

**Lily Lake Property Owners Association, Inc.
A Corporation Not for Profit**

Board of Directors Rules & Regulations

March 4, 1994

with

Amendments 1-7 16

Incorporated

Updated 01/01/08

The following Board of Directors Rules and Regulations are authorized by the Association Bylaws and Florida Statutes 720. They are not intended to replace any of the Association documents. They do expand, interpret or emphasize some of the existing requirements and are binding on the property owners and their guests or renters where applicable. In some cases, the rules and or regulations may have been extracts or further amplification of the Corporations' BYLAWS or DECLARATION OF COVENANTS AND RESTRICTIONS. The primary objective of this document is to support the association in preserving the common welfare and the property values of the association.

It should be noted that our association "DEED RESTRICTIONS" and "DECLARATION OF COVENANTS AND RESTRICTIONS" are recorded in the public records and "run with the land " as permanent restrictions governing its use. They will remain effective until the covenants and restrictions are terminated, or they are found to be no longer necessary. While the deed restrictions are in effect they are enforceable by and against each lot owner.

When covenants run with the land, a person who assumes ownership of a parcel of the land also assumes ownership with the presumed knowledge of the covenants. In other words, each new parcel owner is presumed to know and understand the content of the documents governing the homeowners' association and association property. It is the responsibility of the original developer to supply copies of the

DECLARATION OF THE COVENANTS AND RESTRICTIONS to initial purchasers, and it is the seller's responsibility to do so if the sale is by an owner who is not the developer. These disclosures must be made prior to the execution of a contract for sale.

1.0 Clubhouse Complex: There is no smoking allowed in the Clubhouse Complex.

The Clubhouse is available 24 hours a day. The lock combination may be obtained from any Board Member. It is preferred that you accompany your guests in the complex. At no time will anyone under 16 years of age be allowed in the complex unless accompanied by an adult. The lock combination will not be revealed to any person under 16. Children's activities are limited to supervised swimming and shuffleboard only. Any owner has the right and authority to request any unsupervised child to leave the complex.

1.1 Activities: The Board of Directors will appoint an Activities Coordinator who will be responsible for :

a. Coordination, scheduling and submitting recommendations to the board for approval / disapproval for all Clubhouse activities.

b. Coordinate, schedule and solicit member volunteers for the club house activities and special events.

c. Private use and fees. The clubhouse may be used by the members for private affairs; however, the entire complex shall not be reserved. A use fee, security deposit, and clean up fee may be assessed.

d. The Clubhouse may **not** be used for private parties to sell merchandise or conduct private fund raisers such as Tupperware parties etc. The swimming pool, spa, shuffleboard courts, billiard room or tennis courts can not be reserved for exclusive use.

1.2 Kitchen: Kitchen supplies or equipment shall not be removed from the kitchen without approval of the Board of Directors or their designated representative. Kitchen supplies or equipment shall not be used in any rental unit. The kitchen will not be used for any personal use without prior approval of the Board of Directors or their designated representative. The kitchen shall be cleaned after each use.

1.3 Laundry Room: The laundry room is for the use of Lily Lake Property owners and their guests, or temporary renters only.

1.4 Billiard Rooms: No one under 16 years of age may use the pool room.

1.5 Library:

1.5.1 Use of Library: The Library, located in the laundry room, is available to all members and their guests or visitors.

1.5.2 Book Return: All books and magazines are to be returned in good condition and placed in the book return box.

1.5.3 Book Donations: Donations of books and current magazines in good condition are appreciated and will be used by the library.

1.6 Swimming: Any person under 16 years of age must be accompanied by an adult that can swim. Any person using the spa or pool must be in bathing attire. No babies or small children can use the spa at any time. Personnel in bathing attire may enter the clubhouse facility by the rest room entrance only and for the purpose of using the rest rooms only. Glassware is not permitted in the pool area.

1.6.1 Safety Rope: The safety rope must be attached and in place at all times.

1.6.2 Pool Rules: The mandatory county and state rules are posted in the pool area.

1.7 Tennis: Tennis Shoes only permitted on the court. Any person under 16 years of age must be accompanied by an adult. Please limit play to one hour if others are waiting.

1.8 Shuffleboard:

1.8.1 Use of Courts. (Reserved)

1.8.2 Use and return of Equipment. (Reserved)

1.9 Security: The Clubhouse doors will be locked 24 hours a day unless special activities are in progress.

1.10 Appropriate Dress: Wet bathing suits are permitted through the rest room entrance to the rest rooms only. Wet DRIPPING bathing suits are not permitted at anytime. Please use a cover-up over your bathing suit (men & women) while using the complex, except at the pool & spa. Shirts must be worn at all times inside the clubhouse including the laundry, billiard room, and library. Shirts should be worn in the outside area also.

2.0 Lawn Care: The Association will contract a competent lawn service to mow all lots in all phases including common areas; all sold, deeded, and developed lots that pay full maintenance fee, the clubhouse lawn, and maintain the clubhouse flower beds. The Clubhouse lawn and flower beds will also be sprayed, weeded, and fertilized as necessary.

2.1 The current lawn care service will pick up lawn debris as needed. Please use plastic bags for your trimmings. Palm tree branches do not have to be bagged.

2.2 To prevent damage, the lawn service people are instructed not to use weed eaters next to any vinyl siding/skirting or in any flower beds of the lot owners. Additionally, they are instructed not to use any herbicide on a member's lot without the owner's permission.

2.3 Reference paragraph 6, Phase I Declaration of Covenants and Restrictions, and paragraph 7, Phase II Declaration of Covenants and Restrictions. "All lots and Park Models or manufactured homes located thereon shall be kept in a neat and attractive manner and state of repair. All trees, lawns, shrubs, plants, and flowers shall be kept in a neat, attractive, cultivated and orderly manner." Members should take necessary action prior to departing Lily Lake to insure their flower beds and areas bordering vinyl skirting or siding are maintained in a neat and attractive manner during their absences. Appropriate areas not maintained shall be made acceptable by the Association at the lot owner's expense.

3.0 Construction: Any addition to any existing concrete pad, any addition or change to an existing structure, or the construction of or placement of a free standing utility shed, must be approved by the Association as to size, location, design, and construction prior to the commencement of any construction thereof. All change requests should be submitted to the Board of Directors in writing with drawings of proposed changes. Approval by the Board does not constitute approval by Polk County nor does it indicate code compliance.

3.1 Building Committee: The Board of Directors will appoint a building/architecture committee to review the plans submitted and assist the property owner and advise him/her of applicable restrictions, set backs, etc. that may apply. Specifically, the committee will:

3.1.1 Review the submitted change request relative to setback restrictions.

3.1.2 Review all requests for free standing utility sheds relative to design, construction, size, color, location, and for the shed to be tied or bolted down.

3.1.3 Review all requests for compliance with the Association Declaration of Covenants and Restrictions.

3.1.4 Assist the lot owner with any information available about local contractors including showing/pointing out recent work completed by particular contractors.

3.1.5 Advise the lot owner of any contractor requirements that he or she is responsible for advising the contractor of, to include the following:

a. General (All contractors): All construction material and debris must be confined to the owner's lot and removed from the park by the contractor. The garbage container will not be used for this purpose.

b. Concrete contractors: Concrete chutes may be washed on working lot only. It shall not be washed out in the street or any other area of the park.

3.2 Variances: Application to or approval by the county for a building variance does not constitute Association approval. A copy of any application for variance to the county must be submitted to the Board. The building committee will act on the application after approval by the county. Approval by the county does not guarantee Board approval.

4.0 Pets: Pets must be leashed except on your own lawn and must not be left outside during the owner's absence. Pets are NOT permitted in the clubhouse or within the recreation complex south of the Clubhouse. This includes the pool, shuffleboard, and tennis areas.

4.1 The only dog walk areas provided are outside the north gate, outside the main entrance on the south side and the fenced in area adjacent to the tennis courts. Please respect other people's property. Your pet should only use your lot or the designated dog walk area for the bathroom or exercise purposes. Please clean up after your pet. Not cleaning up after your pet will constitute a violation. See Paragraph 18.

4.2 Reference paragraph 8, Phase I, declaration of covenants and Restrictions, and paragraph 9, Phase II Declaration of covenants and Restrictions. Animals, livestock or poultry of any kind shall not be raised bred or kept on any lot, except that a total of two dogs, cats, and other household pets may be kept, provided they are kept under leash, if necessary, to avoid their constituting a nuisance to the neighborhood.

