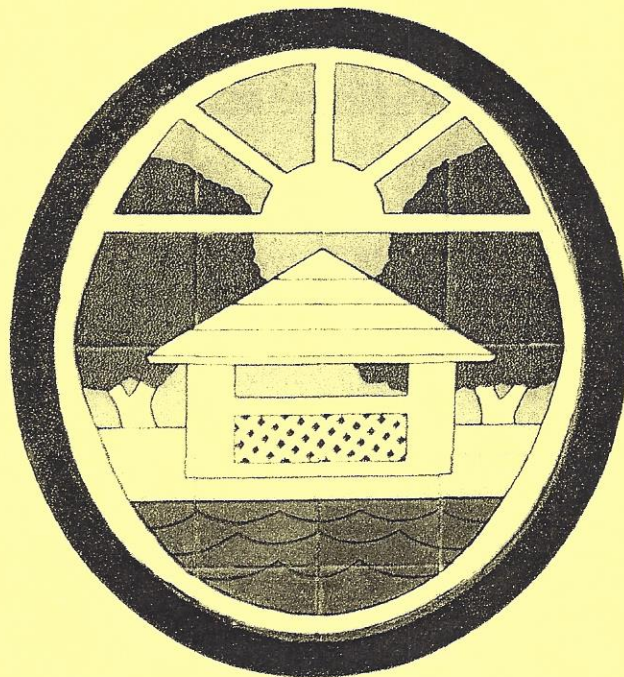


Garden Lakes

Village I

Condominium Association



**Owner's
Manual**

Effective January 1, 2014

Index

Additional Information for Prospective Residents	12
Advisory Committees	4
Architectural Review Committee	2
Annual Flowers	3
Appearance of Garden Lakes Structures	2
Appearance of the Grounds	2
Changes	2
Combined with Grounds Committee	2
Concept of the Original Development	2
Holiday Decorations	3
Personal Landscaping	3
Personal Preferences	3
Requests for Changes	3
Responsibility for Maintenance of Personal Landscaping	3
Restoration of Personally Landscaped Areas	3
Statues, Ornaments, Figurines, Etc	3
Condominium Documents, List	
Articles of Incorporation of Garden Lakes Village I Association	1
Declaration of Condominium	1
Garden Lakes Community Association Policy Manual and Operating Procedures	1
Garden Lakes Declaration of Maintenance Covenants... ..	1
Emergency Information	15
Frequently Asked Questions	11
Garden Lakes	
Brief History	1
Eight Separate Condominium Associations	1
One Community	1
The Courtyard	1
Villages	1
Villas	1
Garden Lakes Community Association	1
Meetings	7
Oversees Many Common Needs	1
Payment of Dues and Assessments	7
Social Life	1
The Policy Manual and Operating Procedures	1
Garden Lakes Estates	
Not Part of Our Community	1
Garden Lakes Village I	
Annual Meeting	1, 7
Board of Directors	1
Board Officers	1

Committees	2
Exclusive Responsibility for Landscape elements	3
Flood Insurance	8
Insurance	8
Management Company	2
Meetings	7
Organization	1
Payment of Dues and Assessments	7
Responsibilities of the Board	2
Storm Shutters and Protective Glass Film	8
Grounds Committee	3
Oversees the Grounds, Plantings, and Landscaped Areas	3
Guest/family Registration Form	16
How May I Use My House?	5
Cable Television, Options	6
Children under 18 Years of Age	5
Commercial Use Prohibited	5
Garage Door	6
Guest Tags	5
Guests	5
Leasing	5
Masts or Antennas	5
Miscellaneous Restrictions	6
Mortgages	7
Other Structures	6
Recreational Facilities	5
Recreational Vehicles	6
Single Family Use	5
Visitors under Fourteen Years of Age	5
Interview Committee	4
Qualifications for Membership in the Village I Condominium Association	4
Welcome and Familiarize	4
Irrigation Committee	4
Broken Sprinkler Heads, Leaking Pipes, Etc.	4
Garden Lakes Community Association Takes Responsibility	4
Irrigation Chairman	4
Operation of Security Gates	13
Prospective Buyer or Renter Form	10
Putting it All Together	9
Report of the New Resident Interview Committee	14
Who Is Responsible for Maintenance of My House and Courtyard Wall?	8
Village I Limited Responsibility	8
Your Responsibility	8

Welcome to Garden Lakes Village One. The Board of Directors and your neighbors are very happy that you chose to live here.

