



# SilverLakes

Homeowners' Manual





# SILVERLAKES

## Homeowners' Manual

---

# DEAR NEIGHBOR:

---

**W**elcome to SilverLakes, and congratulations on your new home.

The Board of Directors of SilverLakes is committed to creating an exceptional community that will grow more beautiful and cherished as years go by. The board is also committed to providing you with useful information on your new community and city, as well as specific guidelines, which affect both you and all of SilverLakes.

This package includes information on the following:

- Emergency and helpful phone numbers
- School and City Information
- The Florida Quality Development distinction, *The drainage system, Clean Sweep Day, Wetlands, and lakes*
- The SilverLakes Community Association Modification Guidelines
- Who to contact regarding modifications
- The SilverLakes Community abbreviated "Use Restrictions"
- Cable Service information
- And much more
- This is our 2006 revised and updated manual for your convenience

Please take a few minutes to review these materials, as we think they will be most helpful to you and will ultimately increase your satisfaction with your new home and community.

Best Wishes,

***SilverLakes Board of Directors***



## Important Phone Numbers

### Emergency

Police • Fire • Ambulance  
911

---

**Pembroke Pines Police**  
(non-emergency)  
(954) 431-2200

**Pembroke Pines Police Security**  
SilverLakes Detail Unit  
(954) 205-1873

**Pembroke Pines Fire**  
(non-emergency)  
(954) 252-4999

---

**Miramar Police**  
(non-emergency)  
(954) 602-4000  
(954) 765-4321

**Miramar Police Security**  
SilverLakes Detail Unit  
(954) 205-1872

**Miramar Fire**  
(non-emergency)  
(954) 438-1277

---

**Florida Highway Patrol**  
(954) 345-6000

---

**Poison Control Center**  
1-800-282-3171

---

**Florida Power & Light**  
(power outage • new service)  
(954) 797-5000  
1-800-4-OUTAGE

# The FLORIDA QUALITY DEVELOPMENT Distinction

**W**hen the SilverLakes developer first spotted the lakes and land of SilverLakes by airplane, they looked past the limestone quarry and saw the rough-cut beauty and potential in its abundant lakes and quiet country setting. Later, they also had enough vision to turn SilverLakes into South Florida's only residential Florida Quality Development (FQD). The FQD program was established by the State's Growth Management Act to encourage developers to carefully create projects compatible with Florida's unique natural environment.



So in 1987, SilverLakes applied for this rare and binding designation given by the Florida Department of Community Affairs. To qualify, SilverLakes was required to adhere to strict guidelines, meet a comprehensive preservation program, and demonstrate uncommon concern for the environment.

This Seal of Approval certifies that the developer has gone the extra mile to ensure only the finest in residential living. In all, more than 30 agencies, including the Environmental Protection Agency, Corps of Engineers and Department of Natural Resources, were involved in the approval process.

To receive the FQD designation a developer must meet the following criteria:

- provide all on-site infrastructure such as roads, bridges and streets
- provide a "fair share" contribution to local government for all off-site impacts such as increased traffic.
- Agree that all on-site and off-site improvements will be in place when needed
- create wetlands and provide for their protection
- donate and protect historical and archaeological sites
- protect habitats of endangered or threatened plant and animal species
- agree not to produce or dispose of hazardous toxic waste
- minimize development features that would block surface rainwater absorption
- provide open space and recreational areas
- include energy-conservation features

SilverLakes is adhering to these criteria, and many of the Community Association rules and regulations have been created to further the preservation of the lakes, wetlands and animal species as well as to create a development in tune with both man and nature. As you well know, a full 50 percent (or 1,200 acres) of SilverLakes has been set aside as open, natural space.

The following sections on the drainage system, "Clean Sweep" Day, and the wetlands and lakes explain some other ways SilverLakes is protecting the environment.



### **Pines Property Management**

19620 Pines Blvd. Suite 205  
Pembroke Pines, FL 33029  
The SilverLakes Community Association  
Management Company  
(954) 438-6570  
(954) 438-3951 Fax  
pinesmgt@bellsouth.net  
www.pinespropertymanagement.com

### **Medical Facilities**

#### **Memorial Hospital West**

703 N. Flamingo Raod  
Pembroke Pines, FL 33028  
(954) 436-5000

#### **Memorial Hospital Pembroke**

2301 N. University Drive  
Pembroke Pines, FL 33024  
(954) 962-9650

#### **Memorial Hospital Miramar**

1901 SW 172 Ave  
Miramar, FL 33029  
(954) 538-5000

#### **Urgent Care & Walk-In Center of SilverLakes**

(7:00 am - 11:00 pm)  
17901 NW 5<sup>th</sup> Street  
Pembroke Pines, FL 33029  
(954) 442-8380

#### **Animal Emergency & Critical Care Services**

(24 hours)  
9410 Stirling Road  
Cooper City, FL 33024  
(954) 450-7732

#### **Pet Emergency Center**

(6:00 pm - 7:30 am - Mon-Fri)  
(Sat. 1:00 pm-7:30 am)  
10441 Orange Drive  
Davie, FL 33024  
(954) 473-0842

#### **Wildlife Care Center**

3200 SW 4th Ave  
Ft. Lauderdale, FL  
(954) 524-4302  
www.wildcare.org

## **The Drainage System**

One of the inherent aspects of Southwest Broward is soil condition and drainage concerns. Houses in this region and at SilverLakes are built upon limerock, which is an impervious material. This lack of percolation, coupled with the FQD requirements, provides a difficult task for working with the drainage concern. The FQD requires that water run-off be purified in swales before being discharged into the lakes. Thus, all homes have front-yard swales as a method of filtering the water, and homes abutting a waterway have rear yard swales to serve the same purpose.

Each home has its own drainage plan to direct water into these swale areas. Since percolation is practically nonexistent, and since we periodically experience excessive rain, there are times in which water will not dissipate as quickly as desired. For this reason, it is a violation to park in the swale area.

## **Clean Sweep Day for Household Wastes**

This is a day set aside once each year for the collection of household-generated hazardous and toxic wastes from the residences within SilverLakes. Substances such as paint, pesticides, solvents, batteries and old cleaning solutions can be dropped-off at a convenient local collection location by state-licensed hazardous waste collectors. All residents will be notified of the date of the next "Clean Sweep" Day. Take advantage and properly dispose of your hazardous waste. Never dispose of hazardous waste in drainage basins.



# Wetlands and Lakes

## City Offices

### Miramar

2300 Civic Center Place  
Miramar, FL 33025  
City Hall (information)  
(954) 602-3000  
www.ci.miramar.fl.us

### Departments:

Building (954) 603-3200  
City Clerk (954) 602-3011  
City Manager (954) 602-3115  
Code Compliance  
(954) 602-3174  
Engineering (954) 602-3304  
Finance (954) 967-1562  
Parks and recreation  
(954) 602-4713  
Planning (954) 602-3241  
Public Works (954) 704 4431  
Zoning (954) 602-3241  
Utility Dept. (954) 602-3028

### Miramar Utilities

2300 Civic Center Place  
Miramar, FL 33025  
(954) 602-3000  
Office hours are 8:30am to  
5pm Monday-Friday

### Trash Collection

(954) 602 HELP

• Miramar:  
Wednesdays & Saturdays

### South Broward Drainage District

6591 SW 160<sup>th</sup> Avenue  
Davie, FL 33331  
(954) 680-3337

Many of the wetland marshes and islands have been carefully planted by hand, and are designed to “cleanse” the lakes and encourage sustainable fish populations. The lakes here are also clean and clear, and to keep them that way only boats with non-combustion engines are allowed, such as sailboats, windsurfers, canoes, rowboats, paddle boats and electric motor boats. Self or electrically propelled boats are allowed, whereas gas powered boats are not. Vessels cannot exceed 18 feet in length. Swimmers can enjoy the clear lakes, but they swim at their own risk and should avoid the fragile wetland areas. Alligators and snakes may be found within the lakes, as is the case throughout Florida.



