



Lakes Estates Homeowners Association, Inc.
Sarasota, Florida

Lakes I & II Mailbox Rules and Owner's Guide

Each household must keep its mailbox in good condition, with correct paint colors and a working light. Uniform, attractive mailboxes beautify our neighborhood and enhance our property values. Parcel owners own their mailbox and are responsible for maintaining it according to uniform standards adopted by the Lakes I & II HOA (this document). If you have questions, reach out to a Board member or one of the neighborhood handymen listed on page 3. Thank you for helping keep the Lakes a premier community. -- The Board

MAILBOX TRANSITION



New Mailbox



Old Mailbox

We are phasing out the old wooden mailboxes (right) with new ones (left) made of more durable materials that require less upkeep. You are not required to replace your mailbox until it is worn out or unrepairable. When you do replace it, upgrade to a New Mailbox.



Mailbox Rules: One-Page Summary

Each household must keep its mailbox in good condition,
with correct paint colors and a working light

PAINT COLORS

- Paint type = exterior latex, satin sheen
- Post and arms = Sherwin Williams **SW 6125 "Craft Paper"**
- Letter receiver (the mailbox itself) = Sherwin Williams **SW 7675 "Sealskin"**
- Blue background on address arm = Sherwin Williams **SW 6531 "Indigo"**
- House number and heron logo = high-quality base white paint or primer
- Free paint for touchups can be obtained from Marv Miller, 1732 Oak Lakes Drive, mnmiller2@gmail.com

LIGHT

- Light color temperature: = **2700K** (warm white)
- Light brightness = **500 Lumens**
- Power the light with electricity; solar or battery-powered lights are not allowed

ELECTRICAL WIRING

- Lighting wires must be hidden inside the post and underground
- Electrical work must conform to local and national electric codes; call 811 before digging

REMINDERS

- The house number and letter receiver must be visible at all times
- Ensure nothing blocks the mailbox light from shining on the street
- Do not add permanent decorations to a mailbox post
- Do not attach rain gauges, flag-pole holders, etc., to a metal mailbox post
- Do not bury the post in rigid concrete; it must give way when struck by a vehicle

WARNING LETTERS

If you receive a warning letter from the HOA's management contractor, please correct the problem within 30 days. Please don't hesitate to contact the contractor or a Board member with any questions or concerns.

MORE INFORMATION - [Lakes I & II Mailbox Rules & Owner's Guide](#)



Mailbox Installation Checklist



Measuring from the top of the property-side edge of the gutter . . .

The post is set back 23 inches from the gutter edge and is level.

The top of the address arm is 42 inches above the gutter edge and is level.

The back of the letter receiver is 1.5 inches from the post. The mailbox door when closed is roughly aligned with the property-side edge of the gutter.

The post is buried 2 feet deep in dry concrete or loose stones. A poured cement footer is prohibited because it is too rigid. The U.S. Postal Service requires a mailbox to give way when struck by a vehicle.

All electrical work must conform to local and national electric codes. Lighting wires must be hidden inside the post and underground.



Caution! There are underground electrical lines very close to the mailboxes. State Law requires you to call 811 two days before digging. <https://sunshine811.com/>



Mailbox Resources

WHERE TO BUY PARTS Owners may use any supplier to replace any part. Both our old and new mailboxes were designed by Lykins Signtek, which can produce units and parts to order and can help arrange installation. As of September 2026, Lykins charges \$120 to install a New Mailbox, connect the light, and remove the old mailbox.

Lykins Signtek
5048 Colonia Lane East, Nokomis, FL 32475
contact@lykins-signtek.com, (941) 484-9169

ESTIMATED COST OF PARTS As of September 2026, the estimated cost of each part is roughly as follows (varies by supplier; does not include tax; verify price before purchasing):

- New Mailbox unit w/ LED bar light & transformer = \$875 + \$120 installation
- Letter receiver (mailbox itself) = \$50+
- Address arms w/ carved house # ("sandblasted in wood grain") = \$75 per arm
- 4-inch integrated LED bar light = \$50 (varies; sold in multi-packs; try Lykins or eBay)
- Transformer for LED bar light = \$50
- Light sensor (photocell) (optional) = \$25

If you find any estimate above is materially inaccurate or out of date, please let a Board member know so that this list can be updated.

TRANSITION REMINDERS Flat plastic house number plaques are being phased out; when the plaque or address arm needs to be replaced, upgrade to the correct address arm (page 5). When replacing an Old Mailbox or a wood post, upgrade to a New Mailbox.

QUESTIONS? NEED A HANDYMAN? The following neighbors are happy to help guide you, and may be willing to do repairs for a fee:

- Marv Miller, 1732 Oak Lakes Drive, mnrmiller2@gmail.com
- Anthony Lima, 941-961-9902, limahomerepair@yahoo.com



Lakes I & II Mailbox Rules & Regulations

Each household must keep its mailbox in good condition with correct paint colors and a working light

PAINT	
Paint type	Exterior latex, satin sheen
Post and arms	Sherwin Williams SW 6125 "Craft Paper"
Letter receiver (the mailbox itself)	Sherwin Williams SW 7675 "Sealskin"
Blue background on address arm	Sherwin Williams SW 6531 "Indigo"
House number and heron logo	Apply adhesive numbers made of reflective white vinyl (these can be obtained through Lykins). Or use a high-quality base white paint or primer. For reflectivity, mix in reflective glass powder as seen on traffic signs..