This Owner's Manual¹ will explain how the various official documents² of our Village as well as the laws of the State of Florida affect your day-to-day life in this Condominium. In many cases you will find footnotes referring to specific parts of the documents. Since this Owner's Manual is a summary, you should familiarize yourself with the complete details as they are contained in the documents.

Please read this Manual carefully. We feel that it will answer most, if not all, of your questions about living here.

The Board of Directors

¹This Manual is intended to be a Guide and a statement of Board policies for living in *Garden Lakes Village I*. In all cases, if there is a conflict in interpretation between this Guide and the official Condominium Documents or *Florida Statute 718*, the provisions of the Condominium documents and *Florida Statute 718* shall prevail.

²*Declaration of Condominium, the Articles of Incorporation and the By Laws of the Condominium Association, the Condominium Act (Florida Statute 718) and the Garden Lakes Community Association Policy Manual and Operating Procedures.*

A Brief History of *Garden Lakes*

The Developer of *Garden Lakes* started this community in July, 1983. As he completed each section, he established that section as a separate condominium association. Eventually he built a total of eight separate sections, each of which had its own condominium association and board of directors. Four of these sections are called "Villages" and consist of free-standing houses; three sections are attached dwellings [duplexes] called "Villas," and one section of connected dwellings is called "The Courtyard." Our section, *Village I*, has twenty-five residences.

Even though each section is managed as a separate association, all of them, together, comprise one community. We have an overall organization called The *Garden Lakes Community Association*³ which supervises many common needs of the entire community. In addition, the very active social life of the community is mostly channeled through the *Garden Lakes Community Association. The Policy Manual and Operating Procedures* of the *Garden Lakes Community Association* contains very important information about the clubhouse and its adjacent recreational areas. You should familiarize yourself with that booklet.

When the Developer ended his work in *Garden Lakes*, another community next door to us, *Garden Lakes Estates*, was begun. Though it has a name similar to ours, it is a separate community and is not related to us.

How is *Garden Lakes Village I* Organized?⁴

The business of our Village is conducted by a five-member *Board of Directors* who are elected by the unit owners at the Annual Meeting in March. The terms of the Board members are two years and the terms are staggered so two or three members are elected in alternate years. If a vacancy occurs prior to the Annual Meeting, the Board may appoint a unit owner as replacement to serve out the remainder of that term. After the March election, the elected Board members choose the Board officers who are the President, Vice President, Secretary and Treasurer.

³*Declaration of Condominium 13.5; Articles of Incorporation of Garden Lakes Village I Association; Garden Lakes Declaration of Maintenance Covenants...; Garden Lakes Community Association Policy Manual and Operating Procedures February, 2006*

⁴*By-Laws of Garden Lakes Village I Association, Inc., Article V and Florida Statute 718..*

What are the Responsibilities of the Board?⁵

The Board is required to conduct all business matters affecting the operation of the Condominium. The Board has retained the services of a management company to assist in carrying out its duties. *Any owner requesting service should do so through the manager.* The Board also appoints committees⁶ to help carry out its duties. In the following paragraphs you will see how each committee is responsible for its aspect of Village I business:

*Architectural Review Committee*⁷

The Board of Directors acts as the *Architectural Review Committee*.

While each house and courtyard wall belongs to an individual owner, the overall appearance of *Garden Lakes* is the responsibility of the *Board of Directors*, in keeping with the concept of the original development. For this reason, no unit owner may change the external appearance or construction of the house or its courtyard wall without first receiving the approval of the Board of Directors. The appearance of the grounds and landscaping outside the house and courtyard walls is also the responsibility of the *Board of Directors*. No changes to the grounds or landscaping may be made without the approval of the Board.

