

LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

03-15-2024

Here are the more important stories we had this past and upcoming weeks:

Cleaning of Sidewalks & Driveways – Years back, the Board of Directors passed a motion stating that the Association would assume responsibility for cleaning most of the sidewalks and driveways in the Community in addition to all common areas. We are happy to announce that Mr. Tamas Pataki, who does not need further introduction, is scheduled to start this project next week. At this time, it is still unclear how long it will take Mr. Pataki to complete the project, however, what we do know is that it will greatly improve the overall look of LakeRidge Falls.

Architectural Guidelines – During its last meeting, the Board of Directors approved a revision to the Architectural Guidelines. While this was a minor revision, it should have a significant benefit to many of the Association's residents. Several residents approached the Board of Directors recently explaining that the current timeline for installing hurricane protection shutters, i.e. 3 days prior to the announced arrival of the hurricane or tropical storm, is too short. To their account, it is hard to locate individuals and/or vendors who are available to assist with installing hurricane protection materials within this specific time frame. Attending to this concern, and as described before, the Board of Directors amend Article 11, Hurricane Protection of Windows and Lanais/Window Film Regulations, of the Architectural Guidelines to read:

“Unless exceptional circumstances are involved, protections may be installed or operated up to ~~three (3) days~~ **seven (7) days prior to the announced arrival of the hurricane or tropical storm. Hurricane protection shall be removed within seven (7) days after the hurricane or storm threat is declared over.”**

In simple words, residents are now allowed to install hurricane protection materials sooner than before, which should provide sufficient time to locate/hire assistance. With this in mind, we encourage all members to read the latest revision of the Architectural Guidelines. A copy of the Architectural Guidelines is attached to this email, posted on the Association's portal, and available on the [Association's website](#).

Animal Control – Unfortunately, we were informed of a recent potential incident involving a pet. Apparently, a resident's dog bit another resident who was riding a bicycle. It was reported that despite the fact the dog was leashed the resident unfortunately sustained an injury, which required medical attention.

The Association governing documents, Exhibit “C,” Initial Restrictions and Rules, 2, Restricted Activities, (b) states that:

“The following activities are prohibited within the Community.... Raising, breeding, or keeping animals, livestock, or poultry of any kind, except that a reasonable number of dogs, cats, or other usual and common household pets may be permitted in a Lot (not to exceed two animals); however, those pets which roam free, or, in the sole discretion of the Board, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Lots shall be removed upon request

of the Board. If the pet owner fails to honor such request, the Board may remove the pet. Dogs shall be kept on a lease or otherwise confined in a manner acceptable to the Board whenever outside the dwelling, and the person walking the dog shall clean up after it. Pets shall be registered, licensed, and inoculated as required by law..."

Besides the clear rules that govern the Association, Manatee County Animal Ordinance 12-10 is even clearer:

"The owner or custodian of a dog or cat must have direct control of such animal at all times... PHYSICAL CONTROL shall mean the immediate and continuous control of an animal at all times by means such as an animal carrier or cage, leash, cord, or chain of sufficient strength to restrain the animal when off the property of the owner or custodian or on public property. The leash, cord, or chain shall not exceed eight (8) feet in length."

Please, we urge all residents to take a moment to go over both the rules governing this community and the Manatee County Animal Ordinance, especially Sec. 2-4-11: Dogs and Cats at Large; Direct Control; Exceptions and Sec. 2-4-12: Nuisance Dogs and Cats. Also, please note that while nearly all such issues of this type are resolved within the community without the need to proceed with any further enforcement action, the same is not true with Manatee County's Animal Services. As some residents may testify firsthand, reported cases by residents to Manatee County's Animal Services usually end up with fee results and/or corrective measures. Please help us keep this community safe. Please make sure to have control of your pet when walking the street. Thank you in advance for your assistance and understanding on this matter.

Have a healthy and safe weekend.

Sincerely,

Oded Neeman - CAM
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