Boats on their trailers of any size are not permitted to be stored on any outdoor residential property. Boats that meet the criteria of 18 feet and under without a gas powered motor are allowed to be docked in the water and at the water’s edge as long as there is no trailer present. Larger, unapproved watercraft / boats with trailers must fit entirely into the homeowner’s garage allowing the door to close fully.

*Attention lake lot owners:* The shore is sprayed on a regular maintenance schedule to eradicate invasive plant species from wetlands. Lake lot owners have the obligation to remove dead plants and other debris from the water’s edge.

## Community Association

To ensure a clean and attractive environment for all residents, SilverLakes Community Association Inc. is responsible for maintaining preserved areas, wetlands and the common areas. Pines Property Management, Inc. monitors and enforces these responsibilities. These areas include boardwalks, biking and hiking trails, the private community park and its swimming pool, bath house, and playground, recreational facilities and picnic areas, the beach, landscaping along main streets, entrance features and more.

In addition, the Association is responsible for upholding the requirements necessary to maintain SilverLakes’ Florida Quality Development (FQD) status. This includes monitoring pesticide, herbicide, chemical and fertilizer use. The Association also controls and removes all invasive exotic plants (i.e.: Cattails, Melaleuca, Brazilian Peppers, and Australian Pines) from the wetlands as required to maintain the overall health of the wetlands.

The Association is also responsible for SilverLakes' nighttime and weekend roving security. SilverLakes provides 24-hour roving security through the local police departments. Non-emergencies or suspicious activities should be reported to the security detail in Pembroke Pines at (954) 205-1873 or Miramar at (954) 205-1872.

Another important function of the Association is assuring the architectural integrity of SilverLakes. To ensure the standards are upheld, SilverLakes has provided a "Declaration of Protective Covenants, Conditions, Easements and Restrictions" for the SilverLakes community (hereafter referred to as the "Protective Covenants") which homeowners receive from their builders. Please review this document, especially **Article XI**, regarding architectural standards, and **Article XII** regarding "Use Restrictions." *In addition the Modification Committee has adopted guidelines that also must be followed. You will find these guidelines along with the abbreviated list of Article XII "Use Restrictions" included in this booklet.*



## City Offices Pembroke Pines

10100 Pines Boulevard  
Pembroke Pines, FL 33026  
City Hall (954) 435-6500  
www.ppines.com

### Departments:

Building & Zoning  
(954) 435-6502  
City Clerk (954) 435-6501  
City Manager (954) 431-4884  
Code Enforcement  
(954) 431-4466  
Engineering (954) 435-6511  
Finance (954) 431-4330  
Golf & Country Club  
(954) 431-4142  
Parks and recreation  
(954) 435-6520  
Planning (954) 435-6513  
Purchasing (954) 435-6533  
Public Works (954) 437-1111  
RV & Boat Parking  
(954) 986-5015  
Utility Dept. (954) 450-6900

### Pembroke Pines Utilities

Take Pembroke Road west  
from Flamingo Road to  
Utilities at the end.

### Trash Collection

• Pembroke Pines:  
Mondays & Thursdays

## BROWARD COUNTY PUBLIC SCHOOLS

### Board of Education

(954) 321-0000

## Architectural and Construction Changes

If you plan to make any exterior modifications to your home or lot (including, but not limited to, adding a room, pool, patio, fence, dock, satellite dish, driveway, seawall, exterior painting, or landscaping), please review the *Protective Covenants* along with the guidelines and abbreviated "Use Restrictions" in this booklet.

The *Protective Covenants* specify that homeowners must comply with requirements and seek prior approval from the Modifications Committee (MC) for alterations and changes to their home and property. Of course, restrictions do not apply to interior changes, as owners may remodel, paint or re-do the interiors of their home at their own discretion.



## Cable Service

Basic cable is included in your quarterly assessment. Our cable provider also has a wide selection of premium channels such as HBO, Cinemax, Showtime, and The Movie Channel. Call Pines Property Management at (954) 438 6570 for cable contact information. Channel 36 is our official SilverLakes information channel. Tune in and see what's happening.



# Posting Signs

## Local Services & Phone Numbers\*

\*This listing is not an endorsement of any of the following businesses or services.

**Broward County  
Animal Control Shelter**  
(954) 359-1313

**Broward County  
Humane Society**  
2070 Griffin Road  
(954) 989-3977

**Auto Registration &  
Auto Tag Information**  
(954) 765-5050  
[www.broward.org](http://www.broward.org)

**Drivers' Licenses**  
8001 Pembroke Road  
Pembroke Pines, FL  
(954) 497-1570

**Miramar-Pembroke Pines  
Chamber of Commerce**  
10100 Pines Blvd  
4th Floor  
Pembroke Pines, FL 33026  
(954) 432-9808

**Courts**  
Circuit and County Court  
(954) 831-6610

**Homestead Exemption**  
8271 Pembroke RD  
Bldg #76  
Pembroke Pines, FL  
(954) 357-6830

**Internal Revenue Service**  
299 E. Broward Boulevard  
Fort Lauderdale, FL  
1-800-829-4477

**T**o keep SilverLakes looking clean and uncluttered, The SilverLakes Community Association Board of Directors approved rules concerning real estate signage. Effective July 15, 1995, signage for a home "for sale" or "for rent" is not permitted. This includes signage installed on the exterior of a home as well as in a window.

Signage that is posted for one day only to promote a garage or yard sale (or similar function) is allowed if it is posted on the homeowner's property, and not on SilverLakes common area. City permits are required for yard sales. Our SilverLakes Community-wide Garage Sale and Charity Event is always held the first weekend in March.

### Who to contact regarding "Modifications"

Before making any exterior modifications to your home you must first contact Pines Property Management, Inc. You'll be asked to fill out an application form and submit plans and specifications showing the nature, kind, shape, color, size, materials and location of the modification, addition, or alteration. Modification forms can be downloaded from their website for your convenience. Approval is mandated before work begins.

#### Contact:

Pines Property Management, Inc.  
19620 Pines Blvd  
Suite 205  
Pembroke Pines, FL 33029  
(954) 438-6570  
(954) 438-3951 (Fax)  
[www.pinespropertymanagement.com](http://www.pinespropertymanagement.com)

### Who to contact regarding the community newsletter and events

SilverLakes is very fortunate to have it's own community magazine and website. Ripples magazine will arrive at your home bi-monthly and features community activities, interesting articles and valuable information about happenings in SilverLakes and in our greater South Florida community.

