

SUMMER LAKES RULES AND REGULATIONS

- All building, improvement, change requests must go through the Architectural Review Committee (email request to summerlakeshoa@gmail.com) allow 48 to 72 hours for an approval or disapproval
- Every owner of a lot or building site will be a member of the Homeowners Association and pay the annual association dues.
- Annual assessments will be the same for every owner of a lot or building site
- Any annual assessment and/or annual dues that are not paid within 30 days of the due date are subject to late fees which will be 12% of the amount due.
- No building site or lot shall be used for anything other than a single-family residence
- No residential building, dwelling, or detached garage, or other building or improvement, including, but not limited to, porches, decks, covered patios, boat storage building, pools, dressing rooms, walls, fences or hedges, shall be constructed, erected, placed, altered or permitted to remain on any lot or building site in the subdivision until the construction plans and specifications of a plan or plot showing the location of the improvements and landscape plans have been approved in writing by the Architectural Review Committee.
- All buildings constructed on any lot or building site within the subdivision shall be constructed in conformity with all applicable building codes and regulations and in conformity with the City of Pensacola building requirements.
- No trailer, mobile home, camper, motorbike, motorcycle, motor scooter, boat, boat trailer, house trailer, truck, tractor or commercial vehicle of any kind, or any other vehicle, machine, equipment or apparatus other than operating passenger automobiles and operating passenger vans shall be parked or stored in any driveway or on any lot or building site in the subdivision so as to be visible from the street or to the other residents in the subdivision.
- All such vehicles, machines, equipment and apparatus shall be parked or stored in a garage or on the rear of the lot or building site and screened by a six-foot wooden fence so as not to be visible from the street or adjacent subdivision lots or building sites.
- No such vehicles, machines, equipment or apparatus shall be parked or stored in the street right-of-way abutting any lot or building site except when they are in actual use.
- No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot or building site at any time as a residence, either temporarily or permanently, and except as required during construction of a dwelling.
- No structure of a temporary character shall be constructed or permitted to remain on any lot or building site.

- All fences to be constructed on any lot or building site must be approved by the Architectural Review committee.
- No sign of any kind shall be displayed to the public view on any lot or building site in the subdivision except for one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder or advertise the property during the construction and sales period.
- All mailboxes are to be set in brick or framed in wood and should be similar in design and style to the dwelling.
- No clothes line visible from the street or from adjacent subdivision property, or other items detrimental to the appearance, shall be permitted on any lot or building site
- Trash cans must be shielded from view from the street or adjacent property except during the hours of normal trash or garbage collection.
- No noxious or offensive activity or trade shall be carried on or maintained on any lot or building site in the subdivision nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighborhood, nor shall any lot or building site be used for the purpose of carrying on a trade, profession, business or public amusement.
- No exploration or drilling for oil, gas or other minerals shall be permitted or allowed on any lot or building site in said subdivision and no such lot or building site shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot or building site, except that dogs, cats or other household pets may be kept.
- Household pets are not to be allowed to run free
- When walking your dogs, cats or other household animals you must clean up after them
- No more than three household pets should be kept on any lot or building site at one time.
- Drainage easements are not to be obstructed in any way that will alter the natural and normal flow of drainage.
- No one shall change the natural contours of the land causing undue and harmful flow of surface water drainage to adjoining property owners.
- All yards should be sodded and properly maintained at all times.

Created on June 14, 2020