

**LEE PLANTATION  
PROPERTY OWNERS ASSOCIATION  
RULES AND REGULATIONS**

**Refer to Declaration of Protective Covenants and Bylaws for full details**

March 19, 2025

GENERAL:

*References are to Lee Plantation documents. Each homeowner is responsible to review all Lee Plantation documents (Declaration of Protective Covenants, Bylaws, Articles of Incorporation). The following excerpts represent a brief synopsis of commonly requested information.*

Property owner's responsibility:

Owners must maintain the appearance of their property. This includes weed control, trimming of bushes and shrubs, removal of dead palm tree fronds, etc. Homes should be washed as needed to remove mildew and bugs. If the homeowner does not comply, the Board of Directors has the right to serve notice and, if the work is not completed within fifteen (15) days, the Board may have the work performed by the contractor hired by the Board for this purpose. The cost of lawn cutting is built into the quarterly maintenance fee. All residences must be identified with house numbers clearly visible from the street. *For complete details see Declaration articles 8 and 13.*

Architectural control:

Homeowners must receive approval from the Board of Directors for any exterior changes including new roofs (only shingle appearing type roofs are allowed), tree and large shrub planting, lattice installation, permanent yard ornaments, awnings, patios or sidewalk around home, changes to porch and exterior containers or areas for trash storage. Fencing, including contiguous shrubbery, surrounding the perimeter of property is not allowed. *For complete details see Declaration articles 6 and 8.*

Home restrictions:

No more than two adults may reside at any residence, unless special circumstances exist under which a third adult may be permitted for which approval must be obtained from the Board of Directors. Visiting guests are allowed to reside on a temporary basis not to exceed thirty (30) days in any one calendar year or forty-five (45) days within any consecutive twelve (12) month period. The homeowner must submit for approval to the Board of Directors the names, relationships, and duration of stay in writing if the homeowner is not in residence for the period. All visitors must adhere to all rules and regulations of the Association. *For complete details see Declaration articles 8.1, 8.2 and 8.3.*

Leasing of Homes:

An owner intending to lease his home shall give to the Board of Directors or the management company written notice (on the LP rental application form) of such intention at least twenty (20) days prior to the first day of occupancy under the lease together with the name and address of the proposed lessee, a fully executed copy of the proposed lease, and such other information as the Board may reasonably require. The Board may require a personal interview with any lessee and his spouse, if any, as a precondition to approval. It is the property owner's responsibility to provide copies of the Lee Plantation Declaration of Protective Covenants and Lee Plantation Rules and Regulations to the lessee.

The applicant must sign for having received copies of the documents. If proper notice is not given, the Board, at its election, may approve or disapprove the lease. The minimum lease term shall be three (3) months. No new lease shall begin until at least three (3) months have elapsed since the first day of the last lease. Property owners should recognize that state and local taxes must be paid on all rentals less than six months. Taxes not paid are considered fraudulent by the State and County authorities. *For complete details see Declaration article 10 when contemplating leasing due to the magnitude and complexity of these Declarations.*

Signs:

No person may post or display a sign anywhere within Lee Plantation other than two (2) "For Sale", "For Rent", "Open House" or other similar sign when said sign is used for the purpose of actively marketing the home for sale. Any such sign may not be larger than four (4) square feet. *For complete details see Declaration article 8.7.*

Pets:

Homeowners are allowed one small dog, no larger than twenty-five (25) pounds, or one cat. Animals are not allowed to run loose. Homeowners should keep their dog within five (5) feet of the edge of the street and must pick up after them. Homeowners must notify visitors with pets and ensure compliance with pet leash containment and picking up excrement. *For complete details see Declaration article 8.5.*

Vehicle parking and speed limits:

No motor vehicle, automobile, RV, boat, or commercial vehicle shall be parked on the streets overnight. Residents are not allowed to have on their or Association property any commercial vehicle (per Florida Statute 720, Section 3075 Commercial vehicle is defined as vehicle with weight of 26,001 pounds or more, or has three or more axles regardless of weight). Vehicles must be adequately muffled to prevent objectionable noise. Motor homes may be parked in front of a residence for the purpose of loading and unloading, but not overnight. Guest or resident nighttime parking at the clubhouse must not exceed three (3) consecutive nights. Permission to park for an extended time at the clubhouse must be submitted to the Board of Directors and an identification card be placed on the dashboard or hung on the rear-view mirror. The clubhouse parking lot is not to be considered as a vehicle storage area. Parking on vacant lots, medians, cul-de-sac islands or any grassed area is not allowed except during daylight hours when home improvements are in progress. The speed limit throughout Lee Plantation roadways is fifteen (15) MPH. Residents should caution their guests, vendors, and delivery personnel to observe the speed limit. Vehicles shall not be parked under the canopy at the front door of the clubhouse, except for loading and unloading of passengers or equipment. Parking at other residents' homes must be with their permission. *For complete details see Declaration article 8.11.*

Minors: Operation of Motor Vehicles on Common Areas:

All persons under eighteen (18) years of age shall be closely supervised at all times by an adult to ensure that they do not become a source of unreasonable annoyance to other residents. Any person that does not have a valid current driver's license is prohibited from operating any motor vehicle, including, but not limited to golf carts, on the Common Area unless said person is under the direct supervision of another person that has a valid, current driver's license. *For complete details see Declaration article 8.4.*