4.3 Reference paragraph 15, Phase I, Declaration of Covenants and Restrictions and paragraph 16, Phase II Declaration of Covenants and restrictions. "No nuisance shall be allowed upon any of the aforesaid property nor any use or practice which is a source of annoyance to lot owners, guests, lessees or other users of the aforesaid property, or which interferes with the peaceful possession and proper use of the property."

5.0 Signs: With the exception of "Lot" or "Lot and Home" for sale signs, no sign of any kind shall be displayed to the public view on any lot, except one sign bearing the lot owner's name and lot number. The sign will be 8" by 10", black with white lettering, and hang on the light post in the established manner.

5.1 For Sale Signs: An Association member may display one For Sale sign to sell his or her lot or lot and Home. The sign will be professionally prepared and not to exceed 20 by 26 inches in size. Home made signs are not acceptable. The size, color, and location of all for sale signs are subject to Board of Director approval.

5.2 Other Signs: No other signs of any kind are permitted.

6.0 Maintenance fees: Maintenance fees are currently \$90.00 per month payable six months in advance, with \$540.00 due in full on January 1st for January thru June of that calendar year, and \$540.00 due in full on July 1st, for July through December of that calendar year. Payments not received by the due date are delinquent. The timely remittance of assessments from each member is essential to the smooth operation of the homeowners association and the proper maintenance of the community's property. Maintenance fees may be changed from time to time depending on the financial needs of the association. Check with the POA office for the current fee amounts. Full maintenances fees will be charged for any lot that is partially occupied by an owner with any vertical structure.

6.1 Non-payment of Maintenance Fees: Reference the Declarations of covenants and Restrictions. The association shall have a lien on each lot for unpaid assessments which are due and payable. The lien shall include interest at the rate of ten (10) percent with said interest accruing from the date said assessments are due. Additionally, all other expenses to file the claim and release shall be paid by the lot owner. It should be noted that Florida is a "no-notice" state and the semi-annual maintenance fee due statement is not mandatory.

6.1.1 Penalty payments associated with Delinquent Maintenance Fee. Payments as defined in Paragraph 6.1. ten (10) percent of maintenance fees due penalty will be assessed for delinquent maintenance fess payments received after the due date (Jan. 1 or July 1 as appropriate). The post mark will determine the delinquency or non delinquency for fees that are mailed.

6.2 Enforcement and Liens: The enforcement rights which the association has against delinquent members include the right to lien the property of the delinquent owner. The board of directors will evidence its claim by filing a formal "Claim of Lien" with the county as directed by the Association Declaration of Covenants and Restrictions. The claim of lien secures the unpaid amounts and costs of collection. The claim becomes effective on the date of its recording and continues until the overdue assessment and the costs of collection are paid in full. Liens will be filed for non payment of any portion of the amount due, but no sooner than 10 working days after the due date.

6.2.1 Charges associated with liens: In addition to interest due on late maintenance fees, reasonable expenses include mileage expenses associated

with filing and releasing the lien, county charges for filing and releasing the lien(s), and a \$25 administrative processing charge.

6.3 Adjusted Maintenance Fees for Vacant Lots: Unoccupied (vacant) lots with no improvements will be charged a fee of approximately 50% of the standard maintenance fee. This pro-rated fee is used to pay for all expenses that an occupied Lot would pay except cable TV. These lots will not be used for routine parking. The board of directors will review this fee annually in conjunction with full maintenance fee assessments.

6.4 Adjusted Maintenance fees for lots under Development by the Developer.

Monthly Maintenance fees for the developer are as follows:

Vacant lot: (1) ~~\$2.50~~ ^{\$12.50} per month (street maintenance & Lights)

(2) Current Lawn Service fee if lot requires mowing lot with model

Full maintenance when occupied or TV Cable service is installed.

6.5 Computation and Review of Maintenance Fees by the Board of Directors. The Board of Directors will review all of the monthly assessments when the annual financial report and budget are developed in December, January, and February, prior to the POA Annual Meeting. After the Budget is reviewed and approved, the monthly assessments will be established to allow notification prior to adjustments beginning in July.

7.0 Membership Meetings: Reference Articles of Incorporation, Articles V, Membership. The membership of this corporation shall be limited to the subscribers to the Articles of Incorporation and to all owners of lots in Lily Lake Golf & RV Resort. Upon purchase of a lot within said subdivision, the purchaser shall become a member of this corporation. Membership in this corporation cannot be assigned or transferred and shall be terminated upon sale by any member of all lots owned by him/her in the subdivision. Other Adult residents living with member in member's household, may attend meetings but not vote.

7.1 Annual Membership Meetings: The annual meeting will take place during the month of March of each year. Membership meetings are an essential part of a successfully operating property owners association, and, pursuant to law, at least one meeting of the membership is required annually. The membership meetings provide as opportunity for association members to adopt and approve their financial policies, make changes in their governing documents, handle items of special business involving the membership, and address other matters for the community's welfare. For the purposes of establishing a quorum, parcel owners attending in person as well as by general and limited proxy are restricted, e.g., the use of proxies is not permitted in the election of directors. Thirty percent (30%) of the general membership entitled to

vote, represented in person or by proxy, shall constitute a quorum at a meeting of the general membership.

7.1.1 Content of Meeting Notice: Notice of membership meetings will be given to all members not less than ten (10) days or more than sixty (60) days before the meeting date. The notice for a membership meeting, whether annual or special, will contain the date, time, and place at which the meeting will be held. If the meeting is a special meeting, the notice will include a description of the purpose or purposes for which the meeting has been called. The notice of meeting will be mailed with postage paid, to the address of each member shown in the association's records, and notice is effective when mailed.

7.1.2 Proxies: The Association's Bylaws permit absent parcel owners to vote in membership meetings by proxy. Florida law also authorizes the use of proxies by a parcel owner, but places restrictions on the types of proxies and the purposes for which proxies may be used. No proxy may be more than ninety (90) days old, and a proxy may be used only at the meeting for which it was given and any lawfully adjourned meetings thereof. The proxy may be general in nature or very limited, restricting the person designated to vote it and allowing little discretion when representing the absent member. General proxies may be used only to establish a quorum, and they may not be used to vote for any purpose. When voting is permitted by proxy, only a specific proxy may be used. The use of proxies is not permitted in the election of the directors.

7.1.2.1 Proxy Validation: To be valid, the proxy must identify the person who will vote the proxy at the meeting. The identification may be made by name, or by designating a specific officer of the association. The proxy should identify (1) the meeting for which the proxy is given, (2) the parcel which the proxy represents, (3) the member who is granting the proxy, and (4) must provide a signature block for all owners of record or the voting representative to sign and date the proxy.

7.1.3 Voting and Vote Tabulation: At any annual or special meeting of the members of the corporation, each member owner (or member owners collectively if more than one), owning a lot, shall be entitled to one vote for each lot (regardless of its location, dimensions, or size) owned by such member owner (or member owners collectively). If there shall be more than one member owning a particular lot, any one of the member owners present at a meeting of members may vote for such lot as a member provided that, if there shall be more than one member owner present for any one lot, then the vote for such lot may be made by such member owner who shall be designated in writing by a majority of the owners of the lot. The Board of Directors shall assure that voting conforms to this rule.

7.1.4 Election of the Board of Directors: For election of members to the board of directors, association members may vote in person by ballot that

the parcel owner personally casts. Absentee balloting will be accommodated. Balloting will be by a secret voting procedure. Any member that wants to run for a director position will submit the appropriate resume to the Board of Directors appointed election committee. Once potential candidates have been identified, the ballot for election is completed for the distribution to the association members by listing each eligible candidate in alphabetical order by his or her surname. Write in candidates will be permitted.

7.1.4.1 Election Procedures: The election shall be held annually on the first Tuesday after the first Monday in March. Voters will be required to sign a voting register indicating the lot they are voting. The register will contain the names of all individuals eligible to vote each lot. In the cases of multiple owners of a lot, the eligible voter will be predetermined by those owners and his or her name will be so designated on the register. Absentee ballots will be available upon request (10) days in advance of the election. Those members not resident in the park will be sent an absentee ballot not later than fifteen days prior to the election. An election committee, appointed by the Board of Directors, will solicit and accept nominations, handle the election process in general, and tabulate the votes.

