

**Rules and Regulations**  
**For Residents of Lake Mandarin Homeowners' Association, Inc**  
Created: January 13, 2026 Last Updated: [January 13, 2026](#)



*The Rules & Regulations in this document supersede those contained in any previous documents.*

*Should any of the mailing addresses or links in this document become obsolete, the Board of Directors will revise this document as an administrative change and provide written notice to homeowners. Any other changes will continue to require homeowner notification and formal approval by the Board of Directors*

**PREAMBLE: The Covenants, Conditions and Restrictions (“Covenants”) exist solely for the purpose of protecting the value and desirability of said property.**

**ARTICLE IV SECTION 5. RULES AND REGULATIONS. From time to time, the association may adopt, alter, amend and rescind reasonable rules and regulations. Such rules and regulations shall be consistent with the rights and duties established by this Declaration.**

*Amended Declaration of Covenants, Conditions and Restrictions For Lake Mandarin (“Covenants”) Recorded 11/21/2013*

The Covenants contain restrictions designed to promote harmonious relationships within our community. By virtue of living in Lake Mandarin, all residents, including renters, agree to abide by the restrictions in the Covenants. They also agree to abide by the **LMHOA Rules and Regulations, which serve to further define the Covenants.**

The Board of Directors created this document for residents to have a convenient single source of both the Covenants and the Rules & Regulations. Each section contains direct quotes from the Covenants followed by Rules and Regulations, if any, pertaining to those quotes. (The complete Covenants are available at [https://www.lakemandarinhoa.com/documents/covenants-and-restrictions-filled/.](https://www.lakemandarinhoa.com/documents/covenants-and-restrictions-filled/))

|                                               |          |
|-----------------------------------------------|----------|
| <b>ALL PROPERTIES .....</b>                   | <b>1</b> |
| MAINTENANCE RESPONSIBILITY .....              | 1        |
| MAINTENANCE RESPONSIBILITY .....              | 2        |
| MOTORISTS' VISION TO REMAIN UNOBSTRUCTED..... | 2        |
| DRAINAGE .....                                | 2        |
| SIGNS .....                                   | 2        |
| PETS .....                                    | 3        |
| REPAIR, PARKING & STORAGE OF VEHICLES .....   | 3        |
| NO OFFENSIVE ACTIVITIES .....                 | 4        |
| GARAGE SALES.....                             | 4        |
| RENTALS .....                                 | 5        |
| RESIDENCE USE RESTRICTION .....               | 5        |
| NO SHEDS, SHACKS OR TRAILERS .....            | 5        |
| <b>COMMON GROUNDS .....</b>                   | <b>6</b> |
| THE PARK.....                                 | 6        |
| MOTORBOATS .....                              | 6        |
| FISHING .....                                 | 6        |
| PLANTS .....                                  | 6        |
| DUMPING .....                                 | 6        |
| OFFENSIVE ACTIVITIES.....                     | 6        |
| ANIMALS .....                                 | 6        |

## ALL PROPERTIES

### MAINTENANCE RESPONSIBILITY (Covenants Article VI Sec. 7)

Homeowners shall maintain their property and easements in a ***neat, trim and presentable manner***.

The grounds of each lot (whether vacant or occupied) shall be maintained in a ***neat and presentable condition*** as defined in the Rules and Regulations.

Upon the failure of any owner to maintain the yard in a neat, trim and presentable condition, the HOA or its contracted landscapers has the right to render the lot neat and presentable, after ten (10) business days' notice to the owner. The owner shall be liable to the Homeowners Association for the amount expended. The amount expended shall become a permanent charge and lien upon the lot, enforceable by any proceeding at law or in equity.

#### **Rules & Regulations**

The ***grounds of each lot*** to be maintained in a ***neat and presentable condition*** are all areas, including back yards, that are visible to the public from streets, adjacent properties, or the lake.

Easements include HOA easements as well as grounds between an owner's property line and an adjacent public street. Note: Public property in Lake Mandarin extends 30' on either side of the center line of a public street – typically up to and including the sidewalks (if any). The city repairs the sidewalks and streets in this public property, but homeowners are responsible for other maintenance such as mowing, edging, and keeping sidewalks free of hazardous debris.

