



Lake Jovita Covenants, Conditions, Restrictions (CCRs) Homeowners Responsibilities

Lake Jovita (LJ) is a deed-restricted community. Our rights as property owners are limited by deed restrictions contained in Lake Jovita's CCRs. The Homeowners Association (HOA) is governed by a Board of Directors (BOD) and their designated committees. They are charged and responsible for carrying out the purposed of the HOA and enforcing the CCRs. The Covenants and subsequent Amendments can be found on the LJ HOA Website at lakejovitahoa.net.

I. **HOMEOWNERS MAINTENANCE INFORMATION**

Most of the Lake Jovita property maintenance issues, routinely monitored by the BOD, fall under Article XI (Use Restrictions) of the CCRs, Pages 24-29. Failure to properly maintain a property falls under Section 8, page 26, and the below items are subject to formal action by the LJ Board of Directors. For your convenience, the following is a summary of those property maintenance requirements.

Accessory Structures: Section 2 Page 25. No tents, shacks, barns, utility sheds, fences, walls, boat decks, boat house shall be erected for temporary or permanent use without prior approval from the Architectural Review Committee (ARC).

Maintenance of Improvements: Section 3 Page 25. Homeowners shall maintain their property and dwelling in good condition and repair. No owner shall change the exterior design, finish, or color of the dwelling without prior approval from the LJ ARC.

Maintenance & Landscaping of Lawns: Section 7 Page 25-26. Homeowners shall maintain lawns in a manicured condition so that its appearance is in harmony with the neighborhood and development. At a minimum, the lawn must be regularly cut, weeded, fertilized, and treated for diseases and pest control. Mulched areas are to be regularly re-mulched and weeded. Shrubs are to be manicured and trimmed to maintain a neat appearance and not overgrown. **NOTE:** No unsightly lawn furniture or excessive lawn decorations shall be permitted.

Roofs: Roofs must be periodically cleaned (i.e., Chemically cleaned or pressure washed.)

Exterior Staining: Rust and mold stains must be removed from the house and driveways.

Screen Enclosures: Structural damage must be repaired.

Additional Monitored Covenants: Additional CCRs that would stimulate communication from BOD to the homeowner are summarized below:

- **Flags:** Article III, Section 8, Amendment dtd. 09/10/2020. No flags or banners may be displayed, other than a flag permitted by Chapter 720.304, Florida Statutes. A maximum of (2) seasonal, sports, holiday, or like, *decorative flags*, not larger than 30" by 42", may be displayed visible from the front of the lot. Additionally, (2) *decorative*

flags may be displayed at the rear of the lot. In ground flagpoles must be at least 15' tall to a maximum of 20'. If flown from an in-ground flagpole or flown from a pole permanently attached to a house, a larger flag size of 36" x 60" may be displayed.

- **Signs:** Article XI, Section 10, Amendment 8649 dtd. 01/26/12. No sign shall be displayed on Lots, except for (1) "For Sale" or "For Rent" sign, not to exceed 36" x 24" in size. Also, a small contractor sign may be placed in the yard while construction/service is being performed for the homeowner, after which the sign must be removed. Lawn treatment signs may be left on the lawn for no more than 24 hours, after which the sign must be removed.
- **Trees:** Article XIII, Section 8, Amendment dtd. 11/08/2019. No homeowner shall alter the shape or configuration of any trees on their lot. Normal and customary trimming and pruning can be done without ARC approval. Damaging, removal, or otherwise altering a tree shall be deemed a violation. Homeowners who wish to remove a tree must obtain an application from the website or HOA office and must obtain HOA permission prior to removal.
- **Parking:** Article XI, Section 13, Page 29 & Amendment #8649 Page 2, dtd. 01/26/12. No overnight parking is allowed on the streets. All vehicles will be parked on the homeowner's property within a garage, driveway, or paved parking surface. All recreational vehicles can only be parked on the driveway for a period of 48 hours. This is to allow loading and unloading in preparation for or returning from a trip.
- **Trash Receptacles:** Article XI, Section 15, Page 29. Garbage and recycling services are available to residents who pay a separate fee to Waste Connections of Florida. HOA quarterly dues do not include this service. Other than for curbside pick-up, all garbage and recycling containers must be placed inside the homeowner's garage or behind a knee wall and may not be visible from the street.