7.1.4.2 Ballot Administration: The ballots must be uniform in appearance and cannot indicate which candidate or candidates are incumbents. Two envelopes are used, one plain ("inner") envelope and one envelope addressed to the association ("outer"). The outer envelope addressed to the association should indicate the parcel or parcels being voted and have the signature of the voting member on the envelope's exterior. Once a ballot has been completed, the voter inserts the ballot in the plain inner envelope, seals it and places the plain envelope containing the ballot in the self addressed envelope to the association. The voting member must sign and identify the parcel represented on the exterior of the outer envelope prior to returning it to the association by mail or hand delivery for tabulation.

7.2 Special Meetings: Special meetings may be called in accordance with Article I, Section 2 of the Bylaws.

7.3 Workshops: The workshops are a semi-formal exchange of ideas and information, a chance for members to ask questions and present suggestions, and for the Directors to survey the association as to opinions, etc. Additionally, it is an opportunity for the board to let members know what they are planning and what actions they have taken. This is not an association meeting and motions will not be made from the floor or by the board of directors. Selective notes of your input will be taken by the secretary for subsequent board meeting agenda and necessary action.

7.4 Board of Directors Meetings: Actions of the board of directors take place at meetings of the board. A meeting of the board of directors includes

any gathering of a quorum of the members for the purpose of conducting property owners' association business. Meetings may be either a regular meeting or special gathering and they may be called by the president or any two directors. A quorum of the board of directors consists of a majority of the members of the board established by the bylaws. When a quorum is present, the affirmative vote of a majority of the directors present is an act of the board. A director who is present when an action is taken is deemed to have agreed with the action unless he or she votes against the action or affirmatively abstains or objects at the beginning of the meeting to holding the meeting or transacting specified affairs at the meeting.

7.4.1 Notice to Board Members: The notice to members of the board can be made by first-class mail, by personal delivery or by telegram, must be given at least two days prior to the meeting itself. The proposed meeting agenda must be furnished at this time.

7.4.2 Notice to Association Members: All board meetings of the association are open to the members of the association who are entitled to notice of the meetings. Except in cases of emergencies or when longer notice is required by law or association documents, required notice of board meetings will be conspicuously posted at least forty-eight hours in advance of each meeting.

7.4.2.1 Agenda Items: The notice for meetings of the board of directors must specifically incorporate an identification of the agenda items to be considered at the meeting. When special assessments against parcels are to be considered by the board of directors, the notice must contain an additional statement that the special assessment will be considered, and it must describe the nature of the assessment.

7.4.3 Membership Participation: Members of the property owners' association, although entitled to notice of all board meetings, do not have the right to participate at meetings of the board of directors. The requirement for notice and for open board meetings extends to members of the association the right to attend and to observe the business being transacted at the meeting. It does not include the right to participate in the meeting or to object to actions being taken by the board of directors.

7.5 Committee Meetings: The Board of Directors, in addition to selecting the officers of the property owners' association, may also designate an executive committee and committees the committees are created by resolution of the board of directors, and each committee exercising some authority of the board of directors must include 2 or more members of the board. Committee meetings must follow the same notice, quorum, and voting requirements imposed upon the board of directors of the association.

7.6 Members access to official records of the property owners association.

The records of the Lily Lake Property Owners Association are maintained in the Lily Lake Property Owners Association office and are available for review by any member or his/her authorized agent. A written request for review must be made to the Board of Directors stating what records are being requested for review. The Board of Directors will respond within 10 business days of receipt of the request and arrangements for the review will be made. The review must comply with all Lily Lake Property Owner Association official documents. Additional conditions may be placed on the review based on the specifics associated with the request.

7.6.1 Location of the review: The review will take place at the Lily Lake Property Owners Association office.

7.6.2 Time of the review: The review must be accomplished on any work day (Monday through Friday) between 1:00 P.M. and 5:00 P.M. (non business hours so as to not disrupt normal business operations). The requestor must specify multiple dates on which he/she wishes to perform the review. The Board of Directors will set a date for the review from those provided by the requestor if possible. If not, an alternate date will be negotiated. If additional time is required for the review, a new request must be submitted to the Board of Directors.

7.6.3 Access to Records: The requestor may have access to all records included in his/her request except those excluded by law, i.e. records associated with litigation, employee personal records, personal information regarding members, etc.

7.6.4 Removal of Records from the Office: No records may be removed from the office, however, copies of any records may be made by the requestor at a charge of \$.50 per sheet payable at the time of the review or will be added to requestor's maintenance fees at the next billing cycle.

7.6.5 Manner of Inspection: Only the requesting party may be in the office during the inspection. Any exception to this rule must be specifically approved by the Board of Directors and only after the additional party's name has been provided to the Board of Directors. Additionally, all records must be maintained in the same order and condition as when they were provided to the requestor. Any costs associated with recovering original documents, re-filing, reordering, rearranging into original order, etc. will be billed to the requestor at a labor rate of \$25.00 per hour.

7.6.6 Questions regarding records: Any questions regarding the records must be submitted to the Board of Directors in writing. The form of the

response of the Board of Directors to the requestor will be determined by the Board of Directors and may be in writing and/or by face to face meeting between the parties.

7.6.7 Recommendations and/or changes to records, procedures, governing documents, etc: Any recommendations for changes must be made to the Board of Directors in writing for their consideration.

7.6.8 Misbehavior: Any misbehavior, abuse or uncivil actions on the part of the requestor and/or his/her agent will be cause for immediate termination of their inspection rights.

8.0 Golf Cart Usage: The following requirements apply to any member who owns or leases a golf cart and uses that cart in the park. It also applies to his/her guests or any other person he or she allows to use the cart. It should be noted that only electric golf carts are authorized in the park and on the golf course.

8.1 Insurance: The owner or lessee must have bodily injury and property damage liability insurance that covers the cart's operation in the park (as opposed to on the golf course). Residents should review their policies with their agents to insure they are covered "in the park" as well as on the golf course.

8.2 Golf Cart Operator: The operation of any golf cart within the park is limited to motor vehicle drivers who are licensed in their respective states and/or eligible for a valid state license. Under no circumstances will anyone under the age of 16 operate a golf cart within the park. The operation of any golf cart within the park is limited to motor vehicle drivers who are licensed in their respective states and/or eligible for a valid state license. Under no circumstances will anyone under the age of 16 operate a golf cart within the park without being accompanied and supervised by an adult 18 years of age or older that holds a valid drivers license.

8.3 Golf Cart Operations: The operation of golf carts within the park will be governed by the rules of the road with regard to speed limits, stop signs, use of proper lights front and rear, and traveling within the proper lanes of travel, etc.

9.0 Television Cable & Antennas: All lot owners, their guest, or renters, may use the TV Cable service provided at each lot. Use of outside antennas is not authorized. Extra cable channel or problems should be directed to Comcast Cable at 888-831-2482. Small Satellite dishes are allowed with the approval of the Board of Directors as to their location.

10.0 Vehicles & Parking: No unlicensed vehicles, with the exception of golf carts, shall be permitted within the subdivision. Furthermore, no noisy vehicles shall be permitted, and no commercial trucks shall be permitted. Only two motor vehicles may be parked at any time on the aforesaid lots.

10.1 Recreation Vehicles Not in Use: Recreation vehicles not used as the residence are permitted to remain on the property owner's or renter's lot or street, for a period of time not to exceed forty-eight (48) hours for the purpose of loading or unloading the recreation vehicle.

10.2 Car Caddies or Trailers: Car caddies or trailers are permitted to remain on the property owner's or renter's lot or street, for a period of time not to exceed twenty-four hours for the purpose of loading or unloading.

11.0 Mail: (Reserved)

12.0 Gates: (Reserved)

13.0 Speed Limit: The speed limit within the park is 10 MPH.

14.0 Quiet Hours: Quiet time is 11 pm to 7 am. Please be considerate of your neighbors.

15.0 Garbage: No garbage or trash of any kind will be left outside dumpsters.

15.1 Boxes: All empty boxes must be broken down and flattened before discarding in the garbage dumpsters.

15.2 Toxic Materials: No toxic materials of any kind may be disposed of in the garbage dumpsters.

16.0 Storage Area: The enclosed storage area is owned by the Property Owners Association. Any user of the compound must comply with the "Storage Compound Users Guide". Storage is at the property owners' risk.

17.0 Emergency Service: Call 911 and your neighbor

18.0 Enforcement of and Violation of Declarations of Covenants and Restrictions, and Board of Director Rules & Regulations.

