Rule** (requires registration of all owners and renters)
7. **Owner Departure Rule** (requires owners to notify POA office)
8. **Guests Rule** (indicates owners' responsibility for guests)
9. **Recreational Facilities Rule** (requires compliance with recreational rules)

10. **Quiet Hours Rule** (requires compliance with 10 PM to 7 AM quiet hours)
11. **Alcoholic Beverages Rule** (restricts use of alcohol in common areas)
12. **Boats and Watercraft Rule** (limits size and type of boats on lake)
13. **Lake Bank/Shore Rule** (prohibits use of shoreline for boat access)
14. **Lake Swimming or Wading Rule** (prohibits swimming in lake)
15. **Bicycling, Rollerblading, Skateboarding or Skating Rule** (use restricted to paved street only)
16. **Walkers Rule** (requires use of flashlight during dark hours)
17. **Contract Work Rule** (restricts when contractors may work in resort)
18. **Soliciting Rule** (prohibits use of any form of advertising in resort)
19. **Pets Rule** (identifies regulation regarding the need for use of leash at all times, need for licensing, maximum number of pets, type of pet allowed, etc.)
20. **Speed Limit Rule** (limits speed to 15 MPH in resort)
21. **Motorcycles, Mini-Bikes, And Mopeds Rule** (identifies restrictions regarding use of these vehicles in the resort)
22. **Golf Carts Rule** (use requires valid driver's license, lot number on golf cart)
23. **Maintenance Of Vehicles Rule** (restricts maintenance to storage area only)
24. **Night Driving in Resort Rule** (requires lighting on all vehicles at night)
25. **Vehicles Rule** (restricts each lot to maximum of two licensed vehicles, no parking on sidewalk or grass)
26. **Vehicle Storage Rule** (restricts trailer parking to storage area only)
27. **Secured Storage Rule** (rules regarding use of storage buildings)
28. **Clothesline Rule** (identifies type and usage of allowable clotheslines)
29. **Screen Room Rule** (identify type of temporary screen rooms allowed for RV)
30. **Park Model Skirting and Air Conditioning Rule** (AC location and coverings)
31. **Lot Privacy Rule** (clarifies privacy of lots, use of sidewalks)
32. **Park Model/RV Lot Positioning Rule** (regulation regarding positioning of RVs and Park Models on a lot)
33. **Plant Bed Edging Rule** (restricts height to 12 inches)
34. **Firearms/Fireworks Rule** (prohibits discharge of firearms/fireworks in resort)

35. **Fire Pit Rule** (restricts fires to LP or charcoal)
36. **Flag Rule** (specifies rules for proper use of flags in resort)
37. **Park Model Landings and Stairs Rule** (identifies type of acceptable stairs and landings)
38. **Park Model Roof Extension Rule** (specifies type and size of acceptable roof extensions)
39. **Air Conditioning Unit Rule** (Identifies acceptable materials for AC screening)
40. **Lot Palm Replacement Rule** (POA policy for palm tree replacement)
41. **Free Standing Building Rule** (identifies standard for coach houses)
42. **Overnight RV Parking Rule** (specifies limit for RV parking on street)
43. **Potable Water Rule** (prohibits use of potable water for grass sprinkling)
44. **Leasing Of Lots Rule** (restrictions for private leasing of lots)
45. **Lot Modification Rule** (requires filing a Lot Modification form with POA office for review and approval)
46. **Sod, Irrigation & Landscaping Rule** (details owner and POA responsibility to repair or replace landscaping)
47. **Globe Lights on Private Lights** (yard light specifications)

**1. RECREATIONAL VEHICLES/PARK MODELS:** All RVs must be commercially manufactured, at least twenty-five (25) feet in length and certified by RVIA or other licensed recognized converters. RVs with slide-outs, foldouts and pop-outs that utilize any type of fabric as part of the wall, sides, or top are not allowed. Recreational vehicles: travel trailers, fifth-wheels, trailers, motor homes of all classes, park models, park trailers, utility sheds and screen porches shall be compatible in color, texture and design with similar recreational vehicles, dwellings, and structures in the resort. No advertising, wording, slogans or script that may be offensive shall be displayed on a unit. The Board of Directors, in its sole discretion, will determine the objection as noted above, which may result in a fine and immediate request for an approved change or removal from the resort.