#### Contact:

The SilverLakes Director of Communications  
19620 Pines Blvd  
Suite 205  
Pembroke Pines, FL 33029  
(954) 447-7730  
(954) 447-7735 (Fax)  
[RipplesEditor@aol.com](mailto:RipplesEditor@aol.com)  
[www.SilverLakesCommunity.com](http://www.SilverLakesCommunity.com)





# SilverLakes Community Association, Inc.

## Community Standards & Modification Committee Guidelines

Many of you will want to make modifications to the exterior of your homes. Please review the following instructions before submitting the modification form (a copy of your survey must accompany the modification form) to Pines Property Management. The Modification Committee will review this request and you must receive approval before the modification is started. It is also the homeowner's responsibility to obtain all the necessary governmental agency permits prior to making the modification. (Examples: City of Miramar or City of Pembroke Pines and the South Broward Drainage District, where applicable)

Please show the nature, kind, shape, color, size, materials and location of the modification, addition, or alteration being done to your home on your survey.



**SILVERLAKES  
COMMUNITY ASSOCIATION, INC.**

**COMMUNITY STANDARDS & MODIFICATION COMMITTEE GUIDELINES**

**AWNINGS:** (City permit also required)

Approved fabric patio awnings attached to the rear of the home are permitted with prior Modification Committee approval. Solid color fabric awnings must match the color scheme of the home. Approved fabric awnings are permitted over side doors and in rear of the house over a patio area. Awnings may not be placed over front door entrances. No window awnings are permitted unless originally installed by the builder in Brittany and Brittany Bay. The affected Brittany and/or Brittany Bay homeowners must register the window awnings with the Association and will be recorded and kept at the Management Office.

**DOCKS/DECKS:** (City permit also required)

Docks and decks will only be approved for installation in the Lake Maintenance easement upon the submission and approval of the required application to the Modification Committee, with all specifications, which includes the approval of the South Broward Drainage District and all required governmental agency permits.

**DRIVEWAY/WALKWAYS:** (City permit also required)

Brick Pavers or Tile in a color matching the coordinated colors of the home are permitted as long as the Modification Committee approves the color or colors. Brick pavers, tile or stamped concrete may not be installed over sidewalks. Stamped concrete may be allowed in conservative pastel colors matching the home with prior approval from the Modification Committee. Stamped concrete designs must not be more than two (2) colors and must follow the color scheme of the home. Color samples must be submitted and the Modification Committee, prior to installation, must approve the shade of the stains.

Staining of driveways is permitted as long as the Modification Committee approves the shade of the stain. Driveway stain must match the color scheme of the home. A color sample must be submitted for approval prior to application. Sidewalks cannot be stained.

**FENCING:** (City permit also required)

No fence may be attached to a neighbor's house. No dog runs or animal pens are permitted. All fences and hedges are required to be installed at least 10' back from the forward most point of the structure and 5' in from the sidewalk on side yards where applicable. Fences and hedges are not allowed along any lot line in the front portion of the home or property.

On Sapphire Homes "Z" lot line properties. Fences must be installed a minimum of five feet back from the entrance door of the adjoining residence or home. Fences on the side property must be installed perpendicular to the home or at a right angle to the home. Fences may not be installed at an angle unless on a cul-de-sac with prior Modification Committee approval.

All fence panels or pickets must be installed vertically.

## **Lake Front lots: (Fencing & Hedges)**

**City permit and the South Broward Drainage District prior approval also required.**

White or bronze aluminum rail, (picket style with smooth straight top only) and must be (4') four feet in height.

Green or black vinyl clad chain link and must be (4') four feet in height.

PVC type, (picket style with smooth straight top only) and must be (4') four feet in height.

Green or black chain link must have a hedge planted on the inside of the fence at the time of installation. Hedge material must be a minimum of 24 inches high at time of installation and should be planted no more than 24 inches apart on center. Hedges must be maintained at the same height as the fence.

Acceptable hedge material; Ficus, Orange Jasmine, Ixora or Hibiscus. Hedges are required to cover the entire fence except where a gate is installed or in the lake maintenance easement.

Where your gated chain link fence is perpendicular to your neighbor, a hedge must be on the outside of the fence beside the gated area.

Fences on lake front properties may extend to the waters edge and parallel to the water.

On lakefront lots (6') six-foot wood-fencing material may be installed ONLY between the homes. All wood fences must have the posts on the interior side of the fence. The completed side of the fence should face the neighboring properties.

Fence gate openings must be no more than (4') four feet wide. Single gates only.

## **Interior lots: (Fencing and Hedges) (city permit also required)**

White or bronze aluminum, (picket style with smooth straight top only) and must be (4') four feet in height.

Wood, (presidential shadowbox, board on board or stockade) and must be (6') six feet in height and painted or stained white on both sides.

PVC type, (presidential shadowbox, board on board, stockade, shadowbox, privacy panel, tongue and groove, lattés top with privacy bottom) and must be (6') six feet in height, (white only).

PVC type, (picket style with smooth straight top only) and must be (4') four feet in height, (white only).

All fencing material is required to be installed at least (10') ten feet back from the forward most point of the structure and (5') five feet in from the sidewalk were applicable.

All wood fences must be installed (2") two inches above the sod level. The entire fence (interior and exterior) must be painted or stained white within 60 days of installation. All wood fences must have the finished side facing the neighboring properties.

On lots abutting a roadway, masonry pylons are required to be incorporated into the design of the wood fence, no further apart than (30') thirty feet in the length of the fence facing the roadway. Wood and PVC fences and columns, if required, must be (6') six feet in height. Columns must be painted white or the lightest color on the home.

Fence gate openings must be no more that (4') four feet wide. Single gates only.

## **LANDSCAPING: (Prior approval required)**

When installing hedges they are required to be installed at least (10') ten feet back from the forward most point of the home and (5') five feet in from the sidewalk on side yards where applicable. Hedges on lake front lots must be maintained at (4') four feet high. Hedges on interior lots must be maintained at either (4') feet high or (6') six feet high.

Hedges must not be planted along any lot line in the front portion of the home or property.

Swale trees must be planted a minimum of (20') twenty feet apart on center and be a minimum of (6') six feet tall at time of planting. Corner lots require trees to be a minimum of (25') twenty-five feet apart on center.

No roebellini palms or coconut palms may be planted in the Swale area.

Only single trunk trees or palms (Royals, Queens or Foxtails) may be installed in the swale area, with prior Modification Committee approval. Many sub-associations within SilverLakes have established additional guidelines for Swale trees. These sub-association guidelines must also be adhered to.

Fruit trees may only be installed in the rear of the property. No fruit trees may be planted in the swale area or the side yard areas and must be a minimum ten-foot setback from any property line.

No plantings may be done in drainage easements, as indicated on each lot's property survey.

## **SATELLITE DISHES:** (City permit also required)

Satellite television reception dishes up to 39" in diameter are permitted and should be located in the rear of the property unless such location would impede receiving a signal. If it is necessary to place the dish in a location on the property, which would be visible from the street or adjoining properties, suitable efforts are required to screen the dish with landscaping and color coordinate the dish to the colors of the home.

Maximum width of a dish may not exceed (10') ten feet with a maximum height of (10') ten feet. Accompanying landscaping is required.

