

MIDDLE LAKE ASSOCIATION

Sun City Center, Florida

GOOD NEIGHBOR POLICIES

Policies and practices governing the conduct of property owners, residents, and their guests are aimed at keeping the area around our Lake a desirable place to live. However, they cannot be enforced except by your support and cooperation. We appeal to every Middle Lake resident to take an active part in our Association and to show consideration for the rights and feelings of neighbors. All applicable covenants and deed restrictions that pertain to owners and renters on Middle Lake should be observed.

1. Alligators, ducks and other wildlife should be enjoyed, **but left strictly alone.** **NO WILDLIFE SHOULD EVER BE FED.** Wildlife should not be molested, or their habitat disturbed in any way. If any form of wildlife becomes a general problem, the Executive Board of the MLA will take the problem up with the Florida Game and Fresh Water Fish Commission, who has legal authority to handle such matters.

2. Don't invite trouble from alligators by feeding or teasing them. Wild alligators normally avoid humans. They will attack if they feel they are cornered. They will lose their fear of humans if they are fed, and will then approach humans looking for food. An alligator does not understand "that's all the food there is", and will come after more. **AN ALLIGATOR CAN OUTRUN A PERSON ON LAND FOR 30-50 METERS, AND HIS TAIL IS A FEARSOME WEAPON.** However, alligators are part of our wildlife environment, and can be enjoyed from a distance, or through the lens of a camera.

3. At one time it was strictly forbidden to have your dog with you on your boat. We have amended that to this warning: To an alligator your dog is a delightful snack, and the gator will have no problem launching himself onto your pontoon boat. The gator does not bother people in a boat, even a canoe, but if there is a dog in that boat the gator will be tempted to upset the craft to get to the dog. Please don't take that risk. Pets are not permitted to roam free or to be tethered, per Hillsborough County Leash Laws. It is not advisable to pen them in the back yard, for their safety and the nuisance factor to your neighbors. Always clean up after your pet.

4. Only people who are appointed by the Middle Lake Executive Board and who possess any required federal/state/county licenses, are allowed to shoot a weapon from any property surrounding the lake or from a boat on the lake. This includes but is not limited to air rifles or pellet guns. The Sheriff will be called for any infraction of this rule.

5. Residents are responsible to inform all guests to keep off the islands. There is a risk of encountering an alligator or a snake, the vulture droppings contain harmful bacteria and the vegetation is infested with biting insects. All wildlife on the islands should not be disturbed. We treat the Middle Lake Islands as wildlife refuges.

6. Fishing in the Lake is limited to residents/renters and their house guests, and the home owner must be present. Unauthorized fishermen can be a problem. If they do not leave when requested, notify the Sheriff's Office. If possible, obtain the car/truck tag number.

7. No boats other than those owned by residents and permanently docked on the Lake are permitted. If outside boaters do not leave when requested, contact the Sheriff's Office. Motor-driven boats on the Lake are not to exceed a speed of 10 mph (8.7 knots), in order to avoid creating wakes that erode the islands and the earth below seawalls. Boats should be kept away from seawalls while under power, due to the danger of hitting and dislodging an irrigation intake pipe, especially during times of lower water levels in the Lake.

8. Please be aware of the risks of swimming in the Lake. We strongly advise against this practice. There are alligators, (even if you don't see them). The water away from the seawalls can be deep. Bacteria in the water can make you ill and/or cause skin irritation.

9. Be considerate of your neighbor's view when locating plantings, do not cut off the view of the lake or islands. If you do not use a lawn/shrub service, please make an arrangement with a service, or individual to take care of your property during any prolonged absence from home. It is prohibited to place grass clippings in the Lake.

10. If you wish to dry clothes outside, please do so lakeside, on a temporary apparatus, removing it when not in use.

11. Any outdoor lights should be located and shielded so as not to shine into a neighbor's window or yard, and not to glare into the window of across the Lake neighbors by reflection from the water.

12. Be considerate of your neighbors by keeping the volume of electronic equipment, like TVs, radios & players, turned down.

Any concerns or complaints should first be brought to your Area Director. And if further assistance is required, please submit them in writing to the President of the Middle Lake Association.

Let's all work together to be good neighbors and for the betterment of our Middle Lake Community.

Sheriff's Office non-emergency number: (813) 247-8200

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