**2. WASTE WATER:** Do not discharge wastewater or gray water on the ground. State law requires the use of a rubber or plastic donut with the sewer hose attached to the sewer outlet.

3. **FREESTANDING ROOMS:** Freestanding screen rooms, gazebos, tents, dining flies or carports are not allowed.
  
4. **RESIDENCY:** Residency within Crystal Lake RV Resort is limited to no more than ten (10) months in a calendar year.
  - a. **All Crystal Lake lot owners who purchased a lot before March 7, 2017,** are encouraged to comply with the ten (10) month residency rule; however, it is not mandatory for these owners since non-permanent residency was not defined in the Covenants or the Collier County PUD when they purchased their lot. All owners must comply with the Non-Permanent Residency regulations. (Crystal Lake Covenants section 13.13, and the original Crystal Lake PUD Document, which prohibit permanent residency on an RV lot.) These ordinances do not specify how many days/months occupancy are allowed to ensure compliance with the ordinances.
  
  - b. **All lot owners who's ownership of a lot started after March 7, 2017, (whether by purchase, gift, inheritance, or any other means)** are required to comply with the ten (10) month residency rule as established by revised Collier County PUD No. 2005-45 (effective March 7, 2017) and the Crystal Lake Board of Directors resolution (adopted on March 7, 2017.) It is not necessary to be out of residence at Crystal Lake for two months in succession but total residence at Crystal Lake may not exceed ten (10) months per calendar year.

If the manager becomes aware of a lot owner who is not in compliance with this rule, the manager may require the lot owner to provide an occupancy plan. The manager will monitor the occupancy plan to ensure compliance with the ten (10) month rule.

- c. **In accordance with Article 3.8 (B) of the PUD,** all owners are responsible for registering their arrivals and departures from their recreational residence with the manager of the park. Failure to register will hold the lot owner responsible for any penalties imposed by Collier County.

5. **OCCUPANCY:** No more than six (6) persons shall occupy the lot for periods in excess of fourteen (14) days.
6. **REGISTRATION:** A lease packet will be required for all non-owners staying at Crystal Lake RV Resort for longer than 2 weeks and must be submitted and approved before the day of the renter's stay. If a lease is not approved, gate barcodes, event access and other amenities will not be given. The Lease Approval Packet will contain a Membership Information Card, (consisting of renter information, emergency contact and vehicle information), the Crystal Lake RV Resort Safety Reminders, Renter Rules and Regulations, a statement of receiving the Rules and Regulations of Crystal Lake RV Resort and a map of Crystal Lake RV Resort.
7. **OWNER DEPARTURE:** Before leaving for the season, owners must supply the P.O.A. business office with the name of the individual or company who will be maintaining their lot during their absence. Owners must notify the mailroom of departure dates and make arrangements for the forwarding of their mail.
8. **GUESTS:** Owners and renters are fully responsible for their guests.
9. **RECREATIONAL FACILITIES:** Owners must observe the specific rules and regulations as posted.
10. **QUIET HOURS** are from 10 p.m. to 7 a.m.
11. **ALCOHOLIC BEVERAGES** are not permitted in any common area of the Resort, except for special events and with the prior approval of the Board of Directors or its designated agents.
12. **BOATS:** Watercraft up to a maximum length of 16 feet with a maximum beam 64 inches are allowed. Above this length and width only single-hulled boats are permitted and are not to exceed 22 feet in length and 90 inches in beam. Electric motors are permitted, but fuel-operated motors are prohibited. All watercraft must be moored to the Crystal

Lake dock and must be registered at the POA business office **with the** signing of the “Hold Harmless Agreement”. Every vessel should be properly secured and outfitted with bumpers to prevent dock damage. All watercraft of any type must be removed when the owner/renter leaves the resort for a period of 30 days. All units must be kept in a clean and pleasing condition. Florida State Law requires that a noise making device and life preserver for every person be kept on the boat. The entire Lake is a no wake zone.

