

# LITW Policies Revised 2021

## **Attendance at Board Meetings:**

All owners are welcome to attend all Board Meetings. Owners may record or video the proceedings with any desired device. F.S, 720.303 (2) (a)(b)

Any owner may speak at any meeting on the topics of his or her choice. The guests are given three minutes at the end of the meeting to share their concerns. The Board may respond to the presentation at that time or may defer.

**Approved** by motion of the Board \_\_\_\_\_ YC \_\_\_\_\_ Date \_\_\_04/10/2021\_\_\_\_\_

## **Parking on Community property**

The Board of Directors believes our roads are not wide enough to safely allow parking on the streets during hours of darkness. The view of oncoming cars is typically blocked by parked vehicles, and autos cannot safely pass parked cars or one another. The board discourages overnight parking in the streets. The board discourages parking on dead end streets where utility vehicles are unable to navigate (i.e. WREC or Republic Trash or Recycling). We ask that as a courtesy please ask guests and vendors not to block the driveway of your neighbors. Please ask vendors, if parking on the street, to face the correct direction.

**Approved** by motion of the Board \_\_\_\_\_ YC \_\_\_\_\_ Date \_04/10/2021\_\_\_\_\_

## **Records Review by Owners**

It is the policy of Lake in the Woods Owners Association, Inc (LITW) that any lot owner may examine any records from the Association without having to provide a reason.

Records are kept for seven years. All physical records from years prior to the current year are stored in the records cabinets in the conference room located at the maintenance building.

All records will be examined in the conference room. A desk and chair are provided.

Records will be copied (up to fifty pages) for any owner upon request. LITW charges

\$1.00 per page. Requests for pages above this number will be fulfilled by using a commercial copy service. The recipient is responsible for all costs associated with such requests. You may take photos of records at no charge,

Records will be available Mondays and Wednesdays between 9:00 AM and 3 PM. We require 72-hour notice to ensure we can fulfill all such requests.

All monthly financial reports the Board receives from our accountant, and Board

meeting minutes, along with attachments are available on the LITW website

(<https://litwoods.com>). We provide total access but will not search for particular documents or specific records.

**Approved** by motion of the Board \_\_\_\_\_ YC \_\_\_\_\_ Date 04/10/2021\_\_\_\_\_

## **Sidewalks**

The sidewalks belong to Lake in the Woods Owners Association, Inc and will be maintained by Lake in the Woods. If a residents' vendor breaks the sidewalk while working for the residents, the owner is responsible.

Approved by motion of the Board \_\_\_ YC \_\_\_\_\_ Date 04/10/2021\_\_\_\_\_

**Traffic Laws/Speed Limits on Lake in the Woods Owner Association property**

All roads within the Community are private and are owned by the Lake in the Woods Owner Association, Inc.

To ensure safety of residents and their guests, the maximum allowable speed is 30 miles per hour. Owners are obligated to observe this speed limit and are responsible for ensuring their family members, guests, tenants, and invitees are compliant with this rule.

The board does aggressively enforce the traffic laws by having the sheriff in to monitor compliance and write citations.

**Approved** by motion of the Board \_\_\_\_\_YC\_\_\_\_\_ Date 04/10/2021\_\_\_\_\_

**Mailbox keys:**

Patron mailbox numbers are assigned by the US Post Office according to the property address. Mailboxes and keys are the property of Lake in the Woods Owners Association, Inc. Patron mailbox keys should be transferred to new owners upon closing. Two keys for the appropriate patron mailbox were issued to every owner (in 2014). Lake in the Woods does not have spare or additional keys for any patron mailbox.

**Replacing lost keys:**

Contact Bob Schneider or Marty Martino, they will replace your set of keys for \$25.00.

**Replacing locks:**

Any person that damages the lock, will be responsible for the replacement of the lock for \$50 including 2 new keys.

**FOR REPLACEMENT OF LOCK OR KEYS: Make your check out to Lake in the Woods Owners Association**

**Approved** by motion of the Board \_\_\_\_\_YC\_\_\_\_\_ Date \_\_\_04/10/2021\_\_\_\_\_

**Park Area and The Island:**

The Park Area and The Island are Closed from Dusk to Dawn. This includes the parking lot. Excludes special events and overflow parking with notice.

**Approved** by motion of the Board \_\_\_\_\_YC\_\_\_\_\_ Date\_\_04/10/2021\_\_\_\_\_

**Garbage Cans/ Recycling Bins**

Garbage Cans/Recycling Bins are to be kept out of sight when not in use.

**Approved** by motion of the Board \_\_\_\_\_YC\_\_\_\_\_ Date 04/10/2021\_\_\_\_\_

**Holiday Decorations:**

We suggest that holiday decoration be removed within 30 days after the holiday.

**Approved** by motion of the Board \_\_\_\_\_YC\_\_\_\_\_ Date \_\_04/10/2021\_\_\_\_\_

**Fishing Rules and Lake Access:**

Lake 1: Access is open to all residents along the lakeside area and on the island.. Private property must be respected. Fishing is catch and release only. The lake and island are closed from dusk to dawn.

Lake 2: Access is open to all residents only across the back end of the lake next to the preserve. Fishing is not permitted along private property. Fishing is catch and release only. Lake access is closed dusk to dawn.

**Approved** by motion of the Board \_\_\_\_\_YC\_\_\_\_\_ Date \_\_04/10/2021\_\_\_\_\_