Summary: The following committees have been established by the Lake Jovita Board of Directors to routinely monitor the above maintenance issues and improvements.

Architectural Review Committee (ARC): Article XIII, Page 30. The homeowner must contact the Welcome Center at 352-567-7000 to request ARC approval forms if the homeowner wants to:

- Replace the roof.
- Re-paint the exterior of the home.
- Remove a tree.
- Change the appearance of the home or make major landscaping changes.

Home Maintenance Committee (HMC): This sub-committee handles all violations for:

- Dirty roofs.
- Failure to maintain yards, mulch, and landscaping.
- Staining (rust) of homes and driveways.
- House color fading/ home needs re-painting.

II. Homeowners General Information

The following information is provided to Lake Jovita Homeowners to answer general questions regarding Common Grounds, Safety, and Governance/Finance Issues.

Common Grounds:

- Use of LJ Golf & Country Club Facilities: General use of the golf course, pool, and tennis facilities requires Country Club membership. Non-member residents can play golf for a fee and use the restaurant facilities up until 6pm. No bicycles, skateboards, or walking is permitted on numbered golf holes. Golf course cart paths are restricted to golfers only.
- Walking my dog: Residents may not let their dogs run loose outside their own yard or outside the dog runs in the Parkside area. In accordance with Pasco County Code of Ordinances, residents are required to immediately collect and dispose of their pet waste when deposited on any public or private property not owned by that person and to properly dispose of the pet wastes in a refuse container.

Safety:

- Obtaining Gate Access: Replacement transponders may be purchased for a fee. The Transponder Information Sheet shall be filled out with homeowner and vehicle information. See the LJ HOA Website at lakejovitahoa.net for additional information on gate access.
- Having Guests at my House: Residents may authorize/register guests by calling the Gate House at (352)-588-9665 or by visiting gateaccess.net link on the LJ HOA Website. Initial homeowner credentials for gateaccess.net may be obtained from the HOA Office-Welcome Center at (352)-567-7000 or email@lakejovitahoa.net. Unregistered guests will only have access to entry between the hours of 6am to 6pm by presenting a driver's license. House guests can apply for an extended vehicle pass from the Gate House with approval from the HOA Office.
- Having a Contractor Work at my House: Contractors or service personnel will typically gain access during the day (Monday through Saturday) with a commercial vehicle and driver's license. Generally, contractors will not be allowed to do construction or other noisy work before 7:00 am or 6:00 pm. See LJ Website for additional information on Contractor access.
- Leaving my House Seasonally or for Vacation: If leaving their house for an extended period, residents may notify the Gate House at (352)-588-9665 or visit the gateaccess.net link on the LJ HOA Website. This enables the HOA to contact the homeowner in case of an emergency at their home and ensures the roving safety officer pays added attention to the home during their nightly oversight. Initial homeowner credentials for gateaccess.net may be obtained from the HOA Office-Welcome Center at (352)-567-7000 or email@lakejovitahoa.net.
- Solicitations within Lake Jovita: Lake Jovita does not permit solicitation within the community, either by residents or by outside agencies.

Governance/Finance:

- *Paying my HOA Dues:* Lake Jovita HOA dues are paid quarterly, and residents are billed on a regular schedule. Dues may be paid by electronic payment or by check, which can be mailed or dropped off at the HOA Office. Dues do not include additional services like garbage, water, cable, propane, etc., which are paid for directly by residents. In addition, homeowners in Eastpointe, The Villas, and The Heathers pay for additional dues related to additional services provided in their neighborhoods.
- *Renting my House:* Lake Jovita HOA has established Leasing Restrictions that homeowners must follow when leasing their homes. These are documented in Article XI, Property Rights, Section 18, Leases, in the CCR Amendment dtd. October 3, 2022, and can be found on the LJ HOA Website. The resident must have obtained the property for 2 years prior to leasing and the minimum lease period is 12 months (except for units in The Villas). The property shall not be leased/sub-leased without prior written approval of the HOA. No bed and breakfast facility may be operated out of the property and individual rooms may not be leased or utilized by non-family members. No transient tenants may be accommodated.