⁵*By-Laws of Garden Lakes Village I Association, Inc.*, Article VI Powers and Duties of Board of Directors, *Declaration of Condominium*, Article 17 Architectural Review, *By-Laws*, Article VI and *Florida Statute 718*.

⁶*By-Laws of Garden Lakes Village I, Inc.*, 6.6

⁷*Declaration of Condominium Article XVI (AMENDED AND RESTATED DECEMBER, 2003*

Grounds Committee

The *Board of Directors and the Manager* oversees the grounds, planting and landscaped areas, including tree trimming and removal, outside the houses and courtyard walls in Village I. From time to time, the Board may appoint volunteers to a committee to assist the Board in carrying out its duties. Part of the maintenance fees which you pay contributes toward paying the expenses of such care. In all cases, *The Board of Directors* will have the final vote, with assistance from the Manager, on any costs involved in maintaining the grounds.

All plants, trees, shrubs, lawns outside the houses and courtyard walls are the responsibility of the *Board of Directors* no matter where those items are located.⁸ If you want any changes made to the landscaping you must describe such changes in writing to the Manager. If the changes you are requesting arise out of a personal preference on your part and there is, otherwise, nothing wrong with the item in question, you will have to pay the full cost involved if the Board approves.

If you wish to plant annual flowers or do some personal landscaping within your unit boundaries, you must make a detailed request in writing to the Manager and have the request approved by the Board. Any plantings become the responsibility of *the Board and Grounds Contractor* unless they are planted in potted containers.

Generally, *The Board of Directors* will not approve the placement of statutes, ornaments, figurines, etc. anywhere on the external grounds area of the Village. Under no circumstances may such items be placed on the Common Elements.

Owners may place holiday decorations within their unit boundaries and their common elements provided they are tasteful and not excessive. Such decorations may remain only for a reasonable period of time associated with the particular holiday.

⁸ *Declaration of Condominium Article XI*

Decorations must not interfere with our lawn contractor's work or with the irrigation system. Decorations should not be placed where they will obstruct a neighbor's view or create any traffic hazards.

Irrigation Committee

Although there is an irrigation system in Village I, the *Garden Lakes Community Association* takes responsibility for its maintenance and operation. Our Village has an Irrigation Chairman who represents our irrigation interest to the *Garden Lakes Community Association*. If you see any problems, such as broken sprinkler heads, leaking pipes, etc. you should report these to the Village I Irrigation Chairman who will arrange for prompt repairs.

Interview Committee

After a prospective buyer or renter has applied and paid a \$50 application fee to the Association, the *Interview Committee*, made up of two to three residents appointed by the Board, will meet with the prospective applicant. The purpose of the meeting will be to assure that the prospective new owner meets the qualifications for membership in the *Village I Condominium Association*. In addition, the Committee will make every effort to welcome and familiarize the prospective new owner with all important aspects of life in *Garden Lakes* and *Village I*. Subsequent to the interview, the Committee will make a recommendation to the *Board of Directors* concerning acceptance of the prospective new owner. Please see Appendices 1 through 7 for examples of forms which are used in the application and interview process.

Advisory Committees

From time to time, as specific circumstances require, committees may be appointed.

How May I Use My House?

Single Family Use

Garden Lakes is a single-family residential condominium community and is considered a "Retirement Community Housing for Older Persons." Except for temporary visiting guests, use of the house is generally limited to the owners. Guests remaining for any substantial period of time, especially with the owner absent, must register with the *Board of Directors* using the approved form shown in Appendix 7. Children under 18 years of age are not permitted to reside permanently. Temporary visitors under fourteen years of age must be accompanied by a responsible adult when using any recreation facility. Guests must wear "Guest Tags" when using any recreational facilities. Tags may be obtained from the *Board of Directors*. Guests are expected to comply with all *Garden Lakes* requirements.

