

# Lake Shadows Civic League

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[www.lakeshadows.org](http://www.lakeshadows.org)

July 21, 2010

To Lake Shadows Property Owners:

As a community that has grown to more than five hundred homes, deed restrictions are necessary and must be enforced in order to ensure a quality environment in which to live. As residents and as board members, our only goal is to have exceedingly high standards for our neighborhood and it has come to the attention of many that this is an area that appears to be ignored. For this reason, a "deed restriction violation system" will be initiated. It would be possible to request the services of a outside party but because of additional charges involved, the violations will be reviewed by the board members. Listed below are the guidelines:

- **Step 1:** Property owner's will be sent a letter with a detailed explanation of the violation with 10 days from the date of the letter to correct the violation.
- **Step 2:** If violation is not corrected, a second letter will be sent by certified mail and a \$50.00 charge for certification and administration fees will be added to their account. An additional 7 days will be provided to correct the violation.
- **Step 3:** If the violation is not corrected at that time, \$100.00 will be charged to their account. Property owner's will have 5 days to request a hearing before the Board of Directors to state the reason for their violation and why it wasn't corrected.
- **Step 4:** If the property owner does not ask for a hearing within the 5 day period, the matter will then be forwarded to the our attorney. All legal fees will be billed to the property owner's account. Currently our attorney charges \$250.00 per hour, however that rate could increase at anytime without notice.

***Please note: The re-occurrence of the same violation within a 6 month period of time will result in the continuation of the process as if it had never been resolved.***

The deed restrictions are posted on our website – [www.lakeshadows.org](http://www.lakeshadows.org). If you do not have access to a computer, you may request a copy and we will have it available to you at the next meeting. The Civic League meets on the 3<sup>rd</sup> Thursday each month at 7:00 pm in the new water district building located at the corner of Foley Rd. & Steele Point.

Deed restrictions, regular maintenance, rules, regulations and guidelines unfortunately are an essential part of life in order to maintain our homes, vehicles and most importantly **our quality of life**. The Officers and Directors of Lake Shadows want the best for our community and ask for your cooperation and assistance in making this happen.

Thank You,

  
Bobby Crippens, President  
Lake Shadows Civic League