MIRAMAR AT LAKEWOOD RANCH CONDOMINIMUM ASSOCIATION, INC.

RULES AND REGULATIONS, AND GENERAL INFORMATION
(Approved Revision - January 20, 2026)

INTRODUCTION

Miramar at Lakewood Ranch Condominium Association, Inc. is responsible for the operation of the Common Areas available for use by owners and occupants of units in Miramar at Lakewood Ranch.

The primary rules and regulations governing the use of the Common Areas at Miramar at Lakewood Ranch are set forth in the Miramar at Lakewood Ranch Covenants. All unit owners and tenants are encouraged to review and become familiar with all the documents including the complete Covenants and the Articles of Incorporation and Bylaws. In accordance with the Covenants and its Articles of Incorporation and Bylaws, the Board of Directors of the Miramar at Lakewood Ranch Condominium Association is directed to establish, publish, and enforce additional rules and regulations as it considers necessary to maintain reasonable decorum, to protect the property of owners, and to assure pleasant and harmonious living for all residents and their guests. Toward that end, the Board of Directors has adopted these additional Rules and Regulations.

In multi-family living all of us not only have certain rights but also have certain mutual obligations to other owners. Behavior that is not considerate of others is unacceptable, and we must be mindful that the restrictions we impose upon ourselves are for our mutual benefit and comfort. To this end you are requested to observe them for the common good since what is good for one is, in the long run, good for all. This also applies to your tenants and guests since you are responsible for their actions.

These rules will be reviewed from time to time and clarified or supplemented as determined necessary by the Board of Directors after input from the unit owners. Regulations subject to the rights of the members as provided in Section 15 of the Bylaws, reasonable regulations concerning the use of the Common Areas, units, including permitted Improvements, Association property and other condominium property may be made and amended from time to time by the Board of Directors of the Association, and all owners and occupants shall abide by said regulations.

RESIDENT RULES AND CONDUCT

1. Quarterly assessment fees (also known as dues, HOA fees or Condominium fees) are due and payable in advance on the first day of January, April, July, and October of each year. Administrative fees and/or loss of privileges will result for all delinquencies.

2. Employees of the Association are not to be engaged by unit owners or tenants for their personal tasks during regular business hours. The Board of Directors, through its officers or agents, shall be solely responsible for directing and supervising the Association's employees and any contractors or agents working on the Common Areas at the request of the Association. However, such employees may be privately engaged by unit owners, at their own expense, for services performed during their non-working hours.

3. No work may be performed on Sundays or Federal and/or State Holidays except for an emergency. Work will begin no earlier than 8am and must finish by 7pm.

4. Seasonal and non-seasonal/holiday decorations are permitted only for the Christmas/Hanukkah season, as well as Memorial Day, Fourth of July and Veterans Day, when one portable, removable U.S. flag may be displayed. Outdoor decorations are not permitted for Halloween, Valentine's Day or any other holiday. Seasonal wreaths, not to exceed two feet in diameter, may be hung on the front door and must be hung using an over the door wreath hanger. They may not be permanently affixed to the door with nails or screws. Christmas door wreaths, menorahs, gate garland and carriage light bows and swags, are permitted from Thanksgiving until January 15, at which time all must be removed. Not permitted are inflatable/animated decorations, laser/projection lights, flashing lights or music accompaniment. Additionally, string lighting is not permitted in the landscaping, as it interferes with landscape maintenance.

5. No signs may be displayed. This includes, for example, "for sale," "for rent," "open house" or personal celebratory signs.

6. Children at play in Common Areas are the direct responsibility of their parents or legal guardians. Play must not encompass any safety hazard or damage to common property or the units of neighbors. Loud noises will not be tolerated.

7. There shall be no loud and objectionable noises or noxious odors emanating from any unit or in Common Areas. Loud music or voices or any electronically amplified sounds that might be considered a nuisance to the occupants of other units is prohibited anywhere in Miramar. Residents should report any violations of this rule to Manatee County Code Enforcement or the Manatee County Sheriff's Office.

8. Exterior window or glass door coverings facing the outside of units must be white or off-white in color. Lanai solar shades must be dark brown or beige in color, unless otherwise approved by the Board. An ARC form must be submitted for approval prior to installation.

9. Homeowners may install retractable screen doors, except on overhead garage doors. The retractable screen door housing must match the color of the door frame. The approved brand and model is Phantom Retractable Screens, Model: Legacy, Color: almond. An ARC form must be submitted for approval prior to installation.