Masts or Antennas

No masts or antennas may be erected on the condominium property.¹⁰

Commercial Use

This is a residential neighborhood and everyone living here is entitled to enjoy the peace and tranquility associated with such a neighborhood. Your house cannot be used for business, commercial, manufacturing, storage, vending, or other non-residential purposes. The purpose of such a restriction is to ensure that your neighbors are not disturbed or inconvenienced by such things as extra traffic, noise, odors, signs or nuisances of a non-residential nature.

Leasing

You may not lease your house more than once in any calendar year. The duration of the lease cannot be for less than four months. You must submit the form in Appendix 1 for approval prior to renting or leasing. The renters are expected to comply with all the requirements of *Garden Lakes*.

Vehicles

Residents may not keep more than two passenger vehicles including non-commercial trucks,

⁹*Declaration of Condominium of Garden Lakes Village, Section I Article XIX Amendment No.3 to the declaration of Condominium of Garden Lakes Village, Section I, a Condominium April 1993.*

¹⁰Subject to the requirements of Section 207 of the *Telecommunications Act of 1996* and associated *Federal Communications Commission* regulations.

vans and van-type campers on their property at any time. All vehicles must be parked inside the garage when not in use. The garage door must be closed except when entering or exiting. While a resident is doing maintenance on his/her property, the garage door may remain open for a reasonable period of time, as necessary. In addition, if an owner is conducting activities in the garage and it is necessary to temporarily move a vehicle (s) outside on the driveway, this shall not be considered a violation provided the vehicle(s) are returned to the garage as soon as possible. Temporary guest vehicles will be allowed to park in the driveway but must not park on the grass or the street.

Recreational vehicles, including trailers, campers, motor homes, boats, boat trailers, canoes, motorcycles, motor scooters, go-carts, bicycles, etc. must be stored in an enclosed garage.¹¹ Vehicles too large for such storage may only be parked temporarily while being loaded or unloaded. Commercial vehicles may not be parked on Condominium property except for temporary service being provided to a resident.

Animals

Only one pet per unit is allowed with a maximum weight of 40 pounds at maturity and may not be taller than eighteen (18) inches in height at the shoulder. The weight restriction is relaxed in the case of "guide dogs" for visually impaired and hearing impaired residents. Pets must be registered with the Board of Directors. They must be walked on a leash and any excrement picked up by the owner. Owners must assure that their pet does not create a nuisance by barking or other unacceptable behavior. Pets must not be allowed to wander at large without the owner. Visitors are discouraged from bringing dogs over 40 pounds into any home, and they are expected to follow the same rules as owners where removal of excrement and avoidance of nuisance is concerned.

Other Structures

No structure shall be permitted on condominium property, i.e. sheds, shacks, tents, barns, storage areas or any building other than the unit home.

Miscellaneous Restrictions

Trash, rubbish and yard debris must be stored in appropriate containers. Such containers must not be visible from any other unit except on the day of the scheduled pick up for trash, rubbish and yard debris or in the late evening of the preceding day.

No one may operate any equipment or machinery which will interfere with television or radio reception.

¹¹ This restriction is relaxed in the case of electrically motorized chairs intended for use by the disabled or handicapped.

Cable Television¹²

Part of your maintenance fee pays for basic cable TV service. If you wish to add other television cable options, you should contact the cable TV company. Such additions are at your expense.

Mortgages

If you have a mortgage or subsequently obtain one on your house, you must notify the *Board of Directors* of this fact within five days of executing the mortgage. This is a necessary requirement which becomes particularly important in the event of casualty losses covered by insurance.

Payment of Dues and Assessments¹³

You will be billed on a quarterly basis for your share of *Village I Condominium* dues and assessments, if any. You will be billed separately on a quarterly basis by the *Garden Lakes Community Association* for your share of dues and assessments, if any, which must be paid to them. You are expected to make your payments so they are received by the 1st day of the quarter.

Meetings¹⁴

Meetings of the *Village I Board of Directors* generally take place on the second Tuesday of each month. The Board may recess its meetings during the summer except as needed. You should make every effort to attend Board meetings since they provide you with an important source of current information about how the actions of the Board are affecting you. The Board also considers your comments and suggestions to be a valuable part of its discussions.