***Neat, trim, and presentable*** means:

#### **For Yards:**

- During the growing season, the standard is weekly mowing, edging and blowing
- Grass must not exceed 6 inches
- Dead leaves, limbs, trees, and shrubs removed
- Yard free of excessive weeds
- Vegetation trimmed so it does not obstruct pedestrian passage on sidewalks
- Sidewalks and driveways kept clean of mildew and lichen that accumulate to the point of posing a slip and fall hazard to pedestrians
- Driveways, sidewalks, and streets (curbing) edged, cleared of debris, and blown off
- No trash, garbage, waste materials or other refuse may be deposited or allowed to accumulate or remain on any part of the yard or driveway
- Trash bags, garbage cans, recycle bins, and miscellaneous items for pickup kept in the garage or out of sight until collection days
- Miscellaneous Personal Property items -- such as exercise equipment, tricycles, toys, ladders, tools -- kept outdoors must be hidden from streets, adjacent parcels, and the lakes (e.g. only permitted in fully fenced back yards or behind screens or concealing vegetation).
- Docks, and boats stored on or at the lakes, are kept in a clean and tidy state, and repaired or removed if damaged.

## ALL PROPERTIES

### MAINTENANCE RESPONSIBILITY *Neat, trim, and presentable* means: (Cont.)

#### For Structures:

- Mailbox posts and trim maintained in an upright position. Rotting wood replaced and repainted.
- Damaged siding repaired and painted
- Dirty or mildewed surfaces cleaned
- Faded paint refreshed
- Fences in good repair
- Screened enclosures repaired (no dangling screens)

### MOTORISTS' VISION TO REMAIN UNOBSTRUCTED (Covenants Article VI Sec. 9)

The Homeowners Association shall have the right to remove, or require the removal of any fence, wall, or vegetation that obstructs the vision of the motorist.

### DRAINAGE (Covenants Article VI Sec. 8)

No trash, garbage, grass clippings, leaves or pine straw shall be deposited in any street, gutter or swale.

French drains, scuppers and swales shall be kept free of debris.

**Dumping anything into storm drains is prohibited.**

#### **Rules & Regulations**

Residents are responsible for keeping yard clippings, plant matter, and trash off storm drain grates that abut, or are in near proximity to, their property.

It is not permissible to blow grass clippings or other debris into the storm drains or into the Lakes.

### SIGNS (Covenants Article VI Sec. 13)

No sign shall be placed upon any lot except [sic] For Rent, For Sale or Garage Sale signs. Signs may only refer to the property on which they are placed. Small signs provided by home security companies are an exception. The BOD may enter upon any property to remove signs which do not comply.

#### **Rules & Regulations**

No sign shall be placed on a tree trunk at any time.

Signs must be no larger than 3' x 3' (excluding supporting posts).

## ALL PROPERTIES

### **PETS** (Covenants Article VI Sec. 3)

It is permissible to keep a maximum of three pets on the lot.

Three dogs, cats, or birds (in cages) or combination thereof may be kept as pets, not to exceed three. Livestock or dangerous reptiles may not be kept.

No animals may be kept for commercial purposes, including breeding.

Dogs must be confined to the lot at all times, on a leash, or under other restraint.

If an animal becomes dangerous or a nuisance, it must be removed.

#### **Rules & Regulations**

“Nuisance” includes:

- Prolonged outdoor barking
- Unaltered animals allowed to roam freely and breed
- Pet waste habitually not picked up by the owner, whether on their own or other properties
- Habitually not in compliance with Duval County’s Animal Control Ordinance (462 Part 3)

[https://library.municode.com/fl/jacksonville/codes/code\\_of\\_ordinances?nodeId=TITXIIIHECO\\_CH462AN\\_PT3NU](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXIIIHECO_CH462AN_PT3NU)

### **REPAIR, PARKING & STORAGE OF VEHICLES** (Covenants Article VI Sec. 5)

- a. Repair of any vehicle outside of the garage is prohibited. No inoperable vehicle of any type is allowed to be present on a Lot at any time. Inoperable includes any vehicle that is required to display, but fails to do so, a valid state license tag.
- b. No RV, boat, camper or utility trailer may be present or stored on a lot at any time unless it is behind a fence and not visible from the street or side lots.
- c. Overnight street parking of any vehicle in a cul-de-sac is prohibited.
- d. All vehicles shall be parked on a paved surface and cannot be parked on any other part of the lot.
- e. No commercial vehicles allowed on any property. Commercial vehicles are those which are capable of carrying nine people, and/or have a boxed compartment that is not accessible from the cab, and/or weigh three or more tons, and have exterior commercial signage.

#### **Rules & Regulations**

Wheeled vehicles in a state of disrepair may not be kept anywhere on your lot except inside your garage.