#### Common areas:

All the common areas (clubhouse, pool, tennis courts, shuffleboard courts, outdoor cooking facilities, etc.) are privately owned by the Lee Plantation Property Owners Association and are not public facilities. No items shall be altered or removed from the common areas without prior approval of the Association. Guests under the age of sixteen (16) are not allowed to use the weight room, billiards room or use any amenity unless accompanied by an adult. Skateboards may not be used by anyone other than on the streets or clubhouse parking lot. All equipment used by residents or guests shall be properly put away after usage. People living locally visiting residents may not use any amenity unless accompanied by that resident. Visitors from out of the area staying at the resident's house may use the amenities without the resident present. Notice of meetings, clubhouse schedules, items for sale by owners, etc. shall be limited to the areas provided by the Association in the clubhouse.

#### Pool regulations:

The posting of hours for pool usage are located at the pool and are from dawn until dusk per County rules. No one is allowed in the pool area other than these hours except for maintenance or an emergency. Guests under sixteen (16) years of age must be accompanied by an adult. No one is allowed to jump or dive into the pool. Running on the pool deck is not allowed. Children under the age of twelve (12) are not allowed to use the hot tub. Food is not allowed in the pool area. Drinks are allowed in the pool area provided they are in a sealable, unbreakable container and remain more than five (5) feet away from the pool and spa edge. Glass containers are not allowed in the pool area. People may eat and drink in the gazebo areas. These areas are to be left as found (chairs, lounges, umbrellas, etc. back in place). No animals are allowed in the pool area. Babies requiring diapers are to wear "Swim Diapers". Smoking and vaping are not allowed in the pool area.

#### Rubbish collection:

Household, recycling, and horticultural waste is picked up one day per week by a contracted carrier. Rubbish may be placed at curbside or end of driveway within 24 hours before designated garbage collection day and containers removed within 24 hours after designated garbage collection day (Florida Statute 720, Section 305). If placed out the night before, containers must be secure to prevent animals from scattering contents; no bag of household waste is allowed outside of a secured container. Owners are responsible for clean-up of trash spillage. Emptied containers must be removed from the curbside no later than 6pm on the day of pickup. *For complete details see Declaration article 8.13D.*

#### Garage Equipment Use:

Lee Plantation residents may borrow gardening and other tools kept in the garage storage area. The expectation is that equipment will be signed out when removed on the "white board", use the equipment for a modest amount of time, and return it in the same condition as when it was borrowed. Residents are responsible for replacing any equipment borrowed should it become broken or rendered unusable. Residents may rent the Kubota/Tractor equipment for \$25/hr once they have completed the form for its use and received approval from the Board. However, only authorized persons may operate the Kubota/Tractor. Names of persons authorized to operate the Kubota/Tractor will be disclosed upon Board approval of the request.

#### Storms or other emergencies:

The Lee Plantation clubhouse is not a county designated safe haven for shelter during storms or any other emergency. Use of the Clubhouse should be considered as last resort. All are encouraged to make other arrangements to evacuate the area if an evacuation order is issued.

The LPBOD had extensive conversation in 2019 with the CAM and our Attorney regarding the use of the Clubhouse by residents in the event Lee County issues a mandatory evacuation order. It was determined that all property owners of Lee Plantation, its residents, and their visiting out of town guests may stay in the Clubhouse providing each person signs a liability waiver. If an order for evacuation is issued, waivers will be available at the Clubhouse at that time. There will also be a sign in sheet that must be completed. The Lee Plantation Homeowners Association has no responsibility or liability for loss, injury or damage to anyone or anything while using the clubhouse for any purpose.

## SOCIAL EVENTS

### Alcoholic beverages:

A liquor license must be obtained to sell alcohol in the community. Offering alcohol for voluntary donations and BYOB is permitted.

### Food, etc.:

Cooking, serving, or selling of food is permitted by Association members who are covered under the Association insurance policy and operating on behalf of the Board of Directors. Cooking must be done with apparatus and at a facility approved by the Lee County Board of Health and Fire Department. Potluck meals are also allowed. Catered meals are also allowed as long as the caterer is licensed and insured. Paid entertainers at these events who are not licensed and insured are covered under the Association insurance policy.

### Community Functions:

Only residents, renters, and guests of residents may attend a Lee Plantation community function of any kind. Event sponsors may determine the number of other guests permitted to attend an event after the close of reservations to residents and renters.

### Smoking/Vaping:

During any and all community functions, smoking and vaping are prohibited in common areas. Those that choose to may smoke on the east side of the clubhouse only and must extinguish smoking materials safely in the provided receptacle. It is never acceptable for smoking materials to be extinguished or discarded on the floor or lawn surfaces.

### Exceptions to the rules and regulations:

The Board of Directors may at their discretion make temporary exceptions to these rules and regulations and will not be considered setting precedents. An exception must be based on a majority vote of the Board.

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*Revised 2/22/22*

*Revised 4/13/22*

*Revised 1/10/24*

*Revised 3/19/2025*