In addition to the meetings held by the *Village I Board of Directors*, you should try to attend the meetings of the *Garden Lakes Community Association*. Generally, these meetings are held on the second Wednesday of the month. The *Garden Lakes Community Board* usually recesses during several months of the summer each year.

Village I holds an Annual Meeting in March of each year at a date and time which the Board announces well in advance. In addition, a member meeting for budget consideration is held in December of each year. The *Garden Lakes Community Association* holds its Annual Meeting in April of each year with proper advance notification. These are very important meetings not only because of the business transacted but also because they give you the opportunity to choose the Board

¹² *Declaration of Condominium* 3.7e, 3.27; *Offering Circular for Garden Lakes Village, Section I* 15(f)

¹³ *Declaration of Condominium* Article XII, XVI; *By-Laws of Garden Lakes Village I Association, Inc.* 8.5, 8.6, 8.7

¹⁴ *By-Laws of Garden Lakes Village I Association, Inc.* Article IV

members who will conduct the condominium business for you in the following year. Each owner should consider running for a position on these Boards not only for the satisfaction of providing service to the community but also because our future depends on the contribution of your talents.

Insurance¹⁵

SEE THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF GARDEN LAKES VILLAGE, SECTION L, A CONDOMINIUM. RECORDED 1/5/07

Storm Shutters and Protective Glass Film¹⁶

Each owner has received a booklet describing requirements for installation and use of storm shutters and protective glass film. These requirements must be followed. In particular, storm shutters may only be used in connection with an official announcement of hurricane warnings and must be rolled up or removed as soon as the danger has passed.

Who Is Responsible for Maintaining My House and Courtyard Wall?¹⁷

You are. Every part of your house from the roof down, inside and out, is your responsibility and the cost of its maintenance must be borne by you. This includes your courtyard wall and the courtyard interior throughout the year, including all planting there (if you have a courtyard). You do not need anyone's permission to maintain the exterior surfaces of your house and courtyard. However, you must not do anything which changes the appearance, style, color, shape, etc. of the exterior or which damages the surfaces. You are expected to maintain the exterior surfaces in a neat and presentable manner at all times. The *Village I Condominium Association* will periodically clean and paint the walls of your house and the top and outside surfaces of your courtyard walls (and stain the exterior of any lattice-work which may be on the walls). This service will be performed approximately every five to seven years as determined by the Board. In addition, the Village I Condominium Board will, starting in the year 2003 and every two years thereafter, pressure clean the outside walls of the units, including the top and outside courtyard walls. (Board Action: February 13, 2001)

In all instances, the Condominium Board has all authority over the above stated issues.

¹⁵*Declaration of Condominium Article XIV (Amended and Restated, December, 2003*

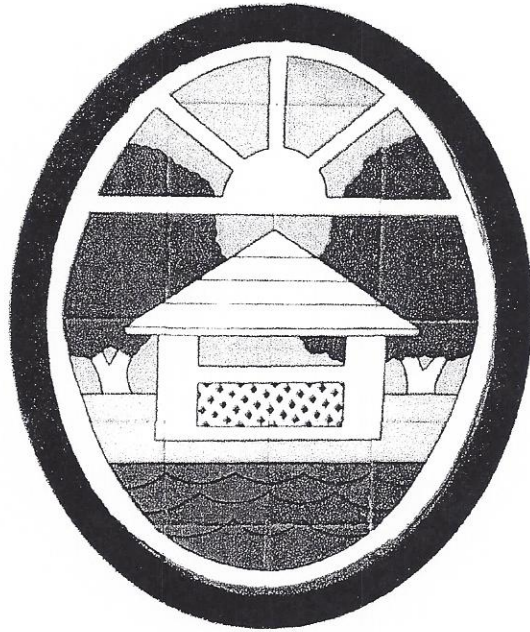
¹⁶*Florida Statutes 718; The Garden Lakes Community Association's Hurricane Shutter Specifications 1992 amended and adopted by Garden Lakes Village I July 11, 1995.*

¹⁷*Declaration of Condominium Article X, XI*

Putting It All Together

Living in *Garden Lakes Village I* gives you the advantages of having a private home, while at the same time, having a condominium association take over many of the troublesome tasks which you would otherwise have to assume yourself.

