

Amendment to Master Declaration of Covenants:

**January 21, 2018 by Maple Lakes Board of
Directors:**

Article IV - Covenants and Restrictions:

Section 1 ---- Use: Guest/Rentals

- A. A single family and guests shall be defined by Article IV, Section 1 of the Covenants.
- B. All lots shall be used, improved and devoted exclusively for residential use.
- C. Any guest residing more than thirty days in the unit will be considered a resident and need to submit an application and fee.
- D. An owner may not lease a residence for a term shorter than twelve months.
- E. All new Residents/Tenants must complete an application (fee applied). If a prospective tenant or owner moves in prior to Board interview or application approval, they may be automatically denied for this action.
- F. A tenant may not lease or sublet the home to any other individual without Board approval.
- G. Leases are not transferable without Board approval.
- H. An owner who leases a home is RESPONSIBLE to have the tenant acknowledge that they will comply with all Rules and Regulations. Should a tenant violation occur, the Association holds the owner responsible to assure compliance.

Amendments to Section 2, Section 5, Section 6, Section 12 and Section 15 ----- June 16, 2020

No more than 12 Homes (or 20%) In Maple Lakes may be Leased at any given time!

Section 2 ---- Nuisance

- A. If a Nuisance issue arises between neighbors, they should discuss the Issue Together in attempt to resolve any animosity or problem on hand. If this fails, send an email to the Board documenting the issue and the attempted resolution. The Board then will attempt to help with issues.

Section 5 ---- Hazards

- A. Owners/Renters may not permit or allow any condition or activity that may be a Hazard to your neighbor
- B. No burning of Trash, Refuse, or Garbage of any kind shall be allowed on property.
- C. Any cutting down of Shrubbery and/or Trees shall be disposed of properly, tied with rope or string, limbs should not be more than 3 to 4 feet in length, it shall be put on the Curb away from sidewalk where it could be Hazard for walking.

Section 6 ---- Animals

- A. Excrement of your Pets on your neighbors' lawn is disrespectful to your neighbor, please pickup after your pet.
- B. All pets must be secured by a Leash and Lead in a safe manner while outside of your Property, please be Courteous to your neighbor and control the noise of your pets.
- C. Maple Lakes Association has the Limited of 3 (three) pets per Household.

Section 11 ---- Parking

- A. In the event of a Dispute as to the type of Vehicle involved the State of Florida Vehicle Registration shall have control.
- B. After several warnings, The Association shall have the right to cause any vehicles in Violation to be Towed away with the costs to be borne by the vehicle owner and/or violator.

Section 12 ---- Temporary Structures

- A. No Temporary Structures or Outside buildings of any type shall be permitted without the Approval of the Board.
- B. Permits need to filed, Building sketch and/or schematics made by licensed contractor should be brought to the Attention of the Board.
- C. Temporary Structures may not be at any time used for Residence of any persons.

Article XV, Section 3

- A. All Improvements, constructions or alterations done to the Property and/or Structure on any residential site in Maple Lakes must receive written approval by the Maple Lakes Board.
- B. This also includes any building, wall, fence, outbuilding, pet house, masonry, swimming pool, to Include Outside Painting and/or any other structure placed on the Premises. All to be Approved by the Maple Lakes Board.

REPORT URGENT ISSUES, PLEASE CONTACT/DIAL “MANATEE 311” ---

This site provides a Central Contact point for Citizens to report an issue, request a service, seek information/referrals, and direct complaints, compliments and suggestions regarding government service.

1. Call 3-1-1 from any phone with Manatee County
2. If you are calling from outside Manatee County call (941)748-4501
3. Report issues Online
4. Open Weekdays from 8am – 5pm
5. If Reporting issues outside these hours that require urgent attention (loose or dangerous animals, broken water mains, sewer problems Call 911!
6. For issues that can wait for the next business day, leave a message and their staff will assist you.
7. Manatee Administration Building

1112 Manatee Ave West
Bradenton, FL 34205

(941) 748-4501

REMINDERS:

- 1. YOUR \$300 DUES ARE DUE JAN 1 OF EVERY YEAR.**
- 2. FEEL FREE TO CONTACT THE MAPLE LAKES BOARD MEMBER FOR ANY ISSUES THAT MAY ARISE**
- 3. VISIT OUR WEBSITE AT MAPLELAKES.INFO FOR FUTURE MEETINGS AND UPCOMING EVENTS AND READ YOUR MEETING MINUTES.**

MAPLE LAKES HOMEOWNERS ASSOCIATION, INC

P.O. BOX 27

TELLEVAST, FL 34270

MAPLELAKES.INFO.