- 13. LAKE BANK/SHORE:** As common area, the lake bank and/or shoreline may not be used to attach, either permanently or temporarily, any fixture, structure, to beach or moor any watercraft of any type, or to build an architectural structure thereon. No lines or connections of any kind may extend across the lake bank/shoreline to reach or secure a watercraft or other.
- 14. LAKE SWIMMING OR WADING** is NOT permitted, due to the dangers of alligators, slippery slopes and deep drop-offs. State law prohibits feeding alligators.
- 15. BICYCLING, ROLLERBLADING, SKATEBOARDING OR SKATING** is restricted to the paved streets.
- 16. WALKERS:** When walking in the roadway, walkers must walk facing traffic at all times and must carry a flashlight(s) after dark.
- 17. CONTRACT WORK** is limited daily from 7 a.m. to 5 p.m., Monday through Saturday. Contract work is not allowed on Sunday or the following six holidays: New Year’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and Christmas.
- 18. SOLICITING** is prohibited. No signs of any kind may be displayed on vehicles or on the lot, without the Board of Director’s written consent.
- 19. PETS:** Crystal Lake RV Resort is a pet friendly resort with restrictions as found in Section 6.01r of the Covenants, Restrictions and Conditions and its rules, which apply to all owners and renters. By virtue of the board

taking positive action of enforcement, it is desirable for all owners and renter-guests, pet owners as well as non-pet owners, to be aware of the restrictions. Enforcement is the responsibility of the board and management, but without the cooperation by pet owners and non-pet owners reporting of non-compliance, it cannot be effective. Violations should be reported to the park management.

The restrictions, referred to above, are the following:

- d.** Two pets (including dogs, cats and/or birds) are allowed per family living unit. Multiple lot ownership does not permit more than two (2) pets.
- e.** Each pet must be registered with the POA office or Crystal Lake rental office upon arrival and an “Acceptance of Risk & Release of Liability or Insurance Certificate” agreement must be signed.
- f.** Pets need to be licensed, where applicable, and inoculated in accordance with applicable rules and laws.
- g.** Pets, when outside the living unit, must be on an anchored leash not to exceed ten (10) feet and kept within the resident lot boundaries. Portable kennels are not allowed on the lot.
- h.** During exercising, pets must be on a handheld leash, ten (10) feet or less.
- i.** Pets are not allowed in any Resort building and/or recreational area, including the main and small clubhouse grounds, the mailroom grounds and administration building grounds (See map on appendix).
- j.** Pets riding in a car, bike, stroller, wagon, golf cart or other device to the areas in (f) above must be attended and restrained from exiting at all times (See map on appendix)
- k.** Hard and soft excretions must be picked up immediately, using a plastic bag in all areas of the park and disposed of at a dog waste station, in the trash compactor or daily garbage pickup. No other disposal site or disposal system shall be used.
- l.** Pets producing excessive noise, barking, growling, and general bad behavior are subject to written complaint to POA management or board confidentiality.
- m.** The POA management, upon receipt of a written confidential identified complaint, from an owner or renter-guest, will prepare a letter of notification and send it to the offending party requesting

adherence to the pet regulations. If the offense is not rectified, the matter will be brought before the board of directors for a determination of fact and disciplinary action, with the right of the owner or renter-guest to the right of appeal.

- n. Continuing legitimate violations of these restrictions will result in the board's request to have the pet removed from the resort within two weeks.
- o. When walking pets, the leashed animal should not be allowed to enter any lot other than the lot of residency without prior permission from the owner. To be specific, that means the pet should not be allowed to wander to the inside of the sidewalk when exercising on the sidewalk of the resort. (See maps of appendix)
- p. Snakes & other reptiles, venomous or otherwise are not permitted.

Registration details and map can be found in the appendix to rule #19.

- 20. **SPEED LIMIT:** A fifteen (15) MPH speed limit must be observed.
- 21. **MOTORCYCLES, MINI-BIKES, AND MOPEDS** must have a licensed operator and may not be used in the Resort in such a way as to create or cause harm or disturbance. ATVs are not permitted to be operated on Crystal Lake property. All motorcycles, motorized trikes, mini-bikes and other recreational vehicles, including custom cars, must have original equipment mufflers. No straight pipes or open mufflers and no wrapping or racing engines that produce excessive noise are allowed.
- 22. **GOLF CARTS:** A valid driver's license is required to operate a golf cart. All golf carts must have lot numbers (at least two inches high) on the bottom of or below the front windshield.
- 23. **MAINTENANCE OF VEHICLES** is not allowed on any lot. Two (2) cement pads, located at the rear of the storage area, are available for this purpose.
- 24. **NIGHT DRIVING:** If used after dark, all vehicles, including bikes and golf carts, must be equipped with operational front and rear lighting.