Historically, *Garden Lakes* has been a friendly, warm and welcoming community. If you take the time to participate in our activities and get to know your neighbors throughout the community, your life here should be an enriching and rewarding experience.



GARDEN LAKES _____ ASSOCIATIONS, INC.

APPLICATION FOR RESIDENCY

Date Submitted _____

A personal interview with the _____ Interview Committee is required for residency. Application must be submitted within 15 days prior to closing.

The undersigned have negotiated an agreement to buy ___ lease ___ Unit # ___ located at _____ in Garden Lakes _____ Association, Inc. from _____ (current owners).

1. Names of purchasers or lessee _____

2. Present Home Address _____ Phone _____

3. Name(s) of persons to occupy residence _____ Age _____

_____ Age _____

4. If lessee: Period of Lease _____ Lessor _____

Lessor Address _____ Phone _____

(Owner is obligated to maintain unit and comply with documents as well as lessee)

NO LEASES/RENTALS ARE PERMITTED FOR LESS THAN FOUR MONTHS AND ONLY ONCE A YEAR.

5. Personal References 1. _____ Phone _____

2. _____ Phone _____

6. Number of vehicles _____ (All vehicles must be garaged) See Articles 19.7 and 19.8 in the Declaration of Condominium

7. Do you own or contemplate owning a household pet? ___ Describe _____

8. Under the Declaration , Articles and By-Laws, the following must be provided:

Name of Real Estate Agent/Broker _____ Phone _____

Attorney handling closing _____ Phone _____

Title Company _____ Phone _____

It is understood that submission of this Application is only preliminary, and the Board of Directors is under no obligation to approve same. I/We certify that this information on this Application is correct and authorize the BOD'S to conduct a thorough investigation.

By signing this application, the applicant affirms that he/she has _____ received and read a copy of the Garden Lakes Community Association and the Garden Lakes _____ Condominium Documents and Amendments, Rules, Policies and Regulations provided to them by the broker, owner or Board of Directors and that each occupant will abide by them fully and dutifully. The unit may not be sublet and this application is not assignable. Occupancy is not allowed prior to approval.

Applicant Signature _____

Applicant Signature _____

Date _____

PROCESSING FEE OF _____ ATTACHED, AS REQUIRED. CHECK PAYABLE TO GARDEN LAKES _____ CONDOMINIUM.

COPY OF SALES CONTRACT OR LEASE AGREEMENT MUST BE ATTACHED

Action by Interview Committee: Approved _____ Disapproved _____ Date _____

Signed _____ (Member of Interview Committee)

Signed _____ (Member of Interview Committee)

Date _____

GARDEN LAKES

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

1. Q. What are my voting rights in the Condominium Association?
A. If there is more than one owner, one owner must be designated as voter. Form provided for same.
2. Q. What restrictions exist in the condominium documents on my rights to use my unit?
A. Each unit shall be used and occupied for single-family, private residential purposes only. Permanent occupancy shall not exceed four (4) persons for a two (2) bedroom Permitted Improvement. See also Declarations for additional information.
3. Q. What restrictions exist in the condominium documents of the leasing/renting/use of my unit?
A. No. unit may be leased / rented unless the entire unit is leased to the same tenant and no part of a unit may be subleased. No unit may be leased /rented for a period of less than four (4) months. New lease terms may not commence more than once in each calendar year. Leases must be approved in accordance with the Declarations. Lessees and renters must go thru the interview/orientation process prior to occupancy, the same as new owners.
4. Q. How much are my assessments to the component condominium association and when are they due?
A. The current annual maintenance fee for my component is \$ _____ payable in quarterly installments of \$ _____. Checks should be made payable to Garden Lakes Village/Villa _____ and mailed to the appropriate management company or dropped in the boxes in the Clubhouse.
5. Q. Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association?
A. Membership is mandatory in the Garden Lakes Community Association, Inc. One vote per unit is permitted. See also the Declarations of Covenants, Conditions and Restrictions for Garden Lakes.
6. Q. How much are my annual assessments to the Garden Lakes Community Association for use of the recreational and other commonly used GLCA facilities and when are they due?
A. The current annual maintenance fee is \$ _____ payable in quarterly installments of \$ _____ due on the first day of January, April, July and October. Checks should be made payable to Garden Lakes Community Association and mailed to Prokop, Inc. Key West Building, 2937 Bee Ridge Rd. #5, Sarasota, Fl 34239, or deposited in the Prokop drop box in the Clubhouse lobby.
7. Q. Are there restrictions regarding automobiles, trucks, and/or recreational vehicles?
A. No trailer, camper, motor home, boat, boat trailer, canoe, motorcycle, motor scooter, go-cart, or other novelty vehicle or similar equipment, or commercial trucks, vans,