THE LETTER RECEIVER (the mailbox itself) must be kept in good condition. A dented or broken letter receiver must be repaired or replaced; a faded one should be repainted.

THE MAILBOX LIGHT must be kept in good working order at all times and shine continuously at night. Nothing may block the light from shining on the street. Owners are responsible for maintaining their own light and wiring. For all mailboxes, **the correct color temperature is 2700K (warm white) and the correct brightness is 500 Lumens**. If a frosted weather cover is used with an Old Mailbox light, the brightness may need to be higher (e.g., 800 Lumens) to achieve the correct brightness. Colored bulbs are prohibited.





THE MAILBOX LIGHT, CONTINUED For a New Mailbox, the correct light fixture is a 4-inch integrated waterproof LED bar light. With an Old Mailbox, a standard screw-in light bulb may be used. A bar light should point downward at a 45-degree angle. **Mailbox lights must be powered by electricity from the home**, directly or as part of a landscape lighting run. Solar and battery-powered lights are not allowed because they are inferior to wired lights in reliability and brightness and can be unsightly. Owners may use a timer, photocell, or light sensor to save energy. Lighting wires must be hidden inside the post and underground. All electrical work must conform to local and national electric codes.

THE ADDRESS ARM AND HOUSE NUMBER must be kept in good condition. A worn-out or unrepairable address arm must be replaced. Lykins-Signtek sells replacement arms and can provide correct dimensions. The address arm may be made of any durable weatherproof material; the arms on the New Mailboxes are made of high density



polyurethane. The house number must be carved into the address arm ("sandblasted with grain texture"). **Flat plastic house number plaques are no longer allowed**; an existing one must be retired

when the address arm is replaced. **The house number must be visible on both arms and remain unobstructed.** Plantings on or near a mailbox post must be kept neat and may not obscure the letter receiver or house number as viewed from the street, nor block the mailbox light from shining on the street.

THE POST height is 60 inches (5 feet) above ground level with an additional 24 inches (2 feet) buried. The post may be buried in dry concrete or loose stones; a poured cement footer is prohibited because it is too rigid. The U.S. Postal Service requires a mailbox to give way when struck by a vehicle. The correct setback is 23 inches from the top of the property-side edge of the street gutter. The post must be vertically level. With a New Mailbox, the post is a 5"x5" square aluminum structural member with a slanted top (bevel). The support arm, which is hidden by the address arms, is also 5"x5" aluminum. **Wooden posts are being phased out**; when you replace the post, upgrade to a New Mailbox. When repairing a wooden element, prefer a fiberglass reinforced filler (Bondo, epoxy putty). (For historical reference, the wooden posts were 6x6 square (actual dimensions: 5.5"x5.5"), made of solid, pressure-treated, kiln-dried cedar.)





PROHIBITED ITEMS Adding a permanent decoration to a mailbox post is prohibited. Nothing may be permanently attached to or placed on a metal mailbox post, including rain gauges, solar panels, and flag-pole holders. No newspaper box or other receptacle of any kind may be erected on any lot.

ABOUT OUR NEIGHBORHOOD ASSOCIATION The Lakes Estates HOA ("Lakes I & II") consists of 101 homes within the Lakes of Sarasota development situated along Cottonwood Trail, Oak Lakes Drive, and the portion of Oak View Drive between McIntosh Road and the creek bridge. It is one of four neighborhood associations within the development. The others are Lakes Condos (42 homes), Timberlakes (46 homes), and Lakes III (89 homes). Each of these sub-associations has power to make its own rules for mailboxes, architecture, landscaping, parking, vehicles, etc., and each maintains its own portion of the roads, excluding the Loop Road, which is instead maintained by the Lakes Maintenance Association.

ABOUT THE MAINTENANCE ASSOCIATION The Lakes Maintenance Association manages the amenities and common areas, together with the Loop Road, within the Lakes of Sarasota development. The Association's nine-member board is composed of two representatives from each of the four neighborhood associations plus an additional seat that rotates annually among them. The Maintenance board levies assessments on the sub-associations and can enforce rules and regulations throughout the development. Historically, mailbox policy and enforcement have been left to the sub-associations.

ABOUT VIOLATION LETTERS If you receive a violation letter about your mailbox, please correct the problem within 30 days of the date on the letter. If the problem is not corrected, the Board may levy a fine. If you feel you've received a violation letter in error or unfairly, please immediately contact the HOA's management contractor or a board member. Violation letters are issued by the management contractor, not the Board. The contractor inspects our neighborhood on a regular basis and sends out violation letters to owners whose property appears to be out of compliance with our rules or governing documents. To remain impartial, **Board members are not involved in these routine inspections and do not see violation letters before they are sent out.**