No HAM radio antennas are permitted. No television antennas are permitted.

## **SCREEN ROOMS/PATIOS/POOLS:** (City permit also required)

White or charcoal aluminum frame material and silver gray or charcoal fiberglass screening material (gauge 18 X 14) are the only materials allowed. The Modification Committee prior to construction must approve structure.

No aluminum awning or flat roofing material allowed. Either the existing roofline must be extended or a screen can be installed. Screen enclosures must follow the roofline or be of the following styles; Gable, Mansard or Hip. The composition of all pitched roofs must match the original color, style, pitch and material of the original roof. No screen enclosures or front door screening may be installed on the front portion of any home.

The outside edge of any pool or screen room must be a minimum of (5') five feet from the rear property line on non-waterfront lots or lots not abutting the (25') twenty-five foot landscape buffer. The

pool or screen room on waterfront lots can extend up to the (20') twenty-foot lake maintenance easement. Lots abutting the (25') twenty-five foot landscape buffer may have the screening about the buffer. Screening within the side setback is permitted on zero lines to within (7') seven feet of the property line, on traditional lots to within (5') five feet of the property line. Any side yard drainage easements will take precedence over side yard pools, spas and screen enclosure setbacks. Swimming pools may not encroach into the (20') twenty-foot lake maintenance easement.

**Above ground pools are prohibited.**

**CHICKEE HUTS, TIKI HUTS AND GAZEBOS:** (City permit also required)

All Chickee Huts, Tiki Huts and Gazebos must be installed in the rear of the property and must follow all property line setbacks. Maximum height from the ground to the parallel beam must not be more than (8') eight feet in height, the pitch of the roof must not exceed (12') twelve feet in height and the overall room size must not exceed (100) one hundred square feet. Prior approval by the Modification Committee is required.

**PERGOLAS AND ARBORS** (City permit also required)

Pergolas and Arbors are permitted with prior approval by the Modification Committee. Pergolas and Arbors must be installed in the rear of the property and must follow all property line setbacks. The material used must be either white aluminum or wood painted or stained white.

**SHEDS:**

Outside storage sheds or any other type of sheds are not permitted.\

**STORM SHUTTERS/PANELS:** (City permit also required)

Aluminum removable panel's permanent top and bottom rails must be white or the color of the home.

Roll up and/or accordion style permitted with prior approval of Modification Committee and must be white or beige

**PERMANENT BASKETBALL HOOPS:** (City permit also required)

Must have a minimum setback of (5') five feet from the sidewalk and prior approval of Modification Committee. On zero lot line properties basketball hoops should be installed on the interior side of the property, not the zero side. All basketball hoops must be kept in good condition.

**FOUNTAINS, SCULPTURES, FLAGS:**

Fountains are permitted providing they are an operable and maintained part of a residential landscape bed area improvement. Fountains cannot stand alone on any front elevation and must not be more than (4') four feet in height or diameter. Fountains must have prior Modification Committee approval.

No exterior sculptures or statues are permitted unless they are part of a residential landscape bed area improvement and must have prior Modification Committee approval. Sculptures and/or statues cannot stand alone on any front elevation. Exterior sculptures and/or statues are limited to (3) three and must be no more than (18") eighteen inches in height.

Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner portable, removable official flags, not larger than 4-1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.

No decorative flags are permitted. Holiday flags may be displayed from one week prior to one week after a holiday.

Flagpoles are permitted to a height of (25') twenty-five feet. Flagpoles must have a minimum set-back of (5') five feet from the sidewalk and prior approval of Modification Committee. On zero lot line properties flagpoles should be installed on the interior side of the property, not the zero side.

**HOUSE PAINTING:** (Prior approval required)

The approved paint color schemes of the Association are on file at the Management Office and paint samples will be provided. The SilverLakes Community color chart may be viewed at the Management Office; only those colors on view may be used. Paint color samples on display are coordinated with roof colors.

Paint color samples must be submitted along with roof color and approved by the Modification Committee before the exterior of the home may be painted. Repainting of the same house color also requires prior approval with submission of color samples and roof color. All house colors submitted must be colors on the approved color chart that is displayed at the Management Office.

**ROOFS:** (Prior approval required)

Concrete tile roofs may be sealed with a clear coat material but may not be painted or stained.

**FRONT DOORS:** (Prior approval required)

Existing front doors may be replaced with wood, fiberglass or metal material. The door and frame finish must be either painted the door color of the selected color scheme or stained an approved wood grain color. Decorative glass inserts on doors are permitted. All door colors and glass inserts must have prior approval by the Modification Committee.

---

***\*If an exterior modification item is not found or listed in these guidelines it is presumed to not be allowed and therefore a violation. Any and all exterior modifications must be submitted to the Modifications Committee at Pines Property Management. Please contact them before any installations (954) 438 6570.***

---

All modifications approved by the committee must be completed within 30 days from the date the permit is issued from the city for construction. The management office may at any point during construction request a copy of the building permit to be provided within 7 days of the written request.

The only exceptions to the 30-day requirement will be pools and room additions. Extensions for pool and room additions will be granted based on copies of the permit being provided to the Management Office indicating that work is progressing. Construction should not exceed 90 days from the date of the permit issued from the city. If an additional extension is needed, the homeowner must make a request in writing to the Management Company stating the reason for the delays.

# Notes

---



SILV

## Local Services & Phone Numbers\*

\*This listing is not an endorsement of any of the following businesses or services.

### Broward County Libraries

Main Library  
100 S. Andrews Avenue  
(954) 357-7444

Southwest Regional  
16835 Sheridan St.  
(954)357-7444

South Regional  
7300 Pines Blvd.  
(954) 357-7444

### Broward Community College

(BCC) Library  
7300 Pines Boulevard  
(954) 963-8825

**Bookmobile**  
"Traveling Library"  
(954) 765-4265

**Broward County Mosquito Control**  
(954) 765-4062

## Newspapers

Sun Sentinel  
(954) 921-1777

Miami Herald  
(954) 462-3000

Ripples SilverLakes Newsletter  
(954) 447-7730  
(954) 447-7735 Fax  
RipplesEditor@aol.com  
www.SilverLakesCommunity.com



## Parks (City & County)

**C.B. Smith Park**  
900 N. Flamingo Road • (954) 437-2650  
Boating, biking, picnic areas

**Chapel Trail**  
19531 Taft Street • 7:30 am - 11 pm  
Soccer Fields, playground

**Brian Piccolo Park**  
9501 Sheridan Street • (954) 437-2600  
Basketball and racquetball courts, baseball, soccer, football fields, veldrome

**Flamingo Park**  
1900 NW 122nd Terrace • 5:30 am - 11 pm  
Baseball, T-ball, playground, girl's softball

**Pembroke Lakes Golf & Tennis Center/Pool**  
10500 Taft Street • (954) 431-4146  
11 tennis courts/clay courts, pool, 18 hole golf course, restaurant

**Pembroke Pines Recreation Center**  
7400 Pines Boulevard • (954) 986-5022  
Football, soccer, baseball, t-ball, basketball, and paddleball

**Pembroke Shores**  
501 SW 172nd Avenue  
Baseball, softball, playgrounds, shelter: basketball, racquetball, fitness center, aerobic room

