

ADOPTED Rule Changes

At the October 26, 2024 meeting, the Golf Lakes Board of Directors adopted the following changes to the rules and regulations.

At the December 12, 2024 meeting the Golf Lakes Board of Directors suspended the rules found in Item 2, I, ii, viii, and ix, until such time as they can be better evaluated.

RULE CHANGES BY BOARD OF DIRECTORS

1) Ownership/Occupancy Standard

- a) No Business Entity or Corporation shall be permitted to purchase.
- b) The Co-Op is intended for owner occupancy.
- c) No annual leases shall be permitted.
- d) Allowed Lease Terms shall be one consecutive period per 12-month period of no less than three (3) months and no more than six (6) months.

2) Homesite Improvements

- a) Sheds/Storage Additions/Improvements:
 - i) ~~Must be of conventional construction and permanent regarding build quality and attachment to the unit/lot.~~
 - ii) ~~Must be contiguous to the dwelling or contiguous to an existing utility/storage shed under the existing roof line. No free-standing sheds are permitted.~~
 - iii) Must match the dwelling's exterior.
 - iv) Must be set back a minimum of 15' from the front of the unit/lot and not placed forward of the main box of the home.
 - v) Must be set back a minimum of 5' from the side and rear property lines.
 - vi) In addition to meeting all other criteria, cul-de-sac lots (3 units/lots in each) will be further reviewed on a case-by-case basis to evaluate neighboring sight lines, impact to adjacent cul-de-sac lots, prior lot improvements impacting total impervious area, and placement within the building envelope of the lot.
 - vii) Must include access to the shed from within lot; ramps cannot be in 5' setback.
 - viii) ~~Non-conforming sheds/storage must be evaluated by the Association prior to the sale or transfer of the property regarding whether shed must be removed or allow to remain upon sale.~~
 - ix) ~~Must not be made of plastic, such as Rubbermaid, vinyl or flexible materials. Cannot be of metal construction.~~
 - x) Under-skirting or pest barrier required if elevated above finish grade.
 - xi) Cannot cause the lot to have less than 25% pervious area.
 - xii) Must adhere to all permitting requirements by Manatee County, as applicable.
- b) Maximum Impervious/Minimum Pervious Area

- i) All lots must maintain a minimum of 25% pervious area.
 - ii) The total of all improved impervious areas within a lot must not exceed 75%.
- c) Building Setbacks - Required setbacks for all lots are as follows:
- i) 15' – Front Setback
 - ii) 5' – Side Setback
 - iii) 5' – Rear Setback
 - iv) 15' – Setback from all curbed streets
 - v) Lot specific exceptions include units/lots on the west side of 1st A St. E. and the three (3) units/lots at all cul-de-sacs which may have a porch, open or enclosed, setback 8' from the front property line, provided it does not exceed 75% of the length of the box.
- d) Setback Improvements - Limited to the following items and must not cause the total pervious lot area to be less than 25%. If removal of any prior improvement becomes necessary to perform repairs or maintenance to infrastructure, all costs to remove and reinstall shall be the lot Lessee/member's responsibility.
- i) Sidewalk to home entrance (Front only)
 - ii) Driveways (Front Only)
 - iii) Steps/Stoops (Front Only)
 - iv) Planters (Front Only)
 - v) A/C Pad and Related Equipment
 - vi) Power Pedestals, Utility Connections and Above-Ground Propane Tanks
 - vii) Non-Combustible Window Awning Overhang
 - viii) Landscape Improvements
 - ix) Steppingstones
 - x) Paths for Pedestrians or Golf Carts using pavers set in sand. Sand is required for easy removal in the event of required maintenance.
 - xi) Landscape Borders including Poured Curbing

