

# LAKEVIEW VILLAGE HOMEOWNERS ASSOCIATION

## RULES AND REGULATIONS

As revised and approved by the Board, November 2020

The Board shall have such powers for the conduct of the affairs of the Association, as are granted by law and the Governing Documents, including the following:

"The Board of Directors shall adopt general rules to regulate potential problems relating to the use of the Common Area and Limited Common Areas, including but not limited to the keeping of animals, the storage and use of machinery, the use of outdoor drying lines, antennae, signs, trash and trash containers, mail boxes, and maintenance and removal of vegetation. General rules may only be adopted or amended by a majority vote of the Board of Directors."

The following rules and regulations shall govern the use and operation of the property known as Lakeview Village and are intended to supplement the Protective Covenants set forth in Article IV of the Declaration. These rules have been formulated not only for the safety and welfare of the owners and residents, but also to protect the owners privacy, property and the quality of your investment. These rules shall apply to all present and future owners, mortgagees, lessees and occupants of the homes and common areas, their agents, employees and guests.

1. In the interest of safety, the driveways and walkways and all entrances, etc. shall be used only for access to and from the parking lot and must not be obstructed. This includes those portions of the common areas intended for use by owners and residents.
2. Only outdoor furniture, grills, American flags and potted plants can be left on decks and porches. No bicycles, scooters, carriages, toys, kayak, canoes or any other item of personal property shall be stored on porches in common areas when not in use. Small toys may be stored in a covered bin when not in use on porches, so the toys are not visible from the street.
3. Storage of firewood shall be permitted on decks or front porches only. Firewood shall be stored on a rack at least one foot from the exterior siding. No firewood shall be stored on the ground.
4. All trash shall be placed inside the bins provided in the trash houses and shall be properly bagged in plastic, tied securely and placed in trash bins, not on the floor of trash house. Recycle bins are not to be stored on the porches or deck. Cardboard boxes are to be put out with recycling bins.
5. In consideration of other owners, no homeowner shall make or permit any noise ( including barking dogs), vibration, or odor that will unreasonably disturb or annoy the occupants of any of the other dwellings.
6. NO animals shall be permitted in any portion of the common areas throughout The Villages of Timber Lake unless on a leash or carried/held by the pet owner or responsible person. This is also required by East Brandywine Township. Pet owners and their guest are expected to see that their pets do not foul on sidewalks, paved areas or any part of the common area. They are responsible to clean up immediately after their pets and ensure placement in the proper trash bins. No stakes or other device maybe erected for the purpose of securing their pets in any

common area. Electronic fences have been used with the board's written approval instead of a leash, but homeowners need to be present when the pet is restrained behind the electronic fence. The homeowner MUST put in a written request for an electronic fence.

7. Bulk trash pick-up is on the last Tuesday of each month. One large item is permitted a month or two 35 gallon containers or bags. The weight limit is limited to an item two men can easily lift. No electronic devices are accepted. Please call the Township for air conditioner or refrigerators.
8. All window coverings visible from the outside of the dwelling must be a proper window treatments, such as blinds or drapes lined in white or off-white. Temporary covers in windows shall be permitted only during the first month of occupancy.
9. The Association shall have the right to establish and enforce "No Parking" areas on the streets and roadways within Lakeview Village. NO vehicle of any kind shall be allowed to park on any grassy areas (visitors or residents). Only parking on pavement is allowed.
10. No commercial or other non-passenger vehicle of any type and no unlicensed motor vehicle of any type shall be stored in the parking areas. No other vehicles, including by way of example, but not limited to trailers of any variety, boats, or mobile homes may be parked on any portion of the Lakeview Village without prior consent of the Board. Absence of a commercial vehicle registration or license plate will not preclude the Board from imposing a fine if the vehicle otherwise violates this rule. Any vehicle which promotes a business must be approved by the Board of Directors.
11. In order to keep access routes clear in case of emergency, vehicles must be parked only in the areas provided for that purpose. Parking spaces shall be used only for private passenger vehicles normally accommodating less than ten persons. No vehicle shall be parked in such a manner that would impede or prevent ingress or egress of other cars, or preventing snow removal. Double parking of vehicles is prohibited.
12. The owners, tenants, their employees, servants, agents, visitors, and their families shall obey all parking regulations.
13. No vehicle shall be left standing in a parking area or carport in a non-operable condition, nor shall there be any major repairs done to vehicles in the parking areas or carports. No one unit can have more than three (3) vehicles parked in front of their unit, including the carport, overnight. All other vehicles must be parked in the space between the carports or on Ponds Edge Drive or Timber Pass. The vehicles must be parked on the road surface and not on the grass.
14. No vehicle shall cause or contribute to any damage to the road surface or adjacent structures. This is to include oil and other automotive fluid leakage. Homeowner should clean any affected areas immediately.
15. No vehicle shall be parked or left standing along the main street or roadway during any snow accumulation.
16. Any complaints regarding the maintenance of Lakeview Village or the actions of the Board of Directors, agents or independent contractors, or any of the other homeowners, members of his

family, guests, employees or tenants, shall be made in writing to the Board of Directors or its agent, which shall be permitted (except in an emergency) a reasonable time in which to study and act upon the complaint before any action is taken by the homeowner. Problems of a minor nature, which can be easily resolved, should be directed to the managing agent.

17. Late Fee Policy: Association fees are due by the tenth of each month. If not received by the fifteenth of the month, a \$10.00 late fee will be assessed for the first month. If not paid by the second month, another \$10.00 late fee will be assessed and the homeowner will be responsible for submitting a payment plan to make payment current to the management company.
18. Fining Procedure for Rules Violations:
  1. Written notice will be sent.
  2. After 15 days, the fine will be \$10.00 per day and the homeowner will be responsible to submit a plan to comply to the violation.
19. Only one standard size American Flag (no other flags) per home may be flown at any time from either a front porch post or rear deck railing. All flags must be mounted in a holder.
20. Plans for areas of additional planting must be approved by the Board of Directors prior to installation. Annual and perennial flowers will be permitted in the beds. Some can also be in flower pots. Homeowner will be then responsible for removing the dead plants in the fall. No vegetables are to be planted in the beds, but maybe planted in pots on the decks. No planted areas are to have plastic, brick, rock, or stone borders. All landscape requests, with specifications and plans, are to be submitted to the Board of Directors in writing. If shrubs or trees are to be replaced by the homeowner, a plan must be submit to the homeowners board for approval.
21. Hoses shall not be stored outside on the ground, in the mulch beds or common areas unless in a holder or hose box, not attached to the siding.
22. No articles of clothing, bedding, or the like shall be hung from or over a deck or porch railing.
23. No slate, concrete, brick, plywood, or similar material may be placed upon the common area for use as a walkway, landing or storage area or step\patio without the written approval of the Board of Directors.
24. Standard size realtor "Open House" directional signs may be placed on Lakeview Village common areas on the day of an open house only. All such signs must be removed immediately after the open house concluded.
25. Owners may place a professional realty sign in the front and/or back window of the unit. For sale /rent by owner signs must be approved by the Board of Directors prior to placement.
26. All holiday/Christmas decorations can be displayed from around Thanksgiving until a week after New Year's Day, weather permitting.