**Rose G. Price Park**  
901 NW 208th Avenue • (954) 435-6539  
Pool, kiddy pool, volleyball courts, basketball, baseball, fitness center

**SilverLakes North Park**  
2300 NW 172nd Avenue • (954) 435-6539  
Tennis courts, football field

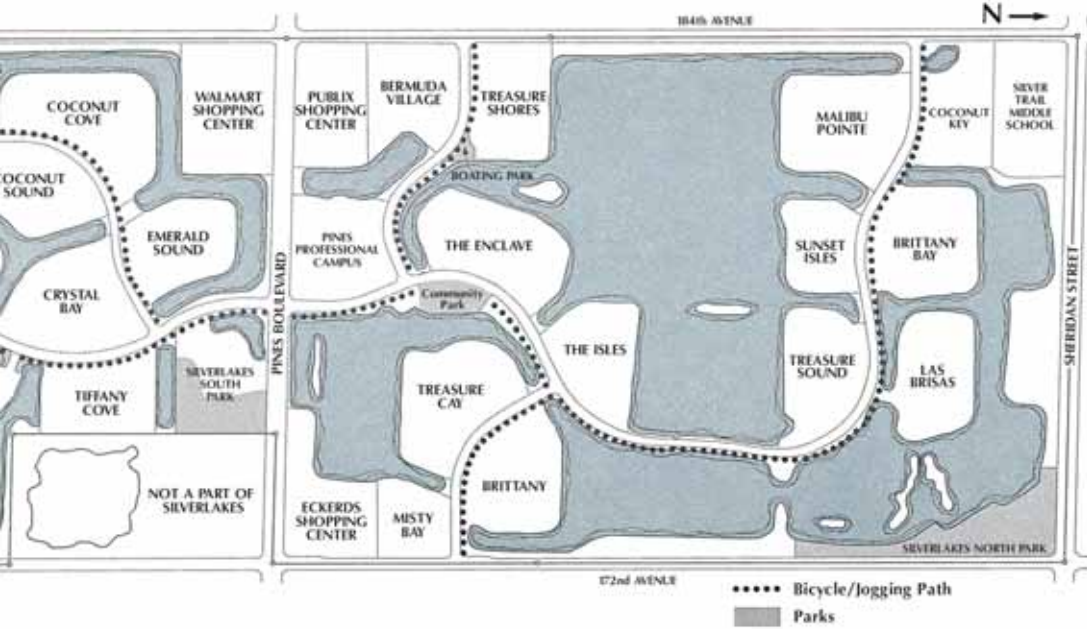
**SilverLakes South Park**  
17601 SW 2nd Street  
Pool (954) 435-6539 • Tennis courts, baseball field

**SilverLakes Community Center**  
901 NW 178th Avenue  
Resort style swimming pool, playground, tennis courts, volleyball court -Picnic shelter  
For more information for residents of SilverLakes call (954) 435-6539

**Walter C. Young Resource Center**  
901 NW 155th Avenue • (954) 435-6539  
Racquetball, gymnasium, track, ball fields, tennis courts

**West Broward Masonic Lodge**  
927 NW 178th Ave (located at SilverLakes Community Park )  
Reservations (954) 538-3700

# SILVERLAKES



## Post Offices

### Miramar Carrier Office

14900 SW 39th Street  
Miramar, FL 33027  
M-F: 8:00 am - 5:00 pm  
Sat: 8:00 am - 2:00 pm

### South Florida Mailing Processing Center

1600 Pines Boulevard  
Pembroke Pines, FL 33082  
1-800-275-8777  
M-F: 8:00 am - 7:00 pm  
Sat: 8:30 am - 1:30 pm

### Chapel Lakes Postal Center

21001 Pines Boulevard  
Pembroke Pines, FL 33029  
M-F: 8:30 am - 5:00 pm  
Sat: 9:00 am - 1:30 pm

## Utilities

### Telephone Service

Bellsouth  
1-888-757-6500

### Electric Service

Florida Power & Light  
(954) 797-5000

### Sunset Lakes Community Center

2801 SW 186 Ave  
(954) 602-3340  
Senior Center, Gym, basketball, classes and more!

### William Armstrong Dream Park

1700 NW 160 Avenue  
(954) 437 1140  
Passive Park, Outdoor concerts

(954) 437-1140  
tennis, paddleball,  
trail, playground

(954) 435-6520  
and picnic areas

ennis (954) 431-4147  
d, playground and pool

## Park

bl, sandy beach, barbecue  
picnic pavilion reservation  
only - (954) 438-6570

## Center

(954) 437-0515  
paddleball, basketball,  
sports

## Lodge

ed in SilverLakes

755



## Voting Registration & Information

Pembroke Pines and  
Miramar Voter  
Registration Information  
(954) 357 7050  
[www.browardsoe.org](http://www.browardsoe.org)





Abbreviated List of The  
Declaration of Protective Covenants,  
Conditions, Easements and Restrictions  
for  
SilverLakes Community

**ABBREVIATED LIST OF THE  
DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR  
SILVERLAKES COMMUNITY**

**ARTICLE XII  
USE RESTRICTIONS Revised 2005**

Section 1. General. The Properties shall be used only for residential, recreational, commercial and related purposes, which may include, without limitation, offices for any property manager retained by the Association or business offices for Declarant, the Association, the Recreational Members or the Commercial Members, as may more particularly be set forth in this Declaration and amendments hereto. Any Supplemental Declaration or additional covenants imposed on the property within any Neighborhood, Commercial Property or Recreational Property may impose stricter standards than those contained in this Article. The Association, acting through its Board of Directors, shall have the standing and the power to enforce such standards.

The Association, acting through its Board of Directors, shall have the authority to make and to enforce standards and restrictions governing the use of the Properties, in addition to those contained herein, and to impose reasonable user fees for use of General Common Area or Exclusive Common Area facilities. Notwithstanding anything provided herein, the Association does not have the authority to make and enforce additional standards and restrictions governing the use of any of the Commercial Property or the Recreational Property. Such regulations and use restrictions shall be binding upon all Owners, occupants, tenants, invitees, and licensees, if any, until and unless overruled, cancelled, or modified in a regular or special meeting of the Association by the vote of Voting Members representing a majority of the total Class "A" votes in the Association and by the Class "B" Member, so long as such membership shall exist. Additional restrictions of a uniform and non-discriminating character may be promulgated by the Board as to individual Neighborhoods in order to take into account special circumstances within such Neighborhoods.

Section 2. (a) Occupancy of Units. No Units shall be occupied by more than a single family. Units owned by corporations, partnerships, trusts or some other form of multiple ownership shall designate one (1) person and his or her family to occupy the Unit prior to, or at the time of, conveyance of the Unit to the multiple ownership entity. The designation of such occupants may be changed only with the prior notice to the Board of Directors.

(b) Signs. No sign, billboard or advertisement of any kind, including without limitation, those of realtors, politicians, contractors and subcontractors, shall be erected within the Properties, including the common areas and private Lots, including Unit windows. The Board of Directors shall have the right to erect signs as they, in their discretion, deem appropriate. Notwithstanding the above, no signs, including, without limitation, "open house" signs, flags, banners, or similar items advertising or providing directional information with respect to activities being conducted outside the Properties shall be permitted within the Properties or Common Area or attached to any object therein.