tractors, service vehicles or other commercial vehicles shall be permitted to remain upon any portion of the Condominium property , other than for temporary parking, unless parked in an enclosed garage. Any truck or van with commercial language on the exterior or commercial advertising may be parked within enclosed garages only, upon express prior approval of the Board, which may distinguish between those commercial vehicles permitted and those which are not by length, weight, height, appearance, condition and extent of advertising display. No unit owner may park or store more than two permitted vehicles per unit within the Condominium other than for temporary parking. (See Declaration of Condominium and the Deed Restrictions for Garden Lakes..)

8. Q. Is the condominium association or other mandatory membership association involved in any court cases in which it may face a liability in excess of \$100,000.? If so, identify each such case.
- A. No.

NOTE: THIS " FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET" IS REQUIRED TO BE PRESENTED TO NEW RESIDENTS AT THE INTERVIEW/ORIENTATION. IT IS REQUIRED TO BE UPDATED EACH YEAR.

Mortgages	7
Payment of Dues and Assessments	7
Village I Condominium	7
Garden Lakes Community Association	7
Meetings	7
Village I Board of Directors	7
Garden Lakes Community Association	7
Annual Meetings	7
Insurance	8
Basic Structural Elements	8
Homeowner's Insurance	8
Flood Insurance	8
Storm Shutters and Protective Glass Film	8
Who Is Responsible for Maintenance of My House and Courtyard Wall?	8
Putting it All Together	9
Appendix 1 - Prospective Buyer or Renter Form	10
Appendix 2 - Frequently Asked Questions	11
Appendix 3 - Additional Information for Prospective Residents	12
Appendix 4 - Operation of Security Gates	13
Appendix 5 - Report of the New Resident Interview Committee	14
Appendix 6 - Emergency Information	15
Appendix 7 - Guest/family Registration Form	16
Index	17

Table Of Contents

A Brief History of <i>Garden Lakes</i>	1
How Is <i>Garden Lakes Village I</i> Organized?	1
What Are the Responsibilities of the Board?	2
<i>Architectural Review Committee</i>	2
<i>Grounds Committee</i>	3
<i>Irrigation Committee</i>	4
<i>Interview Committee</i>	4
<i>Advisory Committees</i>	4
How May I Use My House?	5
Single Family Use	5
Masts or Antennas	5
Commercial Use	5
Leasing	5
Vehicles	5
Guest Vehicles	6
Recreational Vehicles	6
Commercial Vehicles	6
Animals	6
Other Structures	6
Miscellaneous Restrictions	6
Rubbish	6
Yard Debris	6
Cable Television	7

Appendix 3

Appendix 3 – Additional Information for Prospective Residents

Garden Lakes Village I

Board of Directors: President Mary Lou Moore Vice President Warren Soldwedel
Secretary/Treasurer Betty Wilson and Directors Jocelyn Fenn and Corinne Fleisher

Grounds Committee: Manager Stacia Scofero

Irrigation: Manager Stacia Scofero

New Resident Interview/Orientation: Association Board and Manager

Management Company: Stacia Searcy Scofero 1990 Main Street, Seventh Floor, Sarasota,
FL34236 Office (941) 315-8044 Fax (941) 870-8490 Cell: (941) 920-4814
Stacia@cam-ss.com

Maintenance fees for Village I are due quarterly – January, April, July and October

Maintenance fees for GLCA are due quarterly

Meetings: Village I Association Board meets the second Tuesday of the month. The GLCA
meets the second Wednesday of the month.