18.1 Initial Member Contact: A violation notification will be issued to anyone in violation of Covenants or Rules & Regulations. The violation must be corrected within an appropriate amount of time not to exceed 24 hours unless authorization is obtained from the Board of Directors.

18.2 Legal Action: Should the violation not be corrected or should it recur and a second violation notification is given, a fine of \$25.00 will be levied at the

discretion of the Board of Directors. If the violation is not corrected within 24 hours, additional fines will be assessed at the rate of \$25.00 per day. Should the fine not be paid within 30 days of the date of the violation, a penalty fee of \$100.00 per day until a total of \$1,000.00 has been assessed. All fines remaining on account will be added to the bi-annual maintenance fee notification and will be handled using the "Late payment provision" of late maintenance fees. Note: This could result in placement of a lien on an individual's property.

19.0 Abuse of POA Property: Abuse of POA property will constitute a violation and may result in prosecution by legal authorities.

20.0 Unacceptable Behavior: Continued misbehavior will result in the offending person or his/her property owning associate being issued a violation.

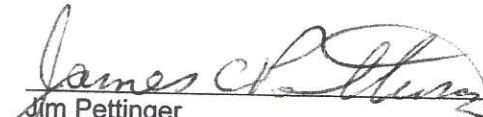
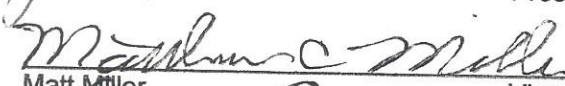
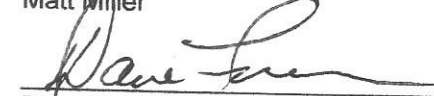
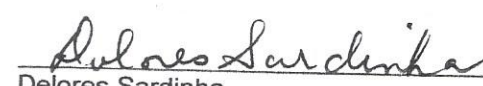
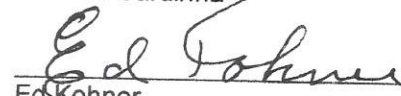
21.0 Yard Sales, Garage Sales, Flea Markets, and the like: These sales are prohibited in the park.

22.0 Erosion Control: Control of erosion for properties that border on lakes or drainage ditches shall be the responsibility of the owner of the property.

22.1 It is the responsibility of the property owner to assure that the downspouts, drainage ditches, etc. are maintained so as to minimize erosion of their or adjoining properties.

22.2 Costs associated with building of retention walls, drainage ditches and/or erosion control shall be the responsibility of the property owner and will not be born by the Property Owners Association.

Officers of the Lily Lake Property Owners Association:

 Jim Pettinger	President
 Matt Miller	Vice President
 Dave Fulmer	Secretary
 Delores Sardinha	Treasurer
 Ed Kohner	Director At Large

Lily Lake Golf and RV Resort Property Owners Assoc.
A Corporation Not for Profit

**Amendment 1
to
Board of Directors
Rules and Regulations**

March 3, 1998

Paragraphs Changed/Revised/Added:

- Para. 1.0 Clubhouse Complex *(Info Added)*
- Para. 1.1 Activities *(Info Added)*
- Para. 2.1 Lawn Care *(Info revised)*
- Para. 6.0 Maintenance Fees *(Revised)*
- Para. 6.1 Non - Payment of Maintenance Fees *(Revised)*
- Para. 6.1.1 Penalty Payments Associated with Delinquent Maintenance Fee Payments as defined in Para. 6.1 *(Added)*
- Para. 6.3 Adjusted Maintenance Fees for Vacant Lots *(Added)*
- Para. 6.4 Adjusted Maintenance Fees for Lots Under Development by the Developer *(Added)*
- Para. 6.5 Computation and Review of Maintenance Fees by the Board of Directors *(Added)*
- Para. 9.0 Television Cable and Antennas *(Revised)*
- Para. 19.0 Yard Sales *(Added)*

Amendment 1 to POA Board of Directors Rules and Regulations

1.0 Clubhouse Complex. There is no smoking allowed in the club house complex. The Club house is available twenty four hours a day. The lock combination may be obtained from any board member. It is preferred that you accompany your guests in the complex. At no time will anyone under 16 years of age be allowed in the complex unless accompanied by an adult. *The lock combination will not be revealed to any person under 16. Children's activities are limited to supervised swimming and shuffle board only. Any owner has the right and authority to request any unsupervised child to leave the complex.*

1.1 Activities. c. Private Use and Fees. The club house may be used by the members for private affairs; however, the entire complex shall not be reserved. A use fee, security deposit, and clean up fee may be assessed. *The club house may not be used for private parties to sell merchandise or conduct private fund raisers such as Tupper Ware Parties, etc. The swimming pool, SPA, shuffleboard courts, billiard room or tennis courts can not be reserved for exclusive use.*

2.1 (Lawn Care) The current lawn service is completing their work on *Mondays and Tuesdays.* They will pick up bagged grass, weeds, flower and tree trimmings on *Tuesday* afternoons. Please use plastic bags for your trimmings and do not set them out until *Monday.* Palm tree branches do not have to be bagged.

6.0 Maintenance Fees. Maintenance fees are payable six months in advance, with fees due in full on January 1st, for January through June of that calendar year; and are due in full July 1st, for July through December of that calendar year. Payments not received by the due date are delinquent. The timely remittance of assessments from each member is essential to the smooth operation of the homeowners association and the proper maintenance of the community's property. Full Maintenance Fees will be charged for any Lot that is *partially* occupied by an owner with any vertical structure.

6.1 Non-payment of Maintenance Fees. Reference the Declaration of Covenants and Restrictions. The association shall have a lien on each Lot for unpaid assessments which are due and payable. The lien shall include interest at the rate of *ten (10) percent* with said interest accruing from the date said assessments are due. Additionally, all other expenses to file the claim and release of lien shall be paid by the Lot owner. It should be noted that Florida is a "no-notice" state and semi - annual maintenance fee due notification is not mandatory.

6.1.1 Penalty Payments associated with Delinquent Maintenance Fee Payments as defined in Para. 6.1. A ten (10) per cent of maintenance fees due penalty will be assessed for delinquent maintenance fee payments received after the due date (January 1 or July 1 as appropriate). The post mark will determine the delinquency or non delinquency for fees that are mailed.

6.2 Enforcement and Liens. The enforcement rights which the association has against delinquent members includes the right to lien the property of the delinquent owner. The board of directors will evidence its claim by filing a formal "Claim of Lien" with the county as directed by the Association Declaration of Covenants and Restrictions. The claim of lien secures the unpaid amounts and cost of collection. The claim becomes effective on the date of its recording and continues until the overdue assessment and the costs of collection are paid in full. Liens will be filed for non payment of any portion of the amount due, but no sooner than 10 working days after the due date.

6.2.1 Charges Associated with Liens. In addition to interest due on late maintenance fees, reasonable expenses include mileage expenses associated with filing and releasing the lien; county charges for filling and releasing the lien(s), and a \$25 administrative processing charge.

6.3 Adjusted Maintenance Fees for Vacant Lots. Unoccupied (vacant) lots with no improvements will be charged a fee of approximately 50% of the standard maintenance fee. This pro - rated fee is used to pay for all expenses that an occupied Lot would pay except cableTV. (These lots will not be used for routine parking). The board of directors will review this fee annually in conjunction with full maintenance fee assessments

6.4 Adjusted Maintenance Fees for Lots Under Development by the Developer.

Monthly maintenance fees for the developer are as follows:

Vacant Lot: (1) \$ 2.50 per month (Street maintenance & lights)

(2) Current Lawn Service fee if Lot requires mowing.

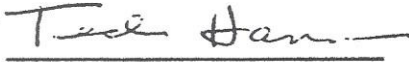
Lot with model: Full Maintenance when occupied or TV cable service is installed.

6.5 Computation and Review of Maintenance Fees by the Board of Directors. The Board of Directors will review all of the monthly assessments when the annual financial report and budget are developed in December, January, and February prior to the POA Annual Meeting.

After the budget is reviewed and approved the monthly assessments will be established to allow notification prior assessment to adjustments beginning in July.

