



Our community's property values and its appearance are at their best when everyone takes an active role in maintaining their homes. With this in mind, please review the following rules and regulations to ensure your home is being maintained to the same standards we all agreed to when we purchased a home in Thoroughbred Lakes. Exclusive Property Management is tasked with enforcing the community's rules and regulations and your immediate attention to any notice received from them should be addressed immediately.

Landscaping:

Most landscaping is maintained by the Association and any issues not addressed below should be directed to the on-site office at (561) 360-3997 or by emailing admin@soleilpropertymanagement.net.

Homeowners are required to:

- Maintain hardwood trees on their property so that tree trunks are free of branches/sprouts to a height of 8 feet and no branches hang over sidewalks or streets to a height less than 12 feet.
- When trimming tree tops, do not cut tops horizontally giving them a flat top appearance. Trees should be trimmed to keep their natural shape.
- Maintain driveways, aprons, and walking paths to entry or side of homes free of weeds.
- Maintain plant beds with sufficient mulch or rock so that exposed dirt is not visible.
- Maintain plant beds by removing any dead plantings and replacing with like planting.
- Any sod/landscaping damaged by the residents, guests or invitees at a property must be replaced immediately at the owner's expense.

Home exteriors:

Some work to the exterior of your home may require approval by the Board. Before commencing ANY improvement/repair, email admin@soleilpropertymanagement.net to determine whether an ARC application is required.

Homeowners are required to:

- Maintain painted surfaces of home, so that blotchy or faded surfaces are not visible and cracking or worn stucco is not visible.
- All surfaces of your home should be free of dirt or debris. Roofs, walls, fascia, and fences should be pressure cleaned routinely to remove any darkened/dirty appearance.

- Maintain driveways, aprons, and walking path surfaces clean and free of worn/damaged/stained surface finish. Broken or cracked pavers/surface finishes should be replaced.
- Doors, windows, and garage doors must be maintained clean and/or painted. Damaged or broken doors and windows must be repaired/replaced at once. Garage doors must be kept shut when unattended or not being used.
- Personal property should be stored out of sight when not in use. Hoses should be coiled and stored next to home. Garbage cans should be out of sight. Debris should be disposed of.

General property:

- Basketball hoops are not permitted unless they are portable and are put away after use.
- Mailboxes and posts must be straight, painted/clean and in proper working order.
- Satellite dishes must be installed and maintained so as to not be visible from street view.
- Sheds/storage units are not allowed unless approved by the Board.
- Window A/C units are not allowed unless approved by the Board.
- Garages cannot be converted into living space by adding a wall and/or enclosing.

Pets:

- Pets should be attended and leashed at all times when outdoors.
- Pet waste should be picked up immediately and disposed of by owner.

Parking/Vehicles:

- Vehicles should be parked on driveways and in garages and should not block sidewalks.
- Overnight street parking is not permitted.
- Only operable and tagged private passenger vehicles may be parked out in plain sight. Any other types of vehicle(s), trailer, boat or recreational vehicle must be kept inside garages or off site.
- All self-powered/motorized vehicles driven on property must have a visible license plate.
- All vehicles parked on property must be in good condition and working order. Inoperable vehicles or vehicles needing repair must be stored in garages.

Holiday lights:

- Holiday lights are not permitted other than during usual and customary periods. Winter holiday lights shall be removed no later than January 15th of each year.

Hurricane shutters:

- Hurricane shutters may be deployed so long as there is a named storm in the Atlantic or Gulf and for a period of 7 days after a storm event and once power is restored.

Trash/bulk trash:

- Trash and their storage containers shall be placed outside the day before their scheduled pick up. All containers must be stored out of sight no later than the night of the actual pick up.
- Bulk trash shall be placed curbside the day before scheduled pick up.

This list is not meant to be all inclusive but rather mentions the most notable/common issues throughout our community. Our rules and regulations provide specific language for much of what is and is not allowed within our community. For a complete version, visit our website at www.thoroughbredlakeshoa.com or contact the onsite office.