10. Contractors performing painting or sanding must bag smoke detectors and sprinkler heads before beginning work, to avoid setting off the fire alarm system. After the work is finished, bags must be removed by the contractor. A fire alarm caused by failure to comply that leads to a response by the fire department will result in a levy of $100.00 to the owner of the unit.

11. Concrete floor slabs may not be cut or core drilled.

12. Article 11, Sale or Lease of a Unit, in the Miramar Amended and Restated Declaration of Condominium contains all of the rules relative to leasing of a unit. In particular it should be noted that the minimum lease term is thirty (30) consecutive days and no unit may be leased more than four (4) times in a calendar year.

PETS

1. A unit owner may keep no more than two pets. Renters are NOT permitted to have pets. Pets are limited to dogs or domestic cats, and no pet may exceed 75 pounds in weight at maturity. No pet shall be permitted to become a nuisance to unit owners or occupants of units, and all pets are subject to removal from the condominium at the discretion of the Board of Directors.

2. All pets must be leashed when outside.

3. Pet owners must remove and properly dispose of all pet excrement.

GROUNDS AND COMMON AREAS

1. The Common Areas shall not be obstructed, littered, or defaced in any manner. Cigarette and cigar butts must be disposed of properly.

2. No personal property of the owner, the tenant, their families or guests may be stored in the Common Areas.

3. Fishing in ponds/lakes is prohibited.

4. Camping is prohibited.

5. Recreational fire pits are prohibited anywhere in Miramar.

6. Portable or permanent basketball hoops, and similar sports or gaming items, are prohibited anywhere in Miramar.

7. No exterior antennae or satellite dish may be installed by owners or tenants. The Association shall have the right (but not the obligation) to install and maintain community antennae, radio and television lines and security systems, as well as communication systems.

8. No planting of trees, shrubs, or any landscaping changes may be done without the approval of the Board of Directors or its representatives.

9. No articles except suitable furniture, plants and planters shall be placed on lanais, stairs or courtyards. The Board of Directors reserves the right to require the removal of any item deemed in violation of fire codes, a safety hazard or detrimental to the appearance of the community or the value of its properties.

10. The owner of the unit will be liable for any injury or damage caused by any object falling or blown from the lanai. The Association may require any item placed or stored on the lanai to be secured if the item might be a safety hazard.

11. Watering of plants, along with sweeping, mopping, or hosing of lanais shall be done so as to not affect lower units or common areas.

12. Unless approved by the Board, no lettering, awning, canopy, air-conditioning unit or other projected items may be hung or affixed to outside walls, doors, lanais, courtyards or windows. This also applies to front or side gates and railings.

13. Homeowners may install security features, cameras, and ring doorbell. An ARC form must be submitted for approval prior to installation.

Grills

The use of gas grills is considered a privilege. As such, their usage may be withdrawn anytime by Association Board action. The Manatee County Fire Marshall, will continue to enforce the proper use of gas grills during his periodic site inspections.

According to the Manatee County fire code, condominiums (Lagoons buildings) are considered multi-family dwellings, while townhomes (Links buildings) are considered single family dwellings. As such, they are governed by different fire regulations.

1. Gas (propane) barbecue grills are permitted only on ground level in Links residences.

2. Links residents who use a propane grill are encouraged to use one of the many propane tank exchange programs operated at home centers and supermarkets. This will ensure that the tank being used has been properly tested for leakage prior to being refilled for purchase.

3. For safety reasons, the propane tank should be removed from the grill and stored on the lanai when not being used for an extended period of time. Residents are also reminded that the removal of all driveway stains are the responsibility of the homeowner. Therefore, residents are encouraged to use grill mats under their grills.

4. Electric grill appliances, not to exceed 200 square inches, are permitted for use in all Lagoons and Links residences.

5. Charcoal grills and wood-burning grills are not permitted anywhere in Miramar.

6. While gas grills may be used on driveways, lanais and grassy areas adjacent to lanais, it is a safe practice to grill ten feet away from a building. Gas grills must not remain outside after usage, but must be returned to garages or ground level lanais. Failure to do so may result in grills being impounded.

Garbage and Recycling

1. Garbage and recycling are picked up on Thursdays or as scheduled by Manatee County Waste Management. Residents will be advised if the schedule is changed due to a holiday or other reason. Residents must use trash receptacles provided by Manatee County.