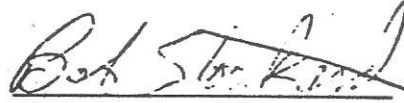
9.0 Television Cable and Antennas. All Lot owners, the guests, or renters may use the TV cable service provided at each Lot. Use of outside antennas is not authorized. Extra cable channels or problems should be directed to *COMCAST Cable Cooperation, 676-8515.*

19. Yard Sales, Garage Sales, Flea Markets, and the Like. These sales are prohibited in the park.


Ted Hann, President


Bill Hyde, Vice President


Harlan Jones, Treasurer


Bob Stockard, Secretary


Jerry Scarborough, Director

**Lily Lake Golf and RV Resort Property Owners Assoc.
A corporation Not for Profit**

**Amendment 2
To
Board of Directors
Rules and Regulations**

April 7, 2004

Paragraphs Changed/Revised/Added:

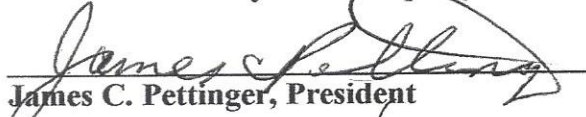
- 4.1 Clause added regarding cleaning up after your pet.**
- 8.2 Golf Cart Operator. Clause added regarding underage driver.**
- 9.0 Rewritten to allow small outside satellite antennas.**
- 16.0 Storage Area. Rewritten to include compliance with "Storage Compound Users Guide."**
- 18.0 Enforcement of Lily Lake Board of Director Rules & Regulations.**
 - Para. 18.1 Initial Member Contact (Added)**
 - Para. 18.2 Legal Action. (Added)**
- 19.0 Abuse of POA Property (Added)**
- 20.0 Unacceptable Behavior (Added)**

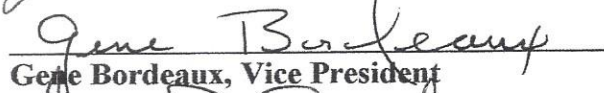
Amendment 2 to PO Board of Directors Rules and Regulations

- 4.1** The only dog walk areas provided are outside the north gate and outside the main entrance on the south side. Please respect other people's property. Your pet should only use your lot or the designated dog walk area for bathroom or exercise purposes. Not cleaning up after your pet will constitute a violation.
- 8.2** **Golf Cart Operator.** The operation of any golf cart within the park is limited to motor vehicle drivers who are licensed in their respective states and/or eligible for a valid state license. Under no circumstances will anyone under the age of 16 operate a golf cart within the park without being accompanied and supervised by an adult 18 years of age or older who holds a valid drivers license.
- 9.0** **Television Cable and Antennas.** All Lot owners, the guests, or renters may use the TV cable service provided at each Lot. Small Satellite antennas are allowed with approval of the Board of Directors as to their location.
- 16.0** **Storage Compound.** The enclosed storage compound is owned by the Property Owners Association. Any user of the compound must comply with the "Storage Compound Users Guide." Storage is at the property owners' risk.
- 18.1** **Initial Member Contact.** A violation notification will be issued to anyone in violation of Covenants or Rules and Regulations. The violation must be corrected within an appropriate amount of time not to exceed 24 hours unless authorization is obtained from the Board of Directors.
- 18.2** **Legal Action.** Should the violation not be corrected or should it recur and a second notification given, a fine of \$25.00 will be levied at the discretion of the Board of Directors. If the violation is not corrected within 24 hours, additional fines will be assessed at the rate of \$25.00 per day. Should the fine not be paid within 30 days of the date of the violation, a penalty fee of \$100.00 per day until a total of \$1000.00 has been assessed. All fines remaining on account will be added to the bi-annual maintenance fee notification and will be handled using the "Late Payment provision" of late maintenance fees.
NOTE: This could result in placement of a lien on an individuals property.
- 19.0** **Abuse of POA Property.** Abuse of POA Property will constituted a violation and may result in prosecution by legal authorities.

20. **Misbehavior.** Continued misbehavior will result in the offending person or his/her property owning associate being issued a violation.

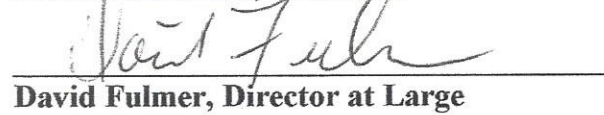
Officers of the Lily Lake Property Owners Association:


James C. Pettinger, President


Gene Bordeaux, Vice President


Gordon Sparks, Secretary


Dolores Sardinah, Treasurer


David Fulmer, Director at Large

**Lily Lake Golf and RV Resort Property Owners Assoc.
A Corporation Not for Profit**

**Amendment 3
To
Board of Directors
Rules and Regulations**

November 16, 2005

Paragraphs Changed/Revised/Addéd:

6.4 Updated to reflect new maintenance fees for Developer owned lots.

Amendment 3 to POA Board of Directors Rules and Regulations

6.4 Adjusted Maintenance Fees for Lots Under Development by the Developer.

Monthly maintenance fees for the developer are as follows:

Vacant Lot that has never been sold by Developer: \$12.50 per month

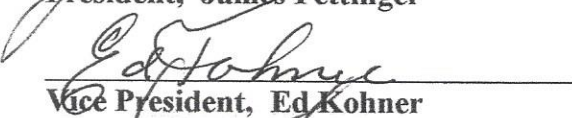
Vacant Lot previously sold by developer then taken back on trade: 1/2 full maintenance fee.

Developer owned Lot unoccupied but with New Park Model: \$50.00 per month

Developer owned with previously owned and occupied Park Model: Full Maintenance Fee

Lily Lake Board of Directors:


President, James Pettinger


Vice President, Ed Kohner


Secretary, David Fulmer


Treasurer, Ruth Ann Duncan


Director, Matthew Miller

**Lily Lake Golf and RV Resort Property Owners Assoc.
A Corporation Not for Profit**

**Amendment 4
To
Board of Directors
Rules and Regulations**

May, 24, 2007

Paragraphs Changed/Revised/Added:

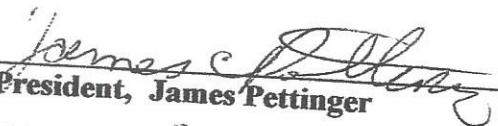
7.6 Added: Members access to official records of the property owners association.

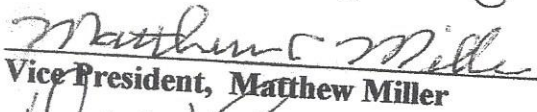
Amendment 4 to POA Board of Directors Rules and Regulations

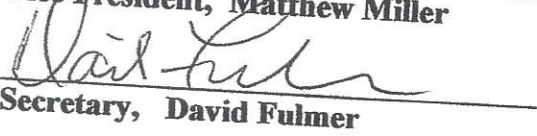
- 7.6 Members access to official records of the property owners association.** The records of the Lily Lake Property Owners Association are maintained in the Lily Lake Property Owners Association office and are available for review by any member or his/her authorized agent. A written request for review must be made to the Board of Directors stating what records are being requested for review. The Board of Directors will respond within 10 business days of receipt of the request and arrangements for the review will be made. The review must comply with all Lily Lake Property Owner Association official documents. Additional conditions may be placed on the review based on the specifics associated with the request.
- 7.6.1 Location of the review.** The review will take place at the Lily Lake Property Owners Association office.
- 7.6.2 Time of the review.** The review must be accomplished on any work day (Monday through Friday) between 1:00 P.M. and 5:00 P.M. (non business hours so as to not disrupt normal business operations). The requestor must specify multiple dates on which he/she wishes to perform the review. The Board of Directors will set a date for the review from those provided by the requestor if possible. If not, an alternate date will be negotiated. If additional time is required for the review, a new request must be submitted to the Board of Directors.
- 7.6.3 Access to Records.** The requestor may have access to all records included in his/her request except those excluded by law. i.e. records associated with litigation, employee personal records, personal information regarding members, etc.
- 7.6.4 Removal of Records from the Office.** No records may be removed from the office; however, copies of any records may be made by the requestor at a charge of \$.50 per sheet payable at the time of the review or will be added to requestors maintenance fees at the next billing cycle.
- 7.6.5 Manner of Inspection.** Only the requesting party may be in the office during the inspection. Any exception to this rule must be specifically approved by the Board of Directors and only after the additional party's name has been provided to the Board of Directors. Additionally, all records must be maintained in the same order and condition as when they were provided to the requestor. Any costs associated with recovering original documents, refilling, reordering, rearranging into original order, etc. will be billed to the requestor at a labor rate of \$25.00 per hour
- 7.6.6 Questions regarding records.** Any questions regarding the records must be submitted to the Board of Directors in writing. The form of the response of the Board of Directors to the requestor will be determined by the Board of Directors and may be in writing and/or by face to face meeting between the parties.
- 7.6.7 Recommendations and/or changes to records, procedures, governing documents, etc.** Any recommendations for changes must be made to the Board of Directors in writing for their consideration.
- 7.6.8 Misbehavior.** Any misbehavior, abuse or uncivil actions on the part of the requestor and/or his/her agent will be cause for immediate termination of their inspection rights.

