

Lakes at Viera East Consolidated Rules, Regulations, Covenants, and Addendums

- **Leases-**

1. No unit may be leased more than twice in a calendar year.
2. All Leases must be pre-approved by the Association; a \$50 application fee is due at the time of submission of Notice of Intent to Lease. Please contact Keys Property Management for details (321-784-8011 ext 219).
3. Background checks must be completed for ALL Lessees. Written verification must be received.
4. Tenants may be evicted if they do not follow rules or fail to have an approved lease.

- **Pets**

1. Maximum of two (2) dogs belonging to an Association Approved Lessee or Unit Owner
2. No dangerous breeds; American Pit Bull, American Staffordshire Terrier, Akita, Doberman, Pinscher, Husky, German Shepard, Bull Mastiff, Rottweiler, or any breed with this lineage
3. Maximum of two (2) domestic cats
4. Maximum of a 30 gallon aquarium
5. No more than two (2) dogs or cats or combination or both.
6. No guests may bring animals to The Lakes of Viera East.

- **Pool Area**

1. Swim at own risk, and **use the pool area during daylight hours only**
2. Wash lotion and sunscreen off in shower before entering pool.
3. Proper bathing suits must be worn. No cut off shorts.
4. No animals in or near the pool area. No kids under age 18 without a parent.
5. No glass containers. Keep food and drinks out of the pool and surrounding area. Observe and follow posted Pool Rules.
6. Guests must be accompanied by the Lessee or Owner

- **Fitness Center**

1. Use of equipment is at your own risk
2. No food is permitted in the Fitness Center.
3. A maximum of two guests per unit may accompany the Lessee or owner.
4. You must be 16 years or older to be in the Fitness Center.

- **Porches, Breezeways, Doors, and Windows**

1. No Garbage shall be temporarily placed on porches or breezeways
2. No smoking on porches, breezeways, or in other common areas.

3. Common areas, porches, and breezeways shall be kept clear of all stored items either temporarily or permanently.

- **Keys-**

1. A key necessary for accessing an individual unit interior must be supplied to the association for emergencies or necessary maintenance. Failure to do so could result in locksmith charges being assessed to the owners.

- **Parking-**

1. No boats, trailers, campers shall be parked or stored on property other than the fenced storage area.
2. All Resident vehicles must be registered with the Lakes at Viera East COA and display a Parking permit Decal (Sticker). (Registration requires current vehicle registration, as well as proof of ownership of unit or pre rental approval by Association, Lease and resident registration forms. Owners are responsible to make sure they gain preapproval before tenants move in.)
3. All open (unmarked) non covered spaces are open for residents and guests. (long staying or reoccurring guests should use the guest hang tags (all hang tags are guest tags)
4. ALL CARPORTS ARE PRIVATELY OWNED. Owners and/or Association can have unauthorized vehicles towed regardless if they are registered residents if they trespass into a privately owned CarPort.
5. All vehicles must have a current license plate and registration at all times.
6. All vehicles must be in good working order.
7. Only two vehicles can be registered per unit. (2 decals assigned per unit)
8. Parking spaces that show "RESIDENT" are for registered residents only. You must have a parking permit decal (sticker) to park in these designated spaces or risk towing.
9. No vehicle can be worked on in any area of the Lakes At Viera East Condominiums. (Emergency fix like flat tire change will be viewed as an exception.) No Oil changing, motor work or general tire changing allowed.
10. Access and authorized storage of vehicles or recreational equipment (Boat, RV or the like) can be stored at your own risk in the fenced in area. This area requires a parking permit decal (sticker) and a key access code. Keys are available at the office located at the Lakes at Viera East onsite office.
11. All vehicles stored in the storage area must have current license plate, registration, decal and be in good working order and appearance.

- **Noise-**

1. No occupant shall operate audio equipment or musical instruments from 11pm to 8am
2. All occupants shall be respectful of nuisances they may be causing their neighbors, as well neighbor should understand that communal living will lead to the normal noises that accompany regular living.

- **Guests- All Guests Must follow all Covenants, Rules, or Regulations. Owners are responsible for their Guests actions.**

- **Trash Compactor**

1. Place large items such as boxes, mattresses, furniture, Christmas Trees, or appliances by the maintenance door Sunday night for special pick up on Mondays. DO NOT PLACE IN COMPACTOR
2. Place only regular household trash in compactor. Maintenance will operate the compactor.

A comprehensive list of the Covenants, Rules and Regulations, and Amendments is available for review on the Lakes at Viera East Community Website

<https://www.keysenterprise.net/lakesatvieraeast/> should your require more detail.