- 25. VEHICLES:** Only two (2) currently licensed vehicles are permitted per lot. No vehicles of any kind, including golf carts may be stored on the grass or extend over the sidewalk.
- 26. VEHICLE STORAGE:** Storage of boats, boat trailers, utility trailers, or automobile trailers on a lot is not allowed. Open storage may be rented in the storage area by property owners and renters. A rental agreement with a “Hold Harmless Agreement” must be signed and on file at the P.O.A. business office and a lot will be assigned. Units stored are limited to recreational vehicles owned or leased by the resident renting the storage space. Sub leasing is prohibited. All units placed in storage shall be towable or motorized, roadworthy and capable of being licensed. Units must be aesthetically pleasing and present no visible evidence of a commercial character from any viewing side, front or end. Units shall not be permanently set, and maximum width shall not exceed 120 inches. Final approval or rejection of a unit qualifying for storage placement shall be from the Board of Directors in its sole discretion.
- 27. SECURED STORAGE:** Secured storage buildings are the property of Crystal Lake Property Owners Association Two, Inc. (hereafter referred to as P.O.A.). Since the storage buildings were built over a period of many years, and the initial lease period for all buildings was 20 years, the leases expire in different years and contain significantly different provisions (the annual payment, the manner in which the lease may be transferred, the number of units that may be leased, etc.) Therefore, all leaseholders, and prospective leaseholders are expected to be familiar with, and abide by, the terms and conditions of their lease. It is the responsibility of the buyer to review the terms and conditions of the lease prior to purchase. The written terms and conditions of the lease determine the rights and responsibilities of the leaseholder, and the POA will not be responsible for the opinions or interpretations of the seller of a lease. (Sample copies of all leases are available in the POA office and on the Crystal Lake P.O.A. website.)
- (a)** The person (s) or entity purchasing the lease must be an owner of real property within Crystal Lake R.V. Subdivision Resort and be a

voting member of the Crystal Lake Property Owner's Association Two, Inc.

- (b)** To ensure equal distribution and use of storage units to all P.O.A. members, there is a limit of two (2) storage units per owner/lot. One storage unit is defined as one roll up door, (note that for the purposes of this rule, storage units in building 6 are considered as one door.) Preference for the sale or reassignment of leases will first be given to owners who do not currently lease a storage unit.
- (c)** The Lease Holder is not permitted to sublet the space to anyone including another Crystal Lake Property owner. Subletting is defined, for the purposes of this lease, as providing use of storage space to anyone for the consideration of value. Subletting is not defined as the Lease Holder permitting another Crystal Lake property owner to use the space free of charge.
- (d)** The Lease Holder if not in Default of this Lease or any other Lease with the P.O.A. may sell the remaining leasehold interest if so permitted by the terms of the lease assigned to the particular storage space.
- (e)** The Crystal Lake P.O.A. office will maintain a list of P.O.A. owners wishing to lease a storage space. Crystal Lake lot owners wishing to lease a storage space must contact the P.O.A. office to be added to the waiting list.
- (f)** When the Lease Holder wishes to sell the lease for this storage space, the Crystal Lake P.O.A. Office should be contacted first to facilitate the transaction. The space should first be offered by the lease holder as required by the lease to those Crystal Lake Owners on a waiting list for such space with first preference given to those who do not currently lease a storage space. The price of the transaction will be determined by the seller of the lease and should be offered to all people on the waiting list at the stipulated price. If no one buys the lease, the seller may lower the price and repeat the process until the sale of the lease is completed.

- (g) If the Lease Holder wishes to include the storage space as part of the sale of Crystal Lake property (RV Lot/Park Model), the leaseholder will be permitted to sell the storage space lease to the new owner of such property and the Crystal Lake Administration Office will facilitate the process.
- (h) Transferring of the lease must be completed through the P.O.A. office. The seller is responsible for the cost of transferring the lease.