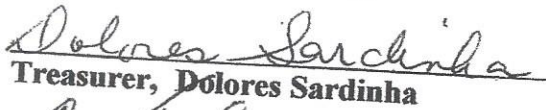
Amendment 4 to POA Board of Directors Rules and Regulations (Continued)

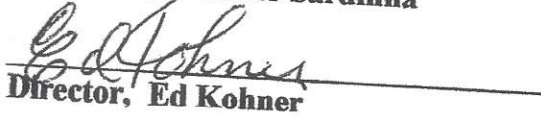
Lily Lake Board of Directors:


President, James Pettinger


Vice President, Matthew Miller


Secretary, David Fulmer


Treasurer, Dolores Sardinha


Director, Ed Kohner

**Lily Lake Golf and RV Resort Property Owners Assoc.
A Corporation Not for Profit**

**Amendment 5
To
Board of Directors
Rules and Regulations**

October 27, 2007

Paragraphs Changed/Revised/Added:

- 22.0 Added: Erosion control for properties bordering/adjacent to lakes and/or drainage ditches.**

Amendment 5 to POA Board of Directors Rules and Regulations

22.0 Erosion Control: Control of erosion for properties that border on lakes or drainage ditches shall be the responsibility of the owner of the property.

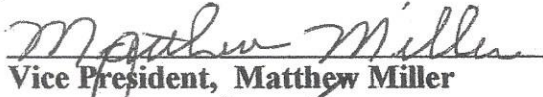
22.1 It is the responsibility of the property owner to assure that downspouts, drainage ditches, etc. are maintained so as to minimize erosion of their or adjoining properties.

22.2 Costs associated with building of retention walls drainage ditches and/or erosion control shall be the responsibility of the property owner and will not be born by the Property Owners Association.

Lily Lake Board of Directors:



President, James Pettinger




Vice President, Matthew Miller



Secretary, David Fulmer



Treasurer, Dolores Sardinha



Director, Ed Kohner

Lily Lake Property Owners Association, Inc.
A Corporation Not for Profit

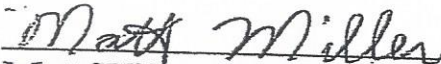
Amendment 6
to
Board of Directors
Rules & Regulations

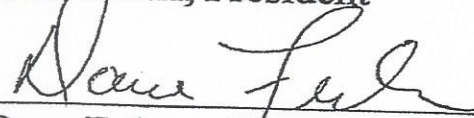
Nov. 10, 2008


23. Minor Children in Lily Lake:

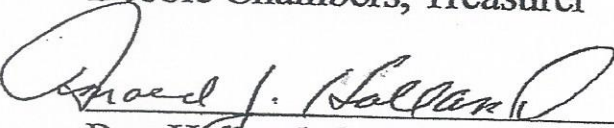
23.1. Minor children can only visit for 14 consecutive days in a 6 month period.


Officers of the Association:


Matt Miller, President


Dave Fulmer, Vice President


Debbie Chambers, Treasurer


Ron Holland, Secretary


Maury Eckerle, Director at Large

Lily Lake Property Owners Association, Inc.
A Corporation Not for Profit

Amendment 7
To
Board of Directors
Rules and Regulations

July 1, 2010


Paragraphs/Changed/Revised/added:

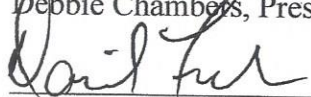
8.0 Golf Cart Usage: The following requirements apply to any member who owns or leases a golf cart and uses that cart in the park. It also applies to his/her guests or any other person he or she allows to use the cart. *It should be noted that only electric golf carts are authorized in the park and on the golf course except for the gasoline cart provided by the Polk County Sheriffs office and authorized for use in the CAPS program.*

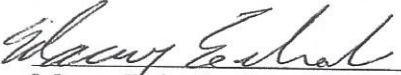
10.0 Vehicles & Parking:


10.3 Only two golf carts may be visible on a lot at any time when stored (by the lot owner) on a permanent basis.


Officers of the Association:


Debbie Chambers, President


David Fulmer, Vice President


Maury Eckerle, Secretary


Dixie Upenieks, Treasurer


Jack McAfee, Director at Large

Lily Lake Property Owners Association, Inc.
A Corporation not for Profit
Amendment 8
To the
Board of Directors Rules and Regulations

December 7, 2010

Paragraphs/Changed/Revised/Added:

7.1.4 Election of the Board of Directors: For election of members to the board of directors, association members may vote in person by ballot that the parcel owner personally casts. ~~Absentee balloting will be accommodated.~~ Balloting will be by secret voting procedure. Any member that wants to run for a director position will submit the appropriate resume to the Board of Directors appointed election committee. Once potential candidates have been identified, the ballot for election completed for the distribution to the association members by listing each eligible candidate in alphabetical order by his or her surname. Write in candidates will be permitted.

(replace and add 12/10): Early balloting will be accommodated. Early balloting will consist of two types of balloting and are defined as follows: Absentee balloting- ballots mailed or provided to a member wishing to cast a vote by mail or wishing to cast their ballot at a time and place other than the designated voting station and submit their ballot at the designated voting station prior to the designated election day either by mail or in person. Early balloting- member may vote in person at the designated voting station until the close of the voting station on the Monday immediately preceding the Tuesday election day.

7.1.4.1 Election Procedures: The election shall be held annually on the first Tuesday after the first Monday in March. Voters will be required to sign a voting register indicating the lot they are voting. The register will contain the names of all individuals eligible to vote each lot. In the cases of multiple owners of a lot, the eligible voter will be predetermined by those owners and his or her name will be so designated on the register. An election committee, appointed by the Board of Directors, will solicit and accept nominations, handle the election process in general, and tabulate the votes.

(added 12/10): Election procedures are fully outlined in the Lily Lake Property Owners Association Election Procedures Document and this document will function as a supplement to these rules and regulations and carry the same force and effect as if incorporated as a part of these rules and regulations.


(added 12/10): Absentee ballots will be available upon request in person in the POA Office during normal business hours up to and including the day prior to the election. (1st Monday in March). Absentee ballots requested by mail from members not resident in the park will be sent ballots not later than 15 days prior to the election. A letter of instructions will accompany the ballot and return envelopes. One ballot and set of envelopes will be used for each lot. All Absentee ballots must be returned by close of poll on Election day.

(added 12/10): The POA Office Manager/Admin. Assistant will be deemed a member of the election committee for Administrative purposes only and will not participate in the tabulation of votes.

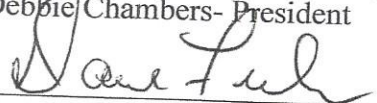
(added 12/10): A member of the board of directors not standing for election will be the chairman of the election committee.

7.1.4.2 Ballot Administration: The ballots must be uniform in appearance and cannot indicate which candidate or candidates are incumbents. Two envelopes are used, one plain ("inner") envelope and one envelope addressed to the association ("outer"). The outer envelope addressed to the association should indicate the parcel being voted and have the signature of the voting member on the envelope's exterior. Once a ballot has been completed, the voter inserts the ballot in the plain inner envelope, seals it and places the plain envelope containing the ballot in the self addressed envelope to the association. The voting member must sign and identify the parcel represented on the exterior of the outer envelope prior to returning it to the association by mail or hand delivery for tabulation.


(added 12/10): If the member voting absentee requests a ballot in person and wishes to vote in person that completed ballot will be placed in a plain white envelope, sealed and put into the locked ballot box. If the member wishes to vote outside of the office, the ballot will be treated as a mail-in absentee ballot and will be provided inside and outside envelopes with a voting instruction sheet.