Trash pickup is on Mondays and Thursday. Recyclables are picked up on Thursdays. Yard
cuttings are picked up on Wednesday.

The combination for opening the Clubhouse may be secured from the Association

The pool and recreation area admitted by a **CODE**.

Insurance information can be obtained from the Manager.

Appendix 4 – Operation of the Security Gate

Please refer to the first page in the latest Residents Directory

IMPORTANT INFORMATION FOR GARDEN LAKES VILLAGE ONE UNIT OWNERS

At a regular Village One Condominium Board meeting on, Tuesday, January 12, 2010, the following policy was approved by the Board. This is now on file in the Owner's Manual for G. Lks Village One.

In the future, any visitor (friends or family) who visit a resident, may park their vehicles (not Rv's or commercial trucks) in the driveway for up to two weeks. If visitors stay longer, the resident must contact the manager to request a limited additional extension which will be based on the explained extenuating circumstance. The manager shall consider the request and reply within 48 hours.

Our purpose is to protect our residents and our visitors; be sure that our driveways remain clear of grease or oil leakage and discourage theft and vandalism. The Board of Directors appreciates everyone's compliance with this policy.

**Garden Lakes Village I Condominium
Report of the New Resident Interview Committee**

The Resident Interview Committee reviewed and discussed the Documents, including the Covenants and By-Laws of Garden Lakes Village I, with the prospective buyers. They understand and accept the terms contained in the documents.

On _____ (date), the Interview Committee met with _____

_____, the prospective buyers for the residence at _____

_____ presently owned by _____

The Committee (does / does not) recommend approval of this request.

Explanatory comments: _____

New Resident Interview Committee Members: _____

Date: _____

Appendix 6 - Emergency Information
Emergency Information

Individuals to be notified in the event of an emergency:

Name _____ Relationship _____

Address _____ Phone _____

City _____ State _____ Zip _____

Name _____ Relationship _____

Address _____ Phone _____

City _____ State _____ Zip _____

Name _____ Relationship _____

Address _____ Phone _____

City _____ State _____ Zip _____

Name of Physician _____ Phone _____

City _____ State _____ Zip _____

Hospital Preference _____

Medications currently being taken _____

Allergic to the following medications _____

Name of neighbor or friend who has key to your unit _____

_____ Phone _____

_____ Resident/Owner Signature _____

Unit number _____

Phone _____

Garden Lakes Village One Condominium Association, Inc.

Guest/Family Registration Form

For Use During Owner's Absence

Contact the Manager

This will advise that I/we grant permission to the following guests/family members to occupy my/our unit # _____ for the period from _____ to _____

Name: _____ Relationship _____

Address _____ SS# _____

Name: _____ Relationship _____

Address _____ SS# _____

Name: _____ Relationship _____

Address _____ SS# _____

Name: _____ Relationship _____

Address _____ SS# _____

I/we, as owners, understand that I/we are ultimately responsible for our guests/family members' actions as set forth in the Rules and Regulations of the Village One Condominium Documents and the Garden Lakes Community Association, and assure that the above guests/family members have been informed and are thoroughly familiar with the provisions thereof. *Garden Lakes is a Senior Residence Community.*

Owner's Signature _____ Date _____

Owner's Signature _____ Date _____

10/97

XVI (AMENDED AND RESTATED DECEMBER, 2003

XIX

In all instances, the Condominium Board has all authority over the above stated issues.

XIV (Amended and Restated, December, 2003

SEE THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF
CONDOMINIUM OF GARDEN LAKES VILLAGE, SECTION L, A CONDOMINIUM.
RECORDED 1/5/07