

Kings Lake HOA Rules and Regulations



**Summary of
Existing Rules & Regulations
Administrative Processes
ARC Guidelines**

Prepared August 15, 2023

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Rules & Regulations

Below is a summary of Rules & Regulations of the Master Association of Kings Lake. This summary includes compliance requirements in keeping with our Architectural Review Guidelines as well general Rules & Regulations previously adopted by the Kings Lake Board of Directors.

1. Building Construction Hours

Construction activity by contractors, sub-contractors or developers shall be limited to the hours of 8:00 am through 5:00 pm, Monday through Friday. There shall be no construction activity by contractors, sub-contractors or developers after twelve (12) noon on Saturdays and all day on Sundays or Holidays, as per previous Rules and Regulations. Exceptions allowed in the case of emergency repairs.

2. Plan Approval Required by ARC

All new construction and additions to existing homes must be approved by the Association's Architectural Review Committee prior to commencement of work. The application is available on the Kings Lake web site. Two (2) complete sets of construction plans will be required along with all required documentation and fees set forth in the application - Review by committee must be completed within 15 days as stipulated in section 3.3 of the covenants.

3. Signs/Decorations

"For Sale" signs shall be limited to one (1) "For Sale" sign per lot. "For Sale" signs may be posted continuously while property is for sale. This rule specifically prohibits "For Rent" signs and other signs, other than "For Sale" signs except as set forth below:

- a. All "For Sale" signs shall be a maximum of 12" high and 24" wide, no higher than three (3) feet above the ground and set back at least fifteen (15) feet from the roadway.
- b. One (1) "Open House" sign shall be allowed on each lot. The "Open House" sign may only be displayed during the actual period of the open house and must be removed immediately upon the open house being terminated. In addition, open house signs may be displayed only during daylight hours.
- c. Political signs may be displayed sixty (60), days prior to election and must be removed within seven (7) days after election. **This complies with Collier County Ordinances.**
- d. Halloween displays will be permitted from October 1 until through November 5. Christmas displays will be permitted from November 15 to January 25. Other holiday signs and decorations are permitted 30 days before and after the holiday.

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4. Pets

Dogs must be accompanied by their owners or their responsible persons and shall be on a leash. When a dog is outside the owner's property, the person walking or controlling the dog must remove all dog excrement.

5. Use of Lakes

- a. Only residents and guests may fish from Kings Lake.
- b. Fishing is allowed from Kings Lake shore only.
- c. Only catch and release pole or line fishing is allowed. No nets allowed.
- d. No fishing or jumping is allowed from any bridge.
- e. Swimming is not allowed in any lake.
- f. Dumping of lawn clippings or other debris into the lakes is prohibited.
- g. All users of the Kings Lake path must be respectful of lakeside residents. No loud disturbances or littering will be allowed.
- h. Walkers and bikers must observe all posted signs including directional signs.
- i. No trespassing is permitted on lakeside residents' property.
- J. Feeding of ducks, turtles, and other wildlife in the lakes is prohibited.

6. Placement of Trash, Refuse and Recycle Material

Homeowners on single family lots shall refrain from placing garbage, refuse, and recycle material in front of their homes until the evening before the day that pickup is scheduled. **(Note: Collier County Ordinance 91-47 prohibits placing trash at curbside prior to 6:00 p.m. the evening prior to scheduled pick-up).** Trash and recycle containers must be returned to their storage area before midnight on the evening of pickup and screened from view from the road as stipulated in section 3.9 of the covenants.

7. Use of Recreational Facilities

All common facilities in Kings Lake, such as walkways, tennis and pickle ball courts, may be used by owners of residential units and their guests. Rules for use of the courts, as posted from time to time, must be observed.

8. Tennis and Pickle Ball Court

The Kings Lake Court is located in the Preserve on Buckingham Lane and is available to all residents of Kings Lake and their guests, between the hours of 7:00 a.m. to dusk each day. You may obtain a tennis court key by contacting personnel at the maintenance shed. A \$5.00 key deposit is required.