(c) Parking and Vehicular Restrictions.

(i) Parking. Parking in the Properties shall be restricted to private automobiles, private pick up trucks and passenger-type vans. Vehicles shall be parked only in the garages or in the driveways serving the Units or in the designated spaces. No Owner shall conduct or permit to be conducted

repairs (except in an emergency) or restorations of any motor vehicle, or other vehicle upon any portion of the Properties, except in an enclosed area with the doors thereto closed at all times. No parking on the main collector roads shall be permitted.

(ii) Vehicular Restrictions. Commercial vehicles, whether or not fully covered, vehicles with commercial lettering on their exteriors, vehicles primarily used or designated for commercial purposes, tractors, mobile homes, motorhomes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, motorcycles, mopeds, horse trailers, golf carts, boats and other watercraft, and boat trailers shall be parked only in enclosed garages with the garage door kept closed (except for entering or exiting the garage) or areas designated elsewhere in this paragraph, or areas, if any, designated by the Board or by the Neighborhood Association, if any, having jurisdiction over parking areas within a particular Neighborhood. No Owner shall keep any vehicle on the General Common Areas or Exclusive Common Areas except for those areas designated by the Board for parking. For purposes of this section, "commercial vehicles" shall mean those which are not designed and used for customary, personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle. Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on the Properties except within enclosed garages. Notwithstanding the foregoing, construction vehicles and service and delivery vehicles may be parked in the Properties during daylight hours for such period of time as is reasonably necessary for construction purposes or to provide service or to make a delivery to a Unit or the General Common Areas or Exclusive Common Areas. No mopeds, gopeds, ATV's, go-carts and unlicensed gasoline or other type of powered vehicles of any kind may be operated on the General Common Areas or Exclusive Common Areas. No parking on lawns or landscaped areas shall be permitted. On street parking shall be governed and enforced by the City.

(iii) Towing. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations promulgated by the Board may be towed by the Association at the sole expense of the owner of such vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean boats, campers, mobile homes, motor homes and trailers. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

(d) Occupants Bound. All provisions of the Declaration, By-Laws, and of any rules and regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owner shall also apply to all occupants, guests and invitees of any Unit. Every Owner shall cause all occupants of such Owner's Unit to comply with the Declaration, By-Laws and the rules and regulations adopted pursuant thereto, and shall be responsible for all violations and losses to the General Common Areas or Exclusive Common Areas caused by such occupants, notwithstanding the fact that such occupants of a Unit are fully liable and may be sanctioned for any violation of the Declaration, By-Laws, and rules and regulations adopted pursuant thereto.

(e) Animals and Pets.

(i) No animals, wildlife, livestock, reptiles or poultry of any kind shall be raised, bred or kept on any por-

tion of the Properties, except that dogs, cats or other usual and common domesticated household pets not to exceed a total of three (3) or such other lesser limit as may be imposed by the City may be permitted in a Unit, subject to the provisions of subparagraph (ii) below. This limitation does not apply to fish. However, those pets which are permitted to roam free or, in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the owner of any portion of the Properties, Commercial Property or Recreational Property shall be removed upon request of the Board; if the Owner fails to honor such request, the pet may be removed by the Board. No pets shall be kept, bred or maintained for any commercial purpose. Pets shall at all times whenever they are outside a Unit be carried or confined on a leash held by a responsible person. Pets shall only be permitted on the General Common Areas or Exclusive Common Areas if such portions thereof are so designated by the Association or Neighborhood Association, as applicable. All persons bringing a pet onto the General Common Areas or Exclusive Common Areas shall be responsible for immediately removing any solid waste of such pet.

(ii) Notwithstanding anything provided in subparagraph (i) above, no pit bull dogs shall be raised, bred or kept on any portion of the Properties. The term "pit bull dog" as used within this subparagraph shall refer to any dog which exhibits those distinguishing characteristics which: (A) substantially conform to the standards established by the American Kennel Club for American Staffordshire Terriers or Staffordshire Bull Terriers, and American Bull Dogs; or (B) substantially conform to the standards established by the United Kennel Club for American Pit Bull Terriers.

(f) Quiet Enjoyment. No portion of the Properties shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any portion of the Properties that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, comfort or serenity of the occupants of surrounding property.

No noxious, illegal or offensive activity shall be carried on upon any portion of the Properties, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any portion of the Properties. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the Properties. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted within the Properties.

No hazardous or toxic substances, chemicals, pesticides, fertilizers or any other matter shall be dumped on any portion of the Properties or into any lake or canal which is within or abuts the Properties or surface water management system of the Properties. Fertilizers and pesticides shall be used on Units only in a reasonable manner and only for the purpose for which such products are intended. Owners shall take strict precautions to prevent fertilizers and pesticides from entering any lake or canal which is within or abuts the Properties or surface water management system of the Properties. Owners shall only use herbicides, pesticides and fertilizers which are approved by the South Florida Water Management District and/or the South Broward Drainage District and which are not prohibited by the Order, where applicable.

(g) Unsightly or Unkempt Conditions. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on his Unit. No rubbish, trash, garbage or other waste material shall be kept or permitted on the Properties except in containers located in areas which cannot be seen from the street or other homes, and no odor shall be permitted to arise from any such containers so as to render the Properties or any portion thereof unsanitary, unsightly or offensive to any other property in the vicinity thereof or to its occupants. All trash containers must be put out for pick up either on the night before or the morning of pick up, and no earlier. All empty trash containers must be retrieved by the Owner on the same day as pick up.

No clothing or household fabrics shall be hung, dried or aired, and no lumber, grass, shrub or tree clippings or trash shall be kept, stored or allowed to accumulate on any portion of the Properties, unless screened so as to be concealed from view of neighboring Units and the streets within the Properties. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any part of the Properties.

(h) Outside Installations. No exterior antennas, aerials, satellite dishes, or other apparatus for the transmission of television, radio, satellite or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Properties, including any Unit, without the prior written consent of the Board or its designee. Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna or cable system for the benefit of all or a portion of the Properties, should any such master system or systems be utilized by the Association and require any such exterior apparatus. No radio station or short wave operations of any kind shall operate from any of the Properties, except for communication equipment used by the Association. Nothing herein shall be construed as permitting such outside installations if they are otherwise prohibited by local law.

(i) Basketball Equipment, Clotheslines, Garbage Cans, Tanks, Etc. All garbage cans, mechanical equipment, and other similar items on Units shall be located or screened so as to be concealed from view of neighboring Units, streets, and property located adjacent to the Unit. No above-ground, storage tanks shall be permitted, except for the purposes specified in subparagraph (bb) below. Basketball hoops and backboards shall be permitted on a Unit if approved by the MC, as applicable, prior to installation. Portable and in-ground installed basketball hoops will only be permitted if such are kept within the five foot setback area from the sidewalk toward the house. All rubbish, trash and garbage shall be stored in appropriate containers approved pursuant to Article XI hereof and shall regularly be removed from the Properties and shall not be allowed to accumulate thereon. Clotheslines shall be permitted provided that they are either screened from view in a manner first approved in accordance with Article XI hereof or are situated on a Unit so that they cannot be seen from any other Unit. The hanging of laundry, clothing, rugs, or any other articles on any railing, fence, hedge, or wall shall be prohibited.