**28. CLOTHELINES:** Clotheslines are not to be attached to trees, fences, poles or awnings. Only one umbrella-type clothesline is allowed. Clothesline must be folded down and covered with a sleeve when not in use or removed and stored properly. All clotheslines must be taken down and stored properly when owners are out of the Resort for more than thirty (30) days.

**29. SCREEN ROOMS:** Portable, temporary screen rooms, that are attached to an RV, are allowed. The screen room must not exceed 290 square feet in size and must be assembled with the vinyl or fabric RV awning as the single covering for 60% of the total square footage. The remaining 40% must be of approved materials. Additions to the original 60% may not extend beyond the front or rear edge of the RV. Screen rooms must be securely anchored. In all cases, approval of all screen rooms is at the sole discretion of the Board of Directors. Portable screen room must be removed and stored out of sight if the owner leaves the RV for more than thirty (30) days.

**30. PARK MODEL SKIRTING AND AIR CONDITIONERS:** On park models, masonry skirting of approved materials shall not exceed floor level. Proper ventilation and utility access is required. New or replacement air conditioners may only be placed in front or rear of park models and must be top-discharged only.

**31. PRIVACY:** All lots are private property. Everyone is asked to use designated roadways or sidewalks. Lake access is marked "WALKWAY" on sidewalks.

- 32. PARK MODEL/RV POSITIONING:** Park models/RVs shall be positioned on lots according to original utility designation unless, adjoining lots are owned by the same owner. If and when one or both lots are sold, both shall be returned to the original utility designation.
- 33. PLANTING BED EDGINGS:** Any materials approved by the Board of Directors and used to hold planting beds are not to exceed 12” in height.
- 34. FIREARMS/FIREWORKS:** Discharge of firearms or fireworks is prohibited.
- 35. FIRES:** No open fires are allowed except for commercially manufactured LP or charcoal burners. Wood burning is prohibited in any form.
- 36. FLAGS: PORTABLE FLAG POLES:** Any homeowners may display one (1) portable, removable, United States flag on poles 0.75” to 1.25” in diameter at the base, with flags being proportionate to the size of the pole. The maximum flag size on the pole is 3’ x 5’, and no other flags are to be displayed on this pole. If the homeowner chooses to use a pole 1.5” to 2” at the base, the criteria for “Freestanding Flag Poles” below may be used. In all cases, full respect for the United States flag must be shown. **FREESTANDING FLAG POLES:** Any homeowner may erect a freestanding flagpole, no more than 20 feet high, on any portion of the homeowner’s real property. The flag cannot obstruct vision at intersections, and it cannot be erected on any easements. The homeowner may display one official United States flag in a respectful manner, not larger than 4.5’ by 6’, and may additionally display one official flag of the State of Florida, or a flag of the homeowner’s country of origin, or one military flag. Such additional flags must be equal in size to, or smaller than the United States flag. Flag poles attached to RV’s must follow the same requirements. These rules were adopted from the 2010 Florida Statutes for Homeowner Associations, Chapter 720, and United States flag etiquette. **PROJECTED FLAG POLES:** The United States flag, flags of other nations may be flown from projected staff poles, that do not exceed 4.5’ in length, on park models, RVs and

storage sheds. Flags should be flown on separate staffs. When flying the United States flag, it should be on the left when viewed from the street, at the same height or higher, and the same size or larger than any other flag when flying flags of Florida or other nations. The United States flag must also be flown when displaying the flag of any other nation. GENERAL FLAG RULES: Placement of all flagpoles must comply with current maintenance rules and be approved by the Board or management. Sports banner and pennants may be displayed on freestanding flag poles and projected flag poles during sporting events giving the same respect for the United States flag or State of Florida flag as contained in these rules. Such flags should be flown only a few days prior to the event and removed when the game or event is over. If any flagpoles, flags, banners, or pennants become worn, weathered, or unpresentable in any manner, the Board or management has the right to order them replaced or removed. All flags and portable flagpoles should be removed when the homeowner will be absent for an extended period, such as the end of the season.

