

## Lakewood Villages II Townhomes Association, Inc.

### Architectural/Landscaping Standing Rules

The purpose of this document is to help Homeowners maintain this established, desirable neighborhood throughout the year. In order to clarify what is accepted by The LVII Board of Directors, the Architectural Control Committee guided by the Declaration of Covenants, Conditions, and Restrictions (2004) (Articles III- Sect 10, V & VI), a list of Architectural/Landscaping Standing Rules was generated for your reference. This list will be updated and redistributed as changes are made.

- **Architectural/Landscaping Request (ACR):**

- I. The ACR form and Architectural/Landscaping Standing Rules can be found on the P.J. Morgan Website: <http://pjmorgan.com/home-owners-assoc/lakewood-villages-townhomes-ii/> or contact [lv2townhome@gmail.com](mailto:lv2townhome@gmail.com).
- II. Homeowners will submit an Architectural/Landscaping Change Request (ACR) form and supporting project information to the Architectural Control Committee (ACC)/P.J. Morgan to [ekrolikowski@pjmorgan.com](mailto:ekrolikowski@pjmorgan.com).
- III. The ACC/P.J. Morgan will quickly respond to requests to alleviate delays in the homeowner's project. Simple requests are usually turned around in 1 or 2 days. However, it may take a couple of weeks to work through more complex requests. The ACC must provide approval or disapproval of the project within 30 days from the receipt of the request by the homeowner.
- IV. The decision of the ACC will be communicated via PJ Morgan and U.S. mail to the homeowner. (If your project is approved, please be courteous and inform your neighbors of any work being done on your property.)
- V. The Association maintains a complete historical record of approved changes for every home in the neighborhood. If you wonder when your roof was installed, contact us.
- VI. **Architectural/Landscaping Standing Rules:**

***Note: Any change outside of or on the wall or roof of a home (i.e., a new door) is a candidate for an ACR submittal. Questions? Contact: PJ Morgan Representative Beth Krolikowski at [ekrolikowski@pjmorgan.com](mailto:ekrolikowski@pjmorgan.com).***

- **Requires ACC review and approval – Submit ACR Form:**

1. Each homeowner is responsible for the safety and maintenance of sidewalks and driveways on their property. This includes mud jacking, caulking, concrete installation and/or repair.
2. External improvements involving planting, alteration, maintenance, and tree removal. Approval is not required for a few plants being added or removed or a minor update to a previously approved landscaped area.
3. Any type of fencing in back yard. No chain link fences allowed. No fence will be allowed to restrict the view of oncoming traffic near intersections.
4. Solar power materials or equipment. (Solar Shingles only – No Solar Panels.)
5. Installation of television satellite dishes or radio antenna
6. Installation of skylights
7. Only one flagpole (in ground) allowed on the property.
8. Radon Mitigation Systems must be installed **INTERNAL** to the house with one pipe coming through the roof.  
**NO EXTERNAL PIPING AND FAN ALLOWED ON THE HOUSE OUTSIDE WALLS.**
9. Storm damage repair or replacement (e.g., roof, shingles, siding, downspouts, gutters, etc.).

- **LVII Board and ACC will not approve:**

10. Repair of driveways with asphalt, decorative concrete, or other surface coatings. Keep color of concrete similar to the original surface.
11. Vegetable gardens on the front of the property. A small garden in back of the residence is allowed if shielded from view of the subdivision.
12. Hanging tomato planter on the front or side of the house.
13. Tool or storage sheds of any type on the property. This includes storage units on the patio, or deck.
14. No birds, snakes, cattle, horses, sheep, poultry, pigs or any other animals shall be kept or maintained on any Lot. However, each Owner may keep a maximum of three (3) domestic pets. (Dogs and/or Cats Only).
15. Pets must be within fenced area of owner's property or on a leash when outside the pet owner's property. All pet waste must be picked up immediately.
16. Advertising signs or banners on the lot or exterior of the home. **Exception:** For an ACC approved external change, a contractor yard sign is approved while the contractor is working on the property not to exceed 7 days. \* See Expectations #29 and 30 below for security/realtor signs.
17. Swimming pools other than a temporary wading pool on the back deck or patio area during the summer months.
18. Clothes lines -- permanent or portable.

- **Neighborhood Expectations:**

19. Trash and recycle carts can be placed at curbside the evening before or day of pick up. Trash and recycle carts are to be placed back in the garage after pick up. No carts should be stored outside the garage or basement.
20. Storage: Neither the front porch, front yard, patio, nor deck of the residence should be used as a general storage area. (e.g., wheelbarrows, tillers, seed spreaders, shovels, rakes, brooms, storage boxes, etc.). Lawn and garden equipment must be stored inside garage or residence.
21. Hoses must be kept off of lawns to allow lawn crews to trim and mow effectively. Suggest using hose reels attached to the house or portable reels stored on patios during the lawn mowing season.
22. Landscaping: Maintain landscaping seasonally. The lawn service company does not maintain landscaping installed by homeowner. Keep shrubs trimmed, plants cut and remove dead plants and shrubs.
23. Clutter: Property should be free of clutter and landscaping debris. Flyers & newspapers must not accumulate on driveway or sidewalk.
24. Minimize street parking. Street parking is recommended for temporary visitor parking. Homeowner's and/or Renter's vehicles should be in the garage. A parked vehicle must be moved every four (4) days.
25. Vehicles: No more than two (2) vehicles are allowed to be parked in the driveway for the homeowner's or renter's family. Preferably all cars/trucks should be garaged. Temporary parking for guests is allowed.
26. Holiday lights and ornaments should be removed within two weeks after the holiday, weather permitting.
27. Blow-up holiday or sport team ornaments should be removed within two weeks of event.
28. Decorative exterior ornaments must not damage the exterior paint on the house.
29. Security signs are allowed on the property. Only one ground sign per property.
30. Only one real estate sign is allowed on the property for homes on Fountain Drive, Shannon Drive, and the West side of Lakeview Drive. On the East side of Lakeview Drive, real estate signs are allowed in both the front yard and back yard of these homes.
31. No garage