(k) Pools. No above-ground pools shall be erected, constructed or installed on any Unit. All exterior or in-ground pools and above-ground and in-ground spas and jacuzzis must be approved in accordance with Article XI of this Declaration. Any in-ground pool to be constructed on any Unit shall be subject to the requirements of the MC which shall include, without limitation: (i) composition to be of material thoroughly tested and accepted by the industry for such construction; (ii) all screening material shall be of a color in harmony with the exterior of the Unit; and (iii) no raw aluminum color screen will be permitted.

(l) Irrigation. All sprinkler and irrigation systems shall be subject to approval in accordance with applicable governmental requirements, including those of the District, and Article XI of this Declaration. All irrigation systems shall be designed to be low volume systems for the purpose of water conservation.

(m) Tents, Trailers and Temporary Structures. No tent, utility shed, shack, trailer or other structure of a temporary nature shall be placed upon a Unit or any part of the Properties without the approval of the Association or the MC. Temporary on site storage unit and/or construction dumpster may be permissible if approved by the MC prior to installation with a use term of thirty (30) days or less.

(n) Drainage and Septic Systems. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Person other than Declarant may obstruct or rechannel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains. Lake erosion control can only follow the natural slope of the land in the L.M.E. to a maximum height of the high water line. No vertical structures will be permitted. Declarant hereby reserves for itself and the Association a perpetual easement across the Properties for the purpose of altering drainage and water flow, provided that any alterations that affect the surface water management system must first be approved by the SFWMD and, when applicable, the South Broward Drainage District. Septic tanks and drain fields are prohibited on the Properties. Association may require any Unit Owner or Neighborhood to treat any irrigation water which causes unsightly or unsanitary conditions.

(o) Tree Removal. No trees shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other trees or for safety reasons, such as root intrusion into a unit, unless approved in accordance with Article XI of this Declaration. In the event of an intentional or unintentional violation of this Section, the violator may be required, by the committee having jurisdiction, to replace the removed tree with one(1) or more trees of such size and number, and in such locations, as MC may determine in its sole discretion.

(p) Sight Distance at Intersections. All Property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

(q) Utility Lines. No overhead utility lines, including lines for cable television, shall be permitted within the Properties, except for temporary lines as required during construction and high voltage lines if required by law.

(r) Air Conditioners. No window or wall-mounted air conditioning units may be installed in or on any Unit.

(s) Lighting. Except for seasonal decorative lights, which may be displayed between Thanksgiving and January 31 only, all exterior lights must be approved in accordance with Article XI of this Declaration.

(t) Artificial Vegetation, Exterior Sculpture, and Similar Items. No artificial vegetation shall be permitted on the exterior of any portion of the Properties. Exterior sculpture, fountains, flags, and any similar items must be incorporated within landscaped area and approved in accordance with Article XI of this Declaration; provided, however, that nothing herein shall prohibit the appropriate display of the American flag.

(u) Energy Conservation Equipment. Solar energy collector panels or attendant hardware or energy conservation equipment shall be permitted provided they are constructed or installed as a harmonious part of the architectural design of a structure, and such panels, hardware or equipment are first approved by the appropriate committee pursuant to Article XI of this Declaration.

(v) Lakes and Wetlands. All lakes, ponds, islands and canals within or adjacent to the Properties shall be subject to rules of use promulgated by the Board of Directors. ANY PERSONS WHO SWIM IN OR USE ANY LAKES, PONDS OR CANALS, OR USE ANY ISLAND LOCATED IN ANY LAKE OR WETLAND, SHALL DO SO AT THEIR OWN RISK AND SHALL HOLD THE ASSOCIATION HARMLESS FROM ANY CLAIM OF LOSS ARISING THEREFROM. No use of the Wetlands shall

be permitted, except as otherwise permitted by the Order or as specifically permitted elsewhere in this Declaration. Notwithstanding anything herein, boats with non-combustion engines, sailboats, canoes and rowboats shall be permitted on any lake if such vessel is eighteen(18') feet in length or shorter. Any such watercraft may be stored by an Owner on that portion of his Unit abutting a lake-front, or may be docked at such Owner's dock, if such dock is approved in accordance with the requirements of this Declaration. There is no obligation on the MC or any governmental authority to permit any dock to be constructed. The Board shall have the power to further define which portions of a Unit may be used for the storage of permitted watercraft. Nothing provided herein shall be construed as permitting an Owner to construct any dock or structure which is prohibited by this Declaration or the Order, or which is not approved by the MC and governmental authorities, as applicable. The Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of lakes, ponds or streams within or adjacent to the Properties. No docks, boat davits, piers, or other structures shall be constructed on or over any Wetlands or body of water within the Properties, except such as may be permitted by the Order and the South Broward Drainage District, and as approved by the MC, as applicable. Any lake or canal located within or adjacent to the Properties shall and is hereby declared to have a "no wake" zone as least one hundred (100) feet in width as measured parallel to the shoreline of all lakes.

(w) Playground. Any playground or other play areas or equipment furnished by the Association or erected within the Properties shall not be used at the risk of the user, and the Association shall not be held liable to any Person for any claim, damage, or injury occurring thereon or related to use thereof.

(x) Fences, roofs, etc. No hedges, walls, dog runs, animal pens or fences of any kind shall be permitted on any Unit except as approved in accordance with Article XI of this Declaration. S-tile, barrel tile, flat cement tile are acceptable roofing materials. As of December 14th , 2005, metal roof tiles, specifically s-tile, barrel, and flat styles were approved by the SilverLakes Board of Directors. Only approved styles and colors are permitted and are on display at the Management Office. All roof changes or upgrades require prior approval from the Modifications Committee before any installation. The MC has final determination on all roof changes.

(y) Driveways and Mailboxes. The style and design of all driveways and mailboxes located on the Properties must be approved by the MC in accordance with Article XI of this Declaration. All driveways and mailboxes shall be maintained in the style originally established by or approved by Association. With respect to driveways, culverts installed therein shall be of a type and quality approved by the MC.

(z) Garages. The Doors of all garages located on Units within the Properties shall be closed at all times except when the garage is being entered or exited.

(aa) Business Use. No trade or business may be conducted in or from any Unit, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties and applicable city ordinances; (iii) the business activity does not involve persons coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

The terms “business” and “trade”, as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to Persons other than the provider’s family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether; (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefore. Notwithstanding the above, the leasing of a Unit shall not be considered a trade or business within the meaning of this Section.

(bb) On-Site Fuel Storage. No on-site storage of gasoline, heating or other fuels shall be permitted on any part of the Properties except that on-site aboveground storage of liquid petroleum or propane heating fuel, stored in a tank which is designed for the type of pool constructed on a Unit and which meets applicable governmental requirements, for swimming pool heaters shall be permitted, and up to five (5) gallons of fuel may be stored on each Unit for emergency purposes and operation of lawn movers, barbecue gas grills and similar tools or equipment; provided, however, the Association shall be permitted to store fuel for operation of maintenance of its vehicles, generators and similar equipment, if any. Any above ground storage of heating fuel must be placed in such a manner so as to be within a landscaped area to minimize visibility from other properties, subject to the requirements of the MC. Underground storage tanks will be permitted only in limited situations which meet City permitting requirements in advance of application to the Modifications Committee for consideration.

