

## Lake Pointe Estates Homeowners Association Rules Summary

Lake Pointe Estates Homeowners Association was established with a few rules intended to promote harmony, and promote high property values. These rules are part of the deed restriction for each lot and are legally binding on all owners of the Lake Pointe Subdivision.

The following is intended to be a summary of the rules as further outlined in the Subdivision Declaration of Restrictions and Covenants (R & Cs) and Bylaws. Owners are encouraged to review the full R & Cs and Bylaws which are the complete and legal Association documents which can be found on our website at:

<https://lakepointe.webador.com/association-documents>.

- 1) **Detached structures** (section 3C amendment 1) such as sheds, must be designed and detailed to match the design of the residence, including windows, door style, roof pitch, siding and colors. Detached structures must be preapproved by the architectural control committee.
- 2) **Exterior remodeling or alterations** (section 3a iii) Exterior remodeling or alterations must be approved by architectural control committee.
- 3) **Fencing** (section 3d, amendment 4 revision) no fencing shall be allowed in the front of the home except decorative split rail fencing not more than 3 feet in height and not exceeding one post. Rear/side yard fencing is permitted in wood vinyl. Privacy fences are allowed not exceeding six (6) feet in height. Vinyl coated chain link fences are allowed not exceeding four (4) feet in height.
- 4) **Signs** (section 3e) signs of any kind are not permitted except signs promoting the sale of the lot (home) or contractors' signs not to exceed 8 square feet.
- 5) **Lamp Post and Mailbox** (section 4g, amendment 1) Lamp post must be of the approved type and design and shall be (on) lighted at a minimum from dusk to 12 midnight. Mailbox/post shall be of the approved type and design.
- 6) **Commercial Vehicles** (section 3m) There shall be no outside storage of commercial vehicles of any kind.
- 7) **Boats** (section 3n, amendment 2) Boats may be stored on the property but must be parked no nearer the street than the furthestmost projection of the dwelling. A parking area for the boat must be a hard surface area of concrete, pavers brick or asphalt and must be constructed to match the driveway not to exceed 20 feet from the home. No other parking is allowed in this area. (Note: Recreational vehicles were removed as a permitting item by the developer in Amendment 2.)
- 8) **Satellite Dishes** (section 3o amendment 1) Satellite dishes must not exceed 18 inches in diameter. Location of dishes must be approved by architectural control (Note: where possible dishes should be placed so they are not visible from the street.)
- 9) **Solar Panels** are allowed per the conditions outlined in Amendment 5
- 10) **Window Air Conditioners** (section 3q, amendment 2) are not allowed.
- 11) **Dog Kennel/house** (section 3r, amendment 1) are allowed but material and location must be approved by the architectural control committee.
- 12) **Short Term rentals** are not allowed per conditions established in Amendment 6