Debbie Chambers- President

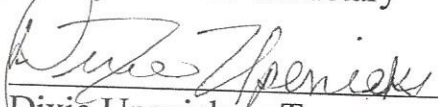
12/7/2010
Date


Dave Fulmer - Vice President

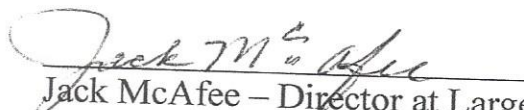
12/7/10
Date


Maury Eckerle- Secretary

12-7-10
Date


Dixie Upenieks - Treasurer

12-7-10
Date


Jack McAfee - Director at Large

12/7/10
Date

Lily Lake Property Owners Association, Inc.
A Corporation not for Profit
Amendment 9
To the
Board of Directors Rules and Regulations

March 29, 2011

Paragraphs/Changed/Revised/Added:

6.0 ~~Maintenance fees:~~ ~~Maintenance fees are currently \$90.00 per month payable six months in advance, with \$540.00 due in full on January 1st for January thru June of that calendar year and \$540.00 due in full on July 1st for July through December of that calendar year.~~ Payments not received by the due date are delinquent. The timely remittance of assessments from each member is essential to the smooth operation of the homeowners association and the proper maintenance of the community's property. ~~Maintenance~~ fees may be changed from time to time depending on the financial needs of the association. ~~Check with the POA office for the current fee amounts.~~ Full ~~maintenance~~ fees will be charges for any lot that is partially occupied by an owner with any vertical structure.

(replace 3/29/2011) Monthly Assessment: The monthly assessment amount is payable six months in advance and due on January 1st for January through June of that calendar year and July 1st for July through December of that calendar year.

(replace 3/29/2011) Monthly assessment, monthly assessment

(add 3/29/2011) The amount of monthly assessment for each class of lot will be published in the Schedule of Monthly Assessments and is attached as an Appendix to these Rules and Regulations.

6.1 ~~Non-payment of Maintenance Fees:~~ Reference the Declarations of Covenants and Restrictions. The association shall have a lien on each lot for unpaid assessments which are due and payable. The lien shall include interest at the ~~rate of ten (10) percent~~ with said interest accruing from the date said assessments are due. Additionally, all other expenses to file the claim and release shall be paid by the lot owner. It should be noted that Florida is a "no-notice" state and the semi-annual maintenance fee due statement is not mandatory.

(replace and revise 3/29/2011) Non-payment of Monthly Assessment Fees:
current maximum interest rate allowed as per Florida Statutes

6.1.1 ~~Penalty payments associated with delinquent maintenance fee:~~ Payments as defined in paragraph 6.1 ten (10) percent of ~~maintenance~~ fees due penalty will be assessed for delinquent ~~maintenance~~ fees payments received after the due date (Jan 1 or July 1 as appropriate). The post mark will determine the delinquency or non delinquency for fees that are mailed.

(replace 3/29/2011) Penalty payments associated with delinquent monthly assessment fees:

(replace 3/29/2011) monthly assessment

6.2.1 Charges associated with liens: In addition to interest due on late ~~maintenance~~ fees, reasonable expenses include mileage expenses associated with filing and releasing the lien, county charges for filing and releasing the lien(s) and a \$25 administrative processing charge.

(replace 3/29/2011) monthly assessment

6.3 ~~Adjusted Maintenance Fees for Vacant Lots:~~ Unoccupied (vacant) lots with no improvements will be charged a fee of approximately 50% of the standard ~~maintenance~~ fee. This pro-rated fee is used to pay for all expenses that an occupied lot would pay except for cable TV. These lots will not be used for routine parking. The board of directors will review this fee annually in conjunction with full ~~maintenance fee assessments~~.

(replace 3/29/2011) Adjusted Monthly Assessment Fees for Vacant Lots: monthly assessment, monthly assessment fee.

6.4 ~~Adjusted Maintenance Fees for lots under Development by the Developer:~~ Monthly ~~Maintenance~~ fees for the developer are as follows:
Vacant lot:(1) \$12.50 per month (street maintenance & lights)
—————(2) Current Lawn Service fee if lot requires mowing (Lot with model)
Full maintenance when occupied or TV Cable service installed.

(replace 3/29/2011) Adjusted Monthly Assessment Fees for lots not previously conveyed by the Developer:

Monthly assessment fees for the developer will be as per the attached Appendix to these rules and regulations that define the Schedule of Fees applicable to all classes of lots.

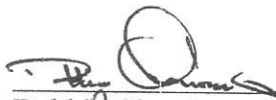
All properties previously conveyed, improved and occupied or having cable TV service installed and taken in trade by the developer will be subject to full monthly assessment fees.

The board of directors will review this fee annually in conjunction with review of all monthly assessment fees.

6.5 Computation and Review of Maintenance Fees by the Board of Directors:

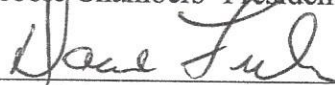
The Board of Directors will review all of the monthly assessments when the annual financial report and budget are developed in December, January and February, prior to the POA Annual Meeting. After the budget is reviewed and approved, the monthly assessments will be established to allow notification prior to adjustments beginning in July.

(replace 3/29/2011) Monthly Assessment Fees



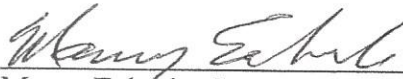
Debbie Chambers- President

3/29/2011
Date



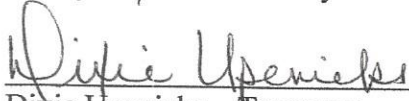
Dave Fulmer – Vice President

4/27/11
Date



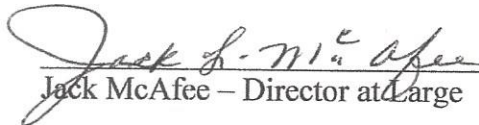
Maury Eckerle- Secretary

3-29-2011
Date



Dixie Upenieks – Treasurer

3-29-2011
Date



Jack McAfee – Director at Large

3-29-2011
Date

Lily Lake Property Owners Association, Inc.

A Corporation not for Profit

APPENDIX

To the

Board of Directors Rules and Regulations

March 29, 2011

Definition of Classes of Lots

Class I – Developer owned lots not previously conveyed. Developer pays monthly assessment for street lighting, gate maintenance, and street maintenance.

Class II – Conveyed, unoccupied lot with no improvements (no vertical structures). The owner pays monthly assessment of 50% (fifty percent) of current full monthly assessment to cover street lighting, street maintenance, gate maintenance and lawn service.

Class III – Conveyed, improved lot subject to full monthly assessment fee.

Lily Lake Property Owners Association, Inc.
A Corporation not for Profit

APPENDIX

To the
Board of Directors Rules and Regulations

March 29, 2011

Schedule of Monthly Assessment Fees

Class I – Developer Owned Lots not Previously Conveyed

Monthly Assessment - \$12.50/month/lot

Class II - Conveyed Unoccupied Lot

Monthly Assessment - \$50.00/month/lot

Class III - Conveyed Improved Lot


Monthly Assessment - \$100.00/month/lot

Lily Lake Property Owners Association, Inc.
A Corporation not for Profit
Amendment 10
To the
Board of Directors Rules and Regulations

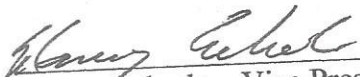
November 6, 2012

Paragraphs/Changed/Revised/Added:

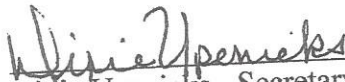
2.4 When using rock as landscape mulch in flower beds or around trees and/or shrubs members shall be required to install some form of edging material around the areas in which the decorative rock is utilized to function as a barrier between rock areas and grass areas.


Debbie Chambers - President


11-6-12
Date


Maury Eckerle - Vice President

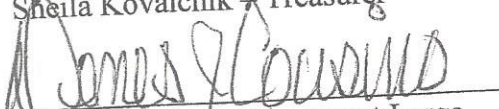
11-6-2012
Date


Dixie Upenieks - Secretary

11-6-2012
Date


Sheila Kovalchik - Treasurer

11-6-2012
Date


Denes Cousino - Director at Large

12-13-2012
Date


Lily Lake Property Owners Association, Inc.
A Corporation not for Profit
Amendment 11
To the
Board of Directors Rules and Regulations

January 15, 2013

Paragraphs/Changed/Revised/Added:

2.1 (to be added below current paragraph text)

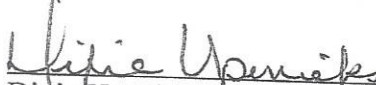
Contractors (other than the currently contracted lawn service company to Lily Lake) performing tree trimming services for residents are required to dispose of all tree debris including tree branches, palm fronds, tree trunks and pulled stumps offsite. Contractors may not dispose of any tree debris using Lily Lake lawn debris dumpster. Contractors performing weed services for residents may bag weed and flower bed debris and at the contractors option leave weed debris for pick up by Lily Lake lawn service personnel.