   Manatee County Holiday Garbage Schedule https://www.mymanatee.org/connect/news-and-information/news-and-information/article-detail/county-administrators-posts/2025/12/21/manatee-county-holiday-schedule-changes

   Garbage and recycling containers **should not be placed on the street** but should be placed on the grass or your driveway at least 3 feet apart. Containers may be put out after sunset the night before and must be returned to the garage by 11pm the day of scheduled pickup.

   Cardboard boxes must be flattened and placed within receptacles. Weekly garbage pickup is limited to the contents of your bin, with the lid closed. If you have extra items that won't fit, you can schedule a special pickup in advance for a fee by calling Manatee County Waste Management. You may also take the excess waste directly to the Manatee County landfill for a fee.

2. Recyclables are picked up curbside on Fridays. Residents will be advised if the schedule is changed due to a holiday or other reason. Residents must use the recycling containers provided by Manatee County Waste Management. Cardboard boxes must be flattened and placed within receptacles. Garbage cans and recycling containers may be placed curbside after sunset the night before and must be returned to the garage by 11pm the day of scheduled pickup.

3. Call Manatee County Customer Service at 941-792-8811 to schedule a pick-up for appliances.

4. Christmas trees are picked up on Wednesdays in January as yard waste.

MOTOR VEHICLES AND PARKING

1. The speed limit on Miramar Way is 19mph.

2. Parking may be monitored by the Association or its contractor. Any violations of the MOTOR VEHICLES AND PARKING rules may result in towing at the vehicle owner's expense.

3. Regular or permanent parking of vehicles shall be in a resident's driveway or in the garage. Regular or permanent use of guest/overflow parking spaces is PROHIBITED. Any vehicle parked more than 15 days (or part of a day) in a twelve-month period in the guest/overflow parking spaces will be towed.

4. Parking is not permitted in another resident's driveway without written permission from the owner of that unit. The written permission must be provided to the Miramar Board.

5. Only family-type non-commercial motor vehicles used for passenger transportation, and the movement of personal belongings and property, may be parked in a driveway or a guest parking area.

6. All family-type non-commercial motor vehicles parked on a driveway or guest parking areas must be operable and must have a current license tag. No repairs or maintenance of vehicles is permitted except in an enclosed garage.

   As defined in the Miramar Documents, "A family type non-commercial motor vehicle" shall be limited to those vehicles which are primarily used as passenger motor vehicles and which have a body style consisting of two doors, four doors, hatchback or convertible, and shall also include station wagons, mini-vans and vans equipped with windows all around the vehicle and passenger seats to accommodate not less than four (4) and not more than nine (9) people, and sport utility vehicles (excluding sport utility vehicles with an open bed, which are classified below as pickup trucks).

   All other motor vehicles, including or not limited to: (1) commercial vehicles (any vehicle used in a trade or business or having advertising or promotional information, symbols or materials affixed thereto); (2) trucks (any motor vehicle designed or used principally for the carriage of goods and including a motor vehicle to which has been added a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passenger, cargo vans, and pick-up trucks (for purposes hereof, pick-up trucks shall include any sport utility vehicle that has an open bed); (3) boats; (4) campers; (5) motorcycles, scooters or mopeds; (6) recreational vehicles (vehicles having either kitchen or bathroom facilities); (7) trailers; (8) motor homes; (9) mobile homes; and any and all other vehicles other than the permitted vehicles described in the preceding paragraph, shall be prohibited.

   Not withstanding the foregoing parking limitations, the following exceptions shall be made: (i) service vehicles may be temporarily parked in the driveway or on the street during the time they are actually servicing a residence but, in no event, overnight; (ii) boats, trailers, trucks, commercial and recreational vehicles and other prohibited vehicles may be temporarily parked in a driveway or street when they are being actively loaded or unloaded; (iii) an Owner of a residence shall be permitted to have one truck, motorcycle or recreational vehicle parked in the guest parking areas, provided the vehicle has an out-of-county license tag and is driven by a guest temporarily staying at the residence. In no event shall any vehicle permitted under this exception be parked in Miramar at Lakewood Ranch for more than forty-eight (48) hours, or seven (7) days in total per-calendar year. No Owner may have more than two (2) such guests in any calendar year; (iv) Any of the prohibited vehicles may be parked or stored in a garage, provided the garage door is kept closed at all times except when the garage is being actively used."

