



EIGHT SIMPLE RULES FOR LIVING HARMONIOUSLY IN LAKE MANDARIN

1. **Lake Mandarin is a deed-restricted community;** all properties are held, sold and conveyed subject to the governing documents of the Association. This means the rules apply equally to every homeowner and resident. The governing documents are: The Florida Statutes, the Declaration of Covenants and Restrictions, the By-Laws and their rules and regulations.
2. **Consideration for your neighbors' health and safety is paramount.** Nuisance activities such as loud late-night music or parties, excessive parking in cul-de-sacs, and barking dogs are prohibited.
3. **BEFORE you build, change, paint, or install anything outside your home,** you must obtain written approval from the Architectural Control Committee of the Board of Directors. You may also be required to obtain a permit from the City of Jacksonville and/or adhere to setbacks required by the City.

Examples include, but are not limited to: a new roof, a storage shed, a porch, an awning, a window air conditioning unit and, most importantly, new painting.

4. **No wheeled vehicles or boat shall be kept or parked in front or side yard** of any lot. No trailers shall be maintained or kept on any lot. No wheeled vehicles of any kind may be kept or parked in a state of disrepair between the paved road and single-family residences.
5. **Yards must be kept neat and presentable.** No trash, garbage, rubbish, debris, waste material or other refuse shall be deposited or allowed to accumulate or remain on any part of the yard.
6. **Jacksonville's leash law applies to every dog** in Lake Mandarin. When you walk your dog, you must clean up after your dog.
7. **The only signs permitted** in Lake Mandarin are "for sale" or "for rent".
8. **The Lake Mandarin Association Park is for the enjoyment of humans.** If you bring your dog, you are required to clean up after your dog.