



**Gladiolus Preserve Homeowners Association, Inc.
Rules and Regulations for Common Areas**

*Declaration of Covenants, Conditions, and Restrictions for Gladiolus Preserve
states...*

2. Property Rights and Use of Common Area

- 2.4 Use of Common Area. Other than for the right of ingress and egress, the Owners are hereby prohibited and restricted from using any of the Common Area except as may be allowed by the Association's Board of Directors or as may be expressly permitted in this Declaration or any amendment thereto.
- 2.7 Rules and Regulations. The Board may establish reasonable rules and regulations concerning the use of the Common Area and improvements located thereon. Such regulation shall be binding upon the Owners and uses, their families, tenants, guests, invitees, and agents, until and unless such regulation, rule, or requirement is specifically overruled, canceled, or modified by the Board. The Board shall have the authority to impose reasonable monetary fines and other sanctions for violations of its rules, and monetary fines may be collected by lien and foreclosure, as provided herein for assessments. In addition, the Board shall have the right to suspend votes and the right to use the Common Area, other than as may be necessary to access one's Lot for violation of its rules, as well as to proceed judicially to enjoin and abate violations of such rules as if such rules were use restrictions contained herein.

In accordance with the authority given the Board in the Declaration of Covenants, Conditions, and Restrictions for Gladiolus Preserve, the following Rules and Regulations for Common Areas are created:

2.2 Owner's Right to Ingress, Egress, and Support

- 2.2.1 Lake front property Owners are hereby granted permission to access the Lake Maintenance Area, which directly abuts their property, subject to its lateral property lines, for the purpose of fishing. Such access will be limited to the Owners, their families, tenants, guests, invitees and agents. The Board accepts no liability in granting this access. *(Adopted by the Board June 14, 2006)*
- 2.2.2 For Owners not owning lake front property, permission to fish is granted, limited to using that portion of the Lake Maintenance area located directly behind the Clubhouse, subject to its lateral property lines. Persons accessing this area assume full liability for doing so. Any person(s) failing to comply with the above rules may be cited for trespassing. *(Adopted by the Board June 14, 2006)*

2.4 Use of Common Area

Pets

1. All owners are responsible for pickup after their pets. (*Adopted by the Board September 28, 2005*)
2. Dogs being walked on any common area including, but not limited to, the sidewalks, the streets, grassed areas, or the buffer to the Preserve must be on a leash not to exceed ten (10) feet in length and the dog walker is required to carry and use poop bags to clean-up after the pet. (*Adopted by the Board, May 1, 2007*)

Parking, Vehicles

1. All vehicles parked in the street must park in the same direction as the flow of traffic. (*Adopted by the Board November 16, 2005*)
2. Speed Limit 20 MPH. (*Adopted by the Board December 14, 2005*)
3. No vehicle may be parked in the street that contain commercial lettering, magnetic signs or other commercial type message displayed in any fashion on any portion of the vehicle's exterior except temporary service vehicles (*Adopted by the Board January 10, 2006*)
4. No parking on sidewalks, the grass area between sidewalk and street or on any lawn areas. (*Passed by the Board January 23, 2014*)
5. No obstruction of sidewalks. (*Adopted by the Board January 10, 2006*)
6. No parking in the Cul-de-Sacs Circles. (*Adopted by the Board July 8, 2008*)
7. No overnight parking at the Gladiolus Preserve Recreation Center without prior permission of a Board Member. (*Adopted by the Board January 10, 2006*)
8. No boats, boat trailers, commercial vehicles, full sized trucks, campers, motor homes, trailers of any type or other non-passenger motor vehicles shall be placed parked or stored on portion of any common areas including the streets, sidewalks, parking lots, preserve area or on any association property, except temporary service vehicles. (*Revised July 8, 2008*)
9. All permitted vehicles **MUST** not cause obstruction to emergency vehicles in any way, not park opposite other vehicles. Staggered parking must be at least 30 feet apart bumper to bumper (approximately 2 car lengths). Any/all vehicles found to be abusing these rules will be **towed without further notice** at owner's expense. (*Adopted by the Board May 6, 2008*)

Signs

1. No commercial signs of any kind may be placed on any association property, except as approved in advance by the Board of Directors. (*Adopted by the Board February 7, 2006*)

Feeding Wildlife, Hunting

1. Effective immediately, any and all feeding of any form of wild life other than birdfeeders for songbirds is prohibited on any association property. (*Revised June 5, 2007*)
2. No hunting, of any kind, is permitted on any association property. (*Revised June 5, 2007*)

Lakeshore Plant Pruning

Thalia:

1. It must be cut. ***DO NOT pull or dig it out!*** (*Adopted November 18, 2015*)
2. Cut it ***no shorter than one (1) foot tall.*** (*Adopted November 18, 2015*)
3. Clippings must be disposed of on horticulture trash day. ***DO NOT release it into the lake!*** (*Adopted November 18, 2015*)
4. ***Before cutting, you must inform*** the Lake Maintenance Committee Chairperson (LMCC), or the management company who will inform the LMCC. This is for tracking purposes. (*Adopted November 18, 2015*)
5. It ***can only be cut one (1) time a year.*** Whatever month you do it the first time, should be the same month you do it next time. In unusual circumstances, a month either-way exception *may* be granted by the LMCC or the Board of Directors. (*Adopted November 18, 2015*)

Swamp grass:

- ***No pruning or removal*** of swamp grass is authorized by the homeowners. (*Adopted November 18, 2015*)

All other shrubbery:

- All other shrubbery can be cut or removed entirely. ***Before cutting or removing,*** review your plan with the LMCC. (*Adopted November 18, 2015*)

Helpful tips:

- Pruning is easiest when lake levels are lowest (January – March). (*Adopted November 18, 2015*)
- Do not ‘feed’ the shore plants. Maintain a 10-foot ‘chemical-free’ zone around the lake. Eliminating fertilizer and pet waste reduces growth rates, and improves lake water quality. (*Adopted November 18, 2015*)