7. Garages are intended for the primary purpose of parking motor vehicles. No garage shall be permanently enclosed or converted to any other use without the prior written approval of the Board. Unless accessibility to the garage is required, the garage door must remain closed, except to permit ventilation when the garage is in use by the owner or other resident. Repair of motor vehicles is permitted only inside the garage.

8. Oil and other stains on a driveway or guest parking area are the responsibility of the owner of the vehicle. Any damage from stains will be repaired at the expense of the owner of the residence from which the offending motor vehicle originated.

9. Street parking is prohibited, with the exception of moving vans and service vehicles too large to fit in the driveway only while work is actively in progress.

10. PODS may not be parked on the street at any time. PODS may be parked in a driveway for storage, but only when the resident is moving in or out of a unit but only for a maximum of 72 hours.

11. Car covers are not permitted.

12. Sidewalks must remain unobstructed at all times to permit pedestrian traffic. Vehicles in a driveway must be parked so they do not extend or obstruct full sidewalk access from either side of the driveway. Owners of units with vehicles parked in violation of this rule are subject to fining and suspension of use rights. Residents unable to comply with the above, after having demonstrated full use of their garage for vehicle storage, may apply to the Association Board for a waiver to park in guest parking.

POOL, SPA AND CLUBHOUSE

General Rules

1. The pool and spa area will open from dawn to dusk daily.

2. The pool and spa area is reserved for the exclusive use of owners, tenants, authorized unit occupants and the guests of the owner or tenant.

3. All persons using the swimming pool or spa do so at their own risk. NO LIFEGUARD SERVICE IS PROVIDED.

4. Smoking is not permitted in the Clubhouse or the fenced in pool and spa area.

5. No pets are allowed in the pool or spa area or the Clubhouse.

6. Eating and serving of food is restricted to the grill area, the umbrella tables, the tiki bar, the shaded areas adjacent to the Clubhouse or on small tables located by chaise lounges. Under no circumstances may food or beverages come within five feet of the pool or spa. Chewing gum is prohibited.

7. Posted safety rules must be observed in and around the pool and spa area.

8. Glass containers are prohibited by the pool or spa, but allowed in/around the grill area, tiki bar, umbrella tables or shaded areas adjacent to the Clubhouse. See also rule 4, above.

9. Radios, stereos, or portable TV sets are prohibited in the pool and spa area unless their sound is transmitted only through headphones.

10. If moving furniture, please try to carry, not drag, and prior to leaving, please put all furniture back in its proper location, and lower table umbrellas.

11. Private Clubhouse parties must be approved in advance and scheduled through the Association with the unit owner or tenant being responsible for a security deposit of $250.00; pre-party arrangements and immediate post-party clean up. Scheduled Clubhouse parties do not eliminate the right of other owners to simultaneous use of the pool or spa area. No more than one party will be scheduled per day. (Please refer to the Club House Reservation Form for all restrictions). Any additional expense for Clubhouse clean-up incurred by the Association as a result of the party shall be deducted from the security deposit.

Pool

1. Swimwear must be worn to enter pool or spa. Cut-offs, shorts and diapers are not considered to be swimwear.

2. Children under six years old must be accompanied *in the **pool*** by an adult. Children under 16 must be accompanied *in the **pool area*** by an adult.

3. No running in the pool area.

4. Diving is not permitted in the pool.

5. Persons using suntan lotion or sunscreen must cover furniture with a towel or other suitable covering before sitting or lying on the pool furniture.

6. Only noodles and floats not to exceed three feet wide by six-and-a-half feet long are permitted, but please be considerate of others and limit their use when the pool is crowded. Water toys, such as balls or squirt guns, may be used if only your party is in the pool.

7. Pool capacity is 28 persons.

Spa

1. Children under six years of age are not permitted in the spa. Children ages six to sixteen are permitted only when accompanied in the spa by an adult. Pregnant women, children, people with health problems and people using alcohol or narcotics that cause drowsiness should not use the spa without first consulting a doctor.

2. Maximum use is 15 minutes for children under age 16. Maximum time is 40 minutes for all others.

3. Diving is not permitted in the spa.

4. 4. Spa capacity is ten persons.

I have read and reviewed all the rules

Applicant Signature: _____

Applicant Signature: _____