“State of disrepair” is “the condition of something that is broken, damaged, or in need of repair due to neglect, lack of maintenance, or decay.”

## ALL PROPERTIES

### **NO OFFENSIVE ACTIVITIES** (Covenants Article VI Sec. 4)

No illegal or offensive activity shall be permitted on any property.

Trash, garbage or yard waste shall not be allowed to accumulate or remain on any parcel.

Fires for burning trash or refuse are not permitted.

Noise that can be heard beyond the boundaries of the Lot shall be considered a nuisance.

#### **Rules & Regulations**

Loud late-night music is not allowed.

Be respectful of the neighborhood and remove your holiday décor within 30 days of the occasion.

### **GARAGE SALES** (Covenants Article VI Sec. 14)

The association sponsors two community garage sales each year. They take place on the third Saturday in March and October. Individual garage sale signs shall be put out the morning of the sale and removed before sunset. Signs shall only be placed on the property where the sale is being held. All unsold items shall be stored in the garage until collection day. No items may stay outside. The Jacksonville Ordinance\* restricting the number of garage sales shall be enforced by the HOA.

\*[https://library.municode.com/fl/jacksonville/codes/code\\_of\\_ordinances?nodeId=TITXVIII\\_AUS\\_CH656\\_ZOCO\\_P\\_T4SURE\\_SPBMIRE\\_S656.402REDI](https://library.municode.com/fl/jacksonville/codes/code_of_ordinances?nodeId=TITXVIII_AUS_CH656_ZOCO_P_T4SURE_SPBMIRE_S656.402REDI)

## ALL PROPERTIES

### **RENTALS** (Covenants Article VI Sec. 15)

- a. Owners shall be held responsible for keeping their rental property in good repair. Tenants are not responsible for the upkeep of properties.
- b. All leases must include a provision requiring tenants to abide by the LMHOA Declaration of Covenants, Conditions and Restrictions and LMHOA Rules and Regulations.
- c. Owners shall inform the HOA of new tenants moving in.

#### **Rules & Regulations**

The Covenant provision “Tenants are not responsible for the upkeep of properties” does not apply if the rental agreement specifies the tenants are responsible.

Rental agreements must have a minimum term of 6 months. A property may not, in whole or in part, be rented for more than three times in a calendar year.

### **RESIDENCE USE RESTRICTION** (Covenants, Art. VI Sec. 1)

Lots shall be used for residential purposes. Home-based businesses must comply with applicable zoning restrictions.

- a. No structure shall be erected or permitted to remain on any lot other than for use as a single family dwelling.
- b. No trailer, shed, basement, garage, detached structure, or outbuilding shall be used as a residence.
- c. No building on any lot shall be subleased by a tenant or other occupant who is leasing the property.

### **NO SHEDS, SHACKS OR TRAILERS** (Covenants Article VI Sec. 10)

No shed, shack, trailer or other temporary structure of any kind shall be erected or permitted to remain on any lot without the written approval of the ARC.

## COMMON GROUNDS

### THE PARK (Covenants Article X)

#### **Rules & Regulations**

The Lake Mandarin Park is accessed with a lock code available to all homeowners. To obtain the code, the homeowner must submit the Park Access Code Application and Agreement available online at <https://www.elimservices.com/lake-mandarin-park-access-code-application-agreement/>.

By signing the Access Code form the homeowner agrees to abide by the rules listed on the form.

### MOTORBOATS (Covenants Article X Sec. 1)

No diesel or gasoline motorboats are permitted to be docked or used in the lakes.

### FISHING (Covenants Article X Sec. 3)

Fishing with nets prohibited.

Fishing is permitted from dawn to dusk.

#### **Rules & Regulations**

Fishing in lakes is for residents only.

Fishing is "catch & release" only

Persons fishing must have a current Florida Fish and Wildlife permit at the time of fishing.

### PLANTS (Covenants Article X Sec. 4)

No plants may be planted or allowed to extend into the lakes.

#### **Rules & Regulations**

Lot owners are responsible for maintaining the lake shoreline on their property.

### DUMPING (Covenants Article X Sec. 5)

No yard trash, garbage or any other items shall be discarded into the lakes or on the common areas.

### OFFENSIVE ACTIVITIES (Covenants Article X Sec. 6)

No offensive or illegal activity will be permitted on or around the common areas.

### ANIMALS (Covenants Article X Sec. 7)

Animals shall be leashed and under control.

Owners are responsible for cleaning up their pets' waste.