Debbie Chambers - President

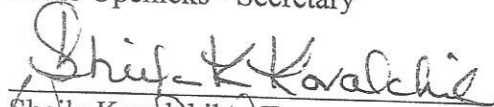
January 15, 2013
Date


Maury Eckerle - Vice President

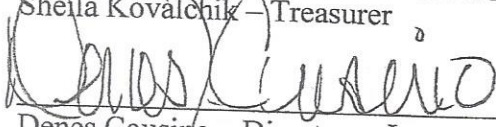
1-15-13
Date


Dixie Upenieks - Secretary

1-15-13
Date


Sheila Kovalchik - Treasurer

1-15-13
Date


Denes Cousino - Director at Large

1-15-13
Date

Lily Lake Property Owners Association, Inc.
A Corporation not for Profit

Amendment 12
To the
Board of Directors Rules and Regulations

February 12, 2013

Paragraphs/Changed/Revised/Added:

Current Text Reads:

Paragraph 7.1.4.1 Election Procedures: The election shall be held annually on the first Tuesday after the first Monday in March. *old*

Replace With:

Paragraph 7.1.4.1 Election Procedures: The election shall be held on the same date as the annual meeting in March. *new*

Debbie Chambers
Debbie Chambers - President

2-12-13
Date

Maury Eckerle
Maury Eckerle - Vice President

2-12-13
Date

Dixie Upenieks
Dixie Upenieks - Secretary

2-12-13
Date

Sheila Kovalchik
Sheila Kovalchik - Treasurer

2-12-13
Date

Denes Cousino
Denes Cousino - Director at Large

2-12-13
Date

Lily Lake Property Owners Association, Inc.
A Corporation not for Profit
Amendment 13
To the
Board of Directors Rules and Regulations

November 18, 2013

Paragraphs/Changed/Revised/Added:

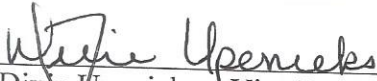
10.3 On Street Parking of Licensed Non-Recreational Vehicles: Resident owned or resident licensed non-recreational vehicles shall not be permitted to park such vehicles on the street on a regular, repeated, steady or continuous basis. Resident on street parking shall be limited to an occasional and casual basis. On street parking may be utilized by non-resident guests on an occasional and casual basis.



Debbie Chambers- President

11/18/13

Date



Dixie Upenieks - Vice President

11-18-13

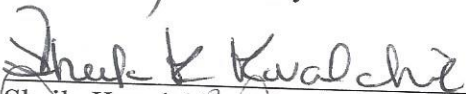
Date



Harry Carter- Secretary

11-19-2013

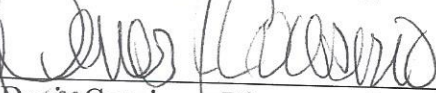
Date



Sheila Kovalchik - Treasurer

1/2/2014

Date



Denis Cousino - Director at Large

2-3-14

Date


Lily Lake Property Owners Association, Inc.
A Corporation not for Profit
Amendment 14
To the
Board of Directors Rules and Regulations

January 6, 2015

Paragraphs/Changed/Revised/Added:

Revise paragraph to read as follows:

8.2 Golf Cart Operator: The operation of any golf cart within the park is limited to motor vehicle drivers who are currently licensed in their respective states. Under no circumstances shall anyone under the age of 16 operate a golf cart within the park.


Debbie Chambers - President

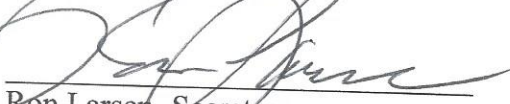
January 7, 2015
Date


Dixie Upenieks - Vice President

Jan 6, 2015
Date


Harry Carter - Treasurer

Jan 2, 2015
Date


Ron Larsen - Secretary

Jan 6, 2015
Date


Allan Jongetjes - Director at Large

JAN 6, 2015
Date

Lily Lake Property Owners Association, Inc.
A Corporation not for Profit

Amendment 15
To the
Board of Directors Rules and Regulations


March 29, 2016

Paragraphs/Changed/Revised/Added:

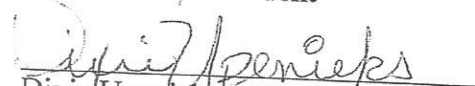
23.0 SHEDS

All sheds must be approved by the Board as per Rules & Regulations:

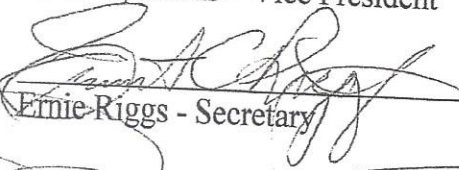
- No pvc, vinyl, plastic sheds are allowed.
- No sheds can be in the set back or easement areas.
- Current pvc, vinyl, plastic sheds will be grandfathered in as long as they are not located in the setback or easements.
- All pvc, vinyl, or plastic grandfathered sheds must be removed when property is sold.
- These sheds cannot be replaced when deteriorated.
- All sheds must be maintained and in good repair & appearance.


Ron Larsen - President

3/29/16
Date


Dixie Upenieks - Vice President

3/29/16
Date


Ernie Riggs - Secretary

3-29-2016
Date


Jim Badger - Treasurer

3/29/16
Date


Allan Jongetjus - Director at Large

3/29/2016
Date

Lily Lake Property Owners Association, Inc.
A Corporation not for Profit
Amendment 16
To the
Board of Directors Rules and Regulations
February 4, 2019

Paragraphs/Changed/Revised/Added:

Rule 6.3 – Unoccupied (vacant) lots with no improvements, improved lots and all other “multi owned” lots will be charged the standard maintenance fee less an amount equal to the “per lot” cost to the Corporation for cable TV. This pro-rated fee is used to pay for all expenses that an occupied lot would pay except for cable TV. The board of directors will review this fee annually in conjunction with full monthly assessment fees.

PARKING: Parking on an unoccupied (vacant) lot is permitted ONLY when a suitable and approved concrete driveway or concrete pad has been constructed.

GRANDFATHERING: Current owners of vacant or multiple lots will be “grandfathered” and will continue paying the fee of 50% of the standard assessment fee and will be subject to the “SUNSET CLAUSE” below.

“SUNSET CLAUSE”: Grandfathering to END when the lot is “transferred on title” or “re-deeded” to any other owner or entity. Once title is transferred, the amended fee stated above will apply, that being, “FULL LOT ASSESSMENT LESS THE COST TO THE CORPORATION FOR CABLE TV”.

(replace 02/4/2019) Adjusted Monthly Assessment Fees for Vacant Lots:

Rule 6.4 – Adjusted Monthly assessment fees for lots not previously conveyed by the developer:

All lots owned by the developer and not previously conveyed will be charged a monthly maintenance fee that is equal to the “standard maintenance fee” charged to all lot owners, LESS an amount equal to the per lot monthly cost to the Corporation for cable TV, and less an amount equal to the per lot monthly cost to

the Corporation for lawn maintenance. The increased fee will be phased in over the next three (3) years in equal amounts each year beginning July 1, 2019.


All properties previously conveyed, improved and occupied or having cable TV service installed and taken in trade by the developer will be subject to full monthly assessment fees.

The Board of directors will review this fee annually in conjunction with review of all monthly assessment fees.

(replace 02/4/2019) Monthly assessment fees for the developer

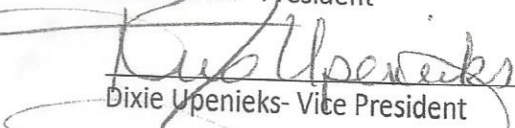
Amendment 16
To the
Board of Directors Rules and Regulations
February 4, 2019

Adopted February 4, 2019




Ron Larsen - President

2-4-19
Date




Dixie Upenieks - Vite President

2-4-19
Date



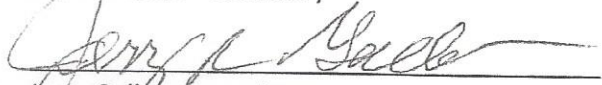
Jim Badger - Treasurer

2/4/19
Date



Charlie Lewis - Secretary

2/4/19
Date



Jerry Gallo - Compliance

2-4-19
Date