**37. PARK MODEL LANDINGS AND STAIRS:** Landings and stairs, outside of the 1,000 square feet gross floor area, are permitted on Park Model Resort Homes. Landings and stairs cannot encroach on or over any setback and/or easement on any side of the park model. Landings may not extend out more than six (6) feet or 72 inches. A 42-inch-high white aluminum or composite railing must be included. Landing and stair decking material will be limited to composite (non-wood) material or other composite decking materials as they are developed. Use of treated lumber or plywood on exposed surfaces will not be permitted. Landing and stairs will be skirted with approved materials matching the skirting around the remainder of the park model. Landings and stairs must be designed and constructed to meet the requirements to obtain a Collier County building permit, which is required. Prior to construction, approval of the Crystal Lake P.O.A. Two, Inc. Board of Directors must be obtained, as outlined in other rules and covenant documents.

**38. ROOF EXTENSIONS:** Roof extensions, outside of the 1,000 square feet gross floor area, are permitted on Park Model Resort Homes. The overall area of any roof, combined with all roof extensions may not

exceed thirteen hundred fifty (1,350) square feet. The square footage will be determined by the measurement from each of the four corners of the roof not including any eaves, troughs or downspouts. The roofline of the extension must be contiguous with the roofline of the park model. Roof extensions or any support structure shall not encroach on or over any setback or easement on any side of the park model. Roof extensions at their lowest point may not be less than ten (10) feet from the ground. Post construction accessories, i.e., electrical outlets, fabric awnings or any other item, attached to the roof extension structure, which may or may not contribute to structural failure, are not permitted. Roof extension support columns shall be square metal posts, composite material or pressure treated wood encased in PVC. Fabric awnings, attached directly to the park model, and supported by removable aluminum framework are permitted and must be maintained in good condition. Roof extensions shall be constructed to comply with wind load requirements, using a truss with sheeting and asphalt shingles or rubber roof material with color nearly matching the remainder of the base roof within reasonable limits. Insulated aluminum pre-manufactured panels are permitted. Roof extensions must be engineered to meet the requirements to obtain a Collier County building permit, which is required. Prior to construction, approval of the Crystal Lake P.O.A. Two, Inc. Board of Directors must be obtained, as outlined in other rules and covenant documents.

**39. AIR CONDITIONING UNITS:** Air conditioning units may be screened from view by the use of composite lattice. The lattice enclosure may not be closer than six (6) inches on any side or more than twelve (12) inches on any side of the air conditioner. The enclosure may not extend more than twelve (12) inches above the air conditioner. Composite lattice must be white or match the color of the park model. The composite enclosure must be secured to the concrete pad using lag bolts. All enclosures must be installed so as to provide ease of maintenance and shall not restrict normal airflow to the unit.

**40. LOT PALM REPLACEMENT:** A requirement of lot ownership is to provide for the existence of two basic palms as originally placed on each lot regardless of date of purchase. For those lot palms that die/died due

to causes other than “Ganoderma”, the POA staff will remove the palm and pick up, deliver, and replant an owner-purchased palm, either prior to the rainy season or in the winter when the owner can provide adequate watering for two or three months. For those palms affected by “Ganoderma” as identified by POA staff, immediately after notification of the owner, the tree will be removed with a quantity of soil, which can harbor the invasive fungus. Fresh soil will be added along with a copper sulfate soil drench control treatment. New grass and/or other ground cover will be placed over the infected area. A minimum of one year “no planting” wait period will be enforced. No planting includes any vegetation of other species or varieties of palms. At the end of the “no planting” period or later as determined by POA management, the owner will be required to purchase a palm if his/her choosing within the recommendations of the POA management. The removal of the diseased palms, delivery and planting of a new palm, and continuing maintenance will be completed by the POA staff. This rule is designed to maintain this specific signature aspect of Crystal Lake.

- 41. FREESTANDING BUILDINGS:** At its sole discretion the Board may approve one freestanding storage building up to 100 square feet gross floor area provided necessary Collier County permits have been obtained. The building, and its uses, must adhere to all County building codes, and all Crystal Lake Covenants, Regulations, and PUD ordinance. Complete plans, including choice of vendor/contractor, must be submitted to the POA office for the Board (or designee) approval. No on-site work may be done until the plans have been submitted and approved.
  
- 42. OVERNIGHT RV PARKING:** Owners are allowed to park an RV in front of their lot/house for a maximum period of 48 hours for loading and unloading purposes only. Overnight occupancy of the RV is not permitted on the street. RVs should not block or be parked on the sidewalk during this period of time. Owners are encouraged to put an orange safety cone behind the RV for safety purposes. Slide outs should only be extended while actively loading/unloading and may not be left out overnight.