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9. Storage and Parking Motor Vehicles and Boats

No owner shall store or permit to be stored, park or permit to be parked, on the common area, any vehicle designed or be used for commercial purpose or displays exterior advertising matter; any swamp buggy, stock car, or other vehicle not normally used for highway travel; or any boat, trailer, or camper. Such vehicles described as above and located on homeowner's property must be stored within an enclosed garage.

Parking on grass is prohibited according to Collier County Code.

10. Purchase or Transfer of Property

All individuals purchasing or acquiring title through transfer of deed to a property in Kings Lake, must complete the Master Association Application . Once completed, it should be mailed or emailed to the property manager of the management company for the association. To avoid delays to closing, all information must be provided, including name of individual who will reside in the residence and hold the voting certificate. The application can be found on our Kingslake.today website or through the property management office.

11. Property Sale or Transfer

At least two weeks prior to selling or transferring of property, Kings Lake property management office needs to be notified of intent to sell or transfer. The notification form can be found on website, Kingslake.today or through the property management office.

12. Mailboxes and Lights

Mailboxes and lights must be of the uniform design approved by the Association. Light bulbs must be 60 Watts or equivalent. Lights must be kept lighted dusk to dawn. House numbers must be displayed on mailboxes. Maintenance staff can sell replacement parts , excluding lightbulbs, as needed.

13. Driveways

Driveways must be maintained in good condition and cleaned as needed. No crumbling, peeling, or black mold accumulation permitted.

14. Irrigation

As stated in our covenants, "areas not covered by structures, walkways or paved parking facilities, shall be maintained as a lawn or as a landscaped area to the pavement area of any abutting street or lake. Such lawns shall be irrigated with an underground irrigation system. No stone, gravel, or paving of any type shall be used as a lawn."

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15. Nuisance Activity

No noxious or offensive activity shall be permitted in Kings Lake nor shall anything be done which may be or become a nuisance or an annoyance to the subdivision or a neighboring property as per Collier County Ordinance.

16. Air Conditioning Units

- a. Window air conditioners are not permitted

17. Fence and Hedge Guidelines (covenant and ARC requirements)

In accordance with the Declaration of Protective Covenants:

- a. Fences must be a minimum of 36" inside all property lines.
- b. All fences shall be installed in the rear portion of the lot and shall not extend past the front wall of the home.
- c. There shall be no galvanized chain link fences or chain link fences with "slats" installed. Black or green chain link fences are allowed.
- d. All fences shall be screened from view with hedge type shrubs such as hibiscus, viburnum, ligustrum, etc. Plants shall be installed along the length of the fence between the property line and fence and on the street side of the fence. The plants shall be planted 30" high at 18" on center.
- e. All fences must be permitted by Collier County.
- f. As stipulated in the Kings Lake HOA covenants, hedges may not exceed a height of five (5) feet, unless otherwise approved by ARC.
- g. ARC must approve all fence installations prior to installation.

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Architectural Review Committee Guidelines

1. ARC Application Guidelines

The following projects and construction require that an application be made to the Kings Lake Homeowners Association, Architectural Review Committee. This list is not all inclusive. The application form is available on the Kings Lake web site, **KingsLake.Today**.

- a. Any roof replacement or installation
- b. Driveway renovations and expansions when the footprint changes
- c. Fences or walls over two (2) feet in height or where any fence or wall is sited within five (5) feet of a property line.
- d. Window replacement and installation where location or size is altered.
- e. Installation of landscaping “xeriscape” to replace existing lawn.
- f. Any expansion or demolition to a building
- g. Permanent installation of generators, propane tanks, or other fuel tanks.
- h. New pools or pool cages or expansion of existing pools and cages
- i. Sheds or lean-tos – Only allowed if integral to existing building
- j. Hot tubs
- k. Wells

2. ARC Violations

- a. Failure to submit an application for any ARC project or installation such as those listed in items a through k above, or any other item that may come under ARC may be deemed a violation.
- b. Any project or construction started without ARC approval will result in a stop order.
- c. Structures or construction not approved by the ARC may be removed.

3. Fence and Hedge Guidelines

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