

**New or Revised CEVA Homeowners' Manual  
Restrictions and Information  
May 2017**

A number of new or revised Homeowners' Manual restrictions have been implemented since this year's CEVA documents were published in early 2017 with a 2017 CEVA Homeowners' Manual revision.

For your information, restrictions are the guidelines which help us preserve the character and visual appeal of our neighborhoods and villages. New or revised restrictions become fully effective at the end of the month in which the residents are informed of the changes, in this case on May 31, 2017. However, if the new or revised restrictions are to your benefit, you may use them as soon as they are approved.

CEVA is in an ongoing process of rewriting many of the restrictions with the intent of providing residents with more choices and clarifying and simplifying their implementation.

A listing of new restrictions and modified existing restrictions is attached for your information and use. The listing provides page references for all changes and additions. All changes are updated in the CEVA Homeowners Manual at [www.lakewoodranchgov.org](http://www.lakewoodranchgov.org). Updated sections are noted with an (\*).

Also, attached for your information is a copy of a summary "Did You Know..." page prepared by the CEVA Fining Committee as a helpful reminder to our residents of some of the areas where we have large numbers of restrictions violations.

Copies of this year's CEVA Homeowners Manual and the changes described will be made available at Town Hall and will be posted on-line for viewing and downloading at the Lakewood Ranch governance web site [www.lakewoodranchgov.org](http://www.lakewoodranchgov.org).

**May 2017 Changes to the January 2017  
Edition of the CEVA Homeowners' Manual**  
*(Page references are to the January Edition)*

Page 39           The Sound neighborhood voted to change their minimum lease policy to one year, effective October 1, 2016.

Page 61           *First incident* - A resident, a PMC or other CEVA representative, or an employee must report the incident in writing, documenting date(s) and time(s). For non-emergency violation(s), a letter will be sent at that time by CAS personnel advising the property owner of the reported violation. The letter will note that, unless there was CEVA-approved acceptable justification for the reported violation, a fine may be levied or other legal action taken if there is another reported occurrence after that grace period. The property owner will be given a reasonable time to correct the violation (a grace period). CAS shall determine the grace period based upon the specific incident involved.

For events which require immediate corrective actions (such as flooding due to a broken water line), CAS may take necessary actions to relieve the problem(s) if the homeowner cannot be reached by telephone. In such instances, the homeowner will be responsible for reimbursing CEVA for any and all costs incurred. A letter advising the homeowner of the problem and what was done to correct it will be sent after the problem has been corrected.

## ***DID YOU KNOW...***

- Most changes to the outside of the home & landscape require Modifications Committee approval?
- SUV's are allowed but TRUCKS are NOT permitted to be parked in driveways overnight between the hours of 10pm and 8am?
- Parking any vehicle on the street between the hours of 10pm and 8am is strictly prohibited?
- Pets are limited to TWO per household?
- Watering is limited to one day a week unless you've installed a Soil Moisture Sensor System? Check with Town Hall for your specific day & time.
- It is the homeowners' responsibility to keep the exterior of the property clean and free of dirt/rust/mildew i.e. roof, gutters/fascia/soffits, house walls, driveways, walkways, and sidewalks?
- Maintenance-Free Neighborhoods prohibit basketball hoops and fencing of any type?
- Basketball Hoops (in a sleeve) are only permitted in the following neighborhoods: Belmont, Keswick, Kingsmill, Legends Walk, Palmers Creek, Portmarnock, St. Georges, Teal Creek, and Westchester?
- Fencing is prohibited in the following neighborhoods: Augusta, Blythefield, Dominion, Kingsmill, Legends Walk, Oakmont, Pointe, Sound, and St. Georges?

***Your Association strongly suggests reviewing the restrictions in the CEVA Homeowners' Manual.***