

Lakeshore Village Homeowners Association, Inc. Rules and Townhome Entries, Decks, Balconies, and Patios Guidelines

1. **Appearance:** All Units' front entries, decks, balconies, and other areas visible from the common elements must be kept in a neat and tidy order, free of trash, trash containers, debris, toys, and sports equipment. This includes (but is not limited to) immediate pickup of animal excrement, cigarette butts, toys and storing trash out of sight in sealed bags/covered containers.
2. **Decorations:** No sculptures, statues, or other significant display items are allowed, with the exception of holiday decorations which must be of a reasonable size and nature. Decorations cannot be replaced in or on the entries, decks, balconies, and patios more than four (4) weeks prior to the holiday and must be removed no more than two (2) weeks after the holiday has occurred.
3. **Potted Plants:** No more than two (2) potted plants per area are allowed on any entry, deck, balcony, or patio. Pots must be matching ceramic or stone and must compliment the aesthetic of the community. Pots must contain live plant material and any dead plant material must be removed immediately. Empty pots or pots without live plant material must be stored where they will not be visible from the streets or from the common elements.
4. **Storage:** Entries, decks, balconies, and other areas visible from the common elements cannot be used for storage. Storage of personal items on decks or patios is prohibited with the exception of reasonable patio furniture, a BBQ grill and two (2) potted plants. "Reasonable amount" is determined within the Board of Director's sole discretion. Any item that would pose a hazard or attracts insects is strictly prohibited. Interior furniture is not permitted for use or storage on the exterior of a unit. When not in use, all personal articles must be stored inside the unit.

Personal items are prohibited from being stored in the common areas. The Association is not responsible or liable for any articles left in the Common Areas.

Automotive parts, fluids and items and tires are not permitted.

5. **Clothes Drying:** Residents are not to dry clothes, towels, or other items on upper decks, patios, balconies, fences, or in the Common areas.
6. **Awnings:** No awnings or other projections are to be attached to an exterior wall on any building.

7. **Entries:** No architectural changes of any kind may be made to the front entry of the townhome.
8. **Patio/Porch Enclosures:** Rear patios and porches may be enclosed under the following conditions:
 - a. A detailed description of the color and finished enclosure along with color photographs of the manufactured product to be used must be provided to the Architectural Control Committee of the HOA and the townhome owner must receive written permission from the ACC prior to beginning any construction work.
 - b. The enclosure must consist of a product that has been expressly manufactured and constructed for the sole purpose of enclosures of patios and porches. The source of the product must be included in the request for enclosure to the ACC. The enclosure must be professionally installed. No handyman nor do-it-yourself structures will be allowed.
 - c. The enclosure cannot add any additional dimension to the original footprint of the patio or deck. No box windows or any extension of the walls or enclosure is allowed.
 - d. Once a patio or deck has been enclosed, the homeowner will be liable for all repair, maintenance, upkeep and any damage caused to the townhome due to the addition of the enclosure. *(It is anticipated that upon completion of all townhomes within Lakeshore Village, that the HOA will entertain the possibility of maintaining the exterior of all townhomes. Any architectural additions to the original townhome will not be included in this coverage.)*
 - e. The ACC will determine if any full or partial enclosures, walls, screens or other similar items have not received prior written approval, or if the finished product of the approved design is not reasonably similar to the proposal submitted. If the enclosure does not comply with these rules and regulations, the townhome owner will be sent a notice to remove the entire structure within 30 days. After 30 days, if the townhome owner has not complied, the owner will be fined an amount not to exceed \$200 a month, every month, until the enclosure or structure is removed to the satisfaction of the ACC.
 - f. The Board, or appointed committee, acting as the Architectural Control Committee, shall approve or disapprove any submissions within thirty (30) days after the submission date. If the Board, acting as the ACC fails to

approve any submissions within thirty (30) days after the submission date, such submission shall be deemed to be disapproved.

9. **Sun Shades:** Sun shades may be used on rear porches or patios if they are of a pull-down type, or a standing shade. The pull-down shade must not be visible when retracted. The shade must be completely retracted or the standing shade must be completely removed and stored inside the townhome immediately after use.
10. **Ingress and Egress:** Items may not be present that pose a safety risk or prohibit an easy and safe path from the threshold to the main sidewalk and steps. Requests to have any additional installations or displays must be submitted, in writing, to the Architectural Committee prior to the installation or display of any additional items. Items installed or displayed without written consent or approval from the Architectural Committee are subject to removal at Owner's expense.

Additional Items Requiring Prior Architectural Approval

1. Owner actions that require prior written approval of the Architectural Committee include, but are not limited to:
 - a. All changes, alterations, or installations to the exterior of the unit.
 - b. Any change in exterior appearance of the Unit, such as touch-up painting, installing yard ornaments, wind chimes, or yard items that may be viewed by others.
 - c. Changing the landscaping adjacent to one's Unit by the addition or removal of any items, including fences, landscaping, rock material, bark/mulch material, shrubs, etc.
 - d. Installation of any exterior lighting on the home, porch, balcony or in the Common Elements; this is to include string lights and rope lighting (with the exception of holiday lighting), solar stake lighting, porch lights, etc.
 - e. Installation of windows, window screens, if the style and the color is changing. Storm screens or door, front or back entry doors, sliding glass doors must have prior written approval of the Architectural Committee before any installation, regardless of style, color or finish.