(dd) Leasing of Units. Every Owner shall cause all occupants of such Owner’s Unit to comply with this Declaration, the By-Laws and any rules promulgated by the Board, and shall be responsible for all violations and losses to the Areas of Common Responsibility caused by such occupants, notwithstanding the fact that such occupants of a Unit are fully liable and may be sanctioned for any such violation. All leases of Units shall be automatically deemed to include a covenant on the part of the tenant to comply with, and be fully bound by, the provision of this Declaration, the By-Laws and any rules promulgated by the Board. This Section shall also apply to subleases of Units and assignments of leases.

(ee) Laws and Ordinances. Every Owner and occupant of any Unit, their guests and invitees shall comply with all laws, statutes, ordinances and rules of federal, state and municipal governments applicable to the Properties and any violation thereof may be considered a violation of this Declaration; provided, the Board shall have no obligation to take action to enforce such laws, statutes, ordinances and rules.

(gg) Insurance Rates. Nothing shall be done or kept in the General Common Areas or Exclusive Common Areas which will increase the rate of insurance on any property insured by the Association without the approval of the Board, nor shall anything be done or kept in any Units or on the General Common Areas or Exclusive Common Areas which would result in the cancellation of insurance on any property insured by the Association or which would be in violation of any law.

(hh) Play Equipment, Strollers, etc. All bicycles, tricycles, scooters, skateboards, and other play equipment, wading pools, baby strollers and similar items shall be stored so as not to be visible from streets or property adjacent to the Unit. No such items shall be allowed to remain on the General Common Areas, Exclusive Common Areas, or on Units so as to be visible from adjacent property when not in use. Swing set less than eight (8') feet in height shall be permitted so long as such swing set is located in the backyard portion of a Unit. Notwithstanding the above, the Board may, but shall not be obligated to, permit other types of swing sets and similar permanent playground equipment to be erected on Units provided it is approved in accordance with Article XI hereof.



(ii) Maintenance of Premises. No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain upon any Unit, and no refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any Unit. No structure of any kind shall be constructed or maintained on the easement area described in Article XIII, Section 7 hereof, unless otherwise permitted by this Declaration. All landscaping shall comply with the Order, and no landscaping shall be permitted which breeds infectious plant diseases or noxious insects. The use of pesticides, herbicides and fertilizers shall be prohibited on any Wetlands or any of the General Common Areas or Exclusive Common Areas, the use of which may affect the Wetlands or preservation areas as contemplated by the Order. All lawns, landscaping and sprinkler systems and any property, structure, improvement and appurtenance shall be kept in a good, safe, clean, neat and attractive condition. Upon the failure to maintain the premises as aforesaid to the satisfaction of MC and upon the Association, Neighborhood Association or Owner's failure to make such correction within fifteen (15) days of giving of written notice by (which written notice does not have to be given by Association in the case of emergency, in which event, Association may without any prior notice, directly remedy the problem), Association may enter upon such premises and make such improvements or corrections as may be necessary, the costs of which shall be paid by the Association, Neighborhood Association or Owner, as the case may be, Association may bring an action at law or in equity. Such entry by Association or its agents shall not be a trespass, and by acceptance of a deed for a Unit, such party has expressly given Association the continuing permission to do so which permission may not be revoked. Provided, however, for any Commercial Unit, in the event such property is vandalized and, in the sole discretion of the Board and/or its designee such vandalism requires immediate remedial measures, the Association may consider such an "emergency" situation hereunder, immediately enter the property and take the necessary corrective measures as set forth above. If any Owner, Association or Neighborhood Association fails to make payment within fifteen (15) days after request by Association, Association shall be entitled to collect and enforce the payment in accordance with the provisions of Article X hereof. Each Owner undertakes or must designate a responsible Person to undertake the general maintenance responsibilities of the Unit, which responsibilities shall include, at a minimum, maintaining the exterior appearance of the Unit, safeguarding the Unit to prepare for hurricane or tropical storm watches and warnings, by, among other things, removing any unfixed items on balconies and lanais, and repairing the Unit in the event of any damage therefrom. An Owner designating a Person to perform such functions shall not relieve such Owner of any responsibility hereunder.

(jj) No Implied Waiver. The failure of Declarant or the Association to object to an Owner's or other Person's, including without limitation, a Neighborhood Association's, failure to comply with the covenants or restrictions contained herein, in the By-Laws, or in any rules now or hereafter promulgated shall in no event be deemed a waiver of the provisions of such documents.

(kk) Subdivision and Regulation of Land. No portion of the Properties shall be divided or subdivided.

(ll) Rules. The Association, through the Board, shall have the right to promulgate and impose rules and thereafter to modify, alter, amend, rescind and augment any of the same with respect to the use, operation and enjoyment of all or a portion of the Properties, other than the Recreational Property and the Commercial Property, and any improvements located on the Properties (including, but not limited to, establishing reasonable fees for the use of facilities and establishing hours and manner of operation for General Common Areas and Exclusive Common Areas).

(mm) Wetlands. No plant life shall be removed from the Wetlands by any Person other than those Persons designated by the Association. No structure shall be constructed on any portions of

the Wetlands except as permitted or required by the Order. No plant life or fish breeding shall be allowed in the wetlands or lakes.

(nn) Window Coverings. Window tinting as a method of energy conservation is permitted provided that the type and method of tinting is first approved by the appropriate committee pursuant to Article XI of this Declaration. Reflective or foil window coverings are prohibited. No awnings, canopies or shutters shall be permanently installed on the exterior of any Unit or building unless first approved by the MC, as applicable, pursuant to Article XI of this Declaration.

(oo) Storm Precautions. No hurricane or storm shutters shall be permanently installed on any structure or Unit unless first approved in accordance with Article XI hereof. Any approved permanently installed hurricane shutters are intended to generally be kept in the open position unless a storm is imminent. The Board or its designee shall have discretion to determine whether circumstances warrant keeping the shutters in a closed position, should a dispute arise, which determination shall be final. Hurricane or storm shutters may be installed temporarily, and other storm precautions may be taken to protect structures or Units, while the threat of a hurricane or similar storm is imminent; provided, all such shutters and other exterior alterations or additions made as a storm precaution shall be removed within seven (7) days once the storm or imminent threat of the storm has passed.



### **SilverLakes Board of Directors**

**The Board consists of seven (7) members selected for two (2) year terms representing various groups of subdivisions.**

**The Board meets quarterly and the dates and times for our meetings will be posted on Channel 36, on our website calendar at**

**[www.SilverLakesCommunity.com](http://www.SilverLakesCommunity.com) and in our Ripples Magazine. We invite you to become involved in your community by**

**attending your sub-division homeowner's association meetings and events.**

\*The information presented in this homeowner's manual is to the best of our knowledge and is subject to change without notice. Listings of convenient services are not meant to be an endorsement of any kind.

*“ **W**elcome to SilverLakes,  
a community established in 1990  
by people dedicated to ensuring a future  
where families appreciate  
the benefits of open space....  
parks, lakes, wetlands and tree-lined streets.”*

*— SilverLakes Board of Directors*



# Notes

---



# SilverLakes

Homeowners' Manual