**43. POTABLE WATER:** Potable (drinking) water for sprinkling/watering of plants, grass, trees, etc. on owner lots is prohibited with the exception of supplemental watering using a handheld hose. Use of soakers, sprinklers or similar devices, which use potable water, are not allowed. If a lot needs additional ongoing irrigation, lot owners may, subject to Board approval, expand or modify the lot's irrigation system. In such cases, the lot owners (and their successors in title) shall be responsible for all additional costs or other expenses affiliated with the modification of the lot's irrigation installation."

**44. LEASING OF LOTS:** The leasing restrictions herein apply to any type of occupancy for which consideration has been paid to the Owner including but not limited to a license. In order to foster a stable residential community and prevent a motel-like atmosphere, the leasing of lots by their Owners shall be restricted as provided in this Rule. All leases of lots must be in writing. An Owner may lease only his or her entire lot and the home located thereon, and then only in accordance with this Rule, after receiving the approval of the Association. The lessee must be a natural person as opposed to an artificial entity such as a corporation, partnership, trust, etc. The following also applies to any new occupant that was not approved under the existing lease.

**44.1 Procedures.**

**(A) Notice by the Owner.** An Owner intending to lease his or her lot shall give to the Board of Directors, or its designee, written notice of such intention at least 30 days prior to but no more than 60 days prior to the first day of occupancy under the proposed lease together with the name and address of the proposed lessee, a fully executed copy of the proposed lease, and such other information as the Board may reasonably require including but not limited to a background check. The Board may require a personal interview with any lessee, proposed occupant and his or her spouse, if any, as a pre-condition to approval. The applicant must sign for having received copies of the rules and regulations of the Association.



**(B) Board Action.** After the required notice and all information or interviews requested have been provided, the Board shall have 15 days in which to approve or disapprove the proposed lease. If the Board neither approves nor disapproves within that time, its failure to act shall be deemed the equivalent of approval, and on demand the Board shall issue a written letter of approval to the lessee. The Board may delegate its authority to approve or disapprove a lease to a committee, a single officer, or the community association manager.

**(C) Transfer Fees and Security Deposit.** A non-refundable lease application fee of \$100.00 per application must be paid at the time the application is submitted.

**44.2 Disapproval for Good Cause.** A proposed lease or tenant may be disapproved only for good cause and only, and in such case the lease shall not be made nor shall the Lot be occupied by the proposed lessee or his or her family. In determining good cause, the Board shall, on a case-by-case basis, consider mitigating factors such as the recency of events and the detrimental impact of the proposed occupancy on the Crystal Lake community. Appropriate good cause grounds for disapproval shall include, but not be limited to, the following:

1. The lot owner is delinquent in the payment of any monetary amounts owed to the Association more than 30 days at the time the application is considered, including but not limited to maintenance fees, assessments, fines, deposits or charges.
2. The lot owner has outstanding uncorrected violations of the governing documents.
3. The lot owner has a history of leasing his or her lot without obtaining approval or leasing to troublesome lessees and/or refusing to control or accept responsibility for the occupancy of his or her lot.
4. The real estate company or rental agent handling the leasing transaction on behalf of the unit owner has a history of screening

lessee applicants inadequately, recommending unqualified lessees, or entering into leases without prior Association approval.

5. The application on its face indicates that the person seeking approval or any of the proposed occupants intend to conduct themselves in a manner inconsistent with the covenants and restrictions applicable to the Crystal Lake community.

6. The prospective lessee or any of the proposed occupants have been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, a felony demonstrating dishonesty or moral turpitude or are registered as a sexual offender or sexual predator or the equivalent in any jurisdiction.

7. The prospective lessee or any of the proposed occupants have a history of conduct which evidences disregard for the rights and property of others.

8. The lessee or any of the proposed occupants, during previous occupancy or visits to the property, have evidenced an attitude of disregard for the Association rules.

9. The prospective lessee or any of the proposed occupants give false or incomplete information to the Board as part of the application procedure, or the required transfer fees and/or security deposit is not paid.

10. The owner fails to give proper notice to the Board of Directors of his or her intention to lease his or her lot.

11. The proposed tenants occupy the lot before approval has been granted by the Association.

**THE FOREGOING NOTWITHSTANDING**, Crystal Lake Property Owners Association Two, Inc., is an equal opportunity provider of housing and no

lease or tenant shall be disapproved for an illegal or discriminatory reason under any circumstances.

#### **Rule #45. LOT MODIFICATION**

The covenants of Crystal Lake POA II state that any additions or improvements to a lot, or a building on the lot, must be approved. These additions include, but are not limited to, roofing, siding, pavers, landscaping, etc.

Before an owner starts a project, improvement or replacement they must fill out a lot modification form and turn this into the office via email or in person for approval. These forms are available at the office and the Crystal Lake POA website.

Large scale projects such as pavers, concrete work of any kind, siding, roofs and sheds will be given a sign to display the approval from the General Manager. This sign must be placed in the front of the lot. After the project is complete, the sign must be returned to the office. A project inspection will then be done by the General Manager.

#### **Rule # 46 SOD, IRRIGATION & LANDSCAPING**

##### Sod (Grass):

Crystal Lake RV Resort is responsible for the watering, fertilizing, cutting and weed control of the grass in both common and owner areas of the resort. Any damage to grass on both P.O.A. common area and owner lots resulting from lack of sufficient irrigation, incorrect cutting, lack of adequate fertilizing or weed control is the responsibility of the P.O.A. and the P.O.A. is responsible to replace the sodded area at the P.O.A.'s expense. In the event that the sod is damaged due to activities such as but not limited to construction, landscaping and other activities by the property owner or his representatives, the property owner is responsible for the costs associated with the sod repair/replacement.

##### Irrigation:

Crystal Lake RV Resort is responsible for providing irrigation to both common and owner areas of the resort. Common areas to be irrigated will be determined by the Board of Directors. If an owner changes or adds

landscaping to their lot, they are responsible for the costs to make required changes to the irrigation system to properly service the landscaping and associated common areas previously irrigated. Irrigation components must be the same brand and type used by the P.O.A. The irrigation plan must be approved by the P.O.A. prior to installation. Any damages to sod or landscaping due to lack of irrigation during the construction stage are the responsibility of the lot owner. Owners must adopt water conservation type irrigation systems when making changes/additions to landscaping. *Lot irrigation schedule is determined by the P.O.A. Owners must not manually turn on lot irrigation except for maintenance checks as approved by the park manager.*

#### Landscaping and Pavers:

Landscaping including plants, flowers, shrubbery and trees on owner lots is the responsibility of lot owners. Lot owners must maintain plants, flowers, shrubbery, trees and pavers in good condition and appearance at all times. Owners must have a landscaper on record or may choose to maintain their own landscaping at a cost to the lot owner. The P.O.A. is not responsible for repair or replacement of lot owner plants, flowers, shrubbery, trees, cement or pavers under any circumstances including damage to or paver removal to access and repair or replace utility equipment or TV/internet cables. Owners are required to install conduit under pavers for the installation of TV/internet cables. Please note that the P.O.A. supplies each lot with one palm tree at the front corner of the lot and one at the rear corner of the lot. The P.O.A. is responsible for maintenance of the park palm trees.

#### **Rule # 47 GLOBE LIGHTS ON PRIVATE LOTS**

In order to aid emergency vehicles in locating specific lots, and for general safety, it is important for lot yard lights to be in working condition with the lot number easily visible.

Covenant 8.01 requires that the lights “be maintained by the Owner in a clean and sightly condition and in good repair.” Covenant 6.01k requires owners “to keep their electricity to their lot turned on year-round so that

the sprinkler system and the yard light on the lot are operative all twelve months of the year.”

In support of this, and to have a consistent look throughout the resort, the following rules are being implemented:

Disconnecting, or otherwise making the light non-functioning, is not allowed. If desired a shield may be placed on the non-road side of the globe.

The posts must be painted with satin black enamel. The bulbs must be warm white 60 watt equivalent LED bulbs. Colored bulbs are not allowed.

Replacement bulbs, globe clips, and light sensors are available from the office.

The numbers must be black, 3 inches in height, and without borders.

In order to maintain consistency, replacement globes and light posts must be purchased through the office at the owner’s expense.

In the past, the Board has supported periodic volunteer mass yard light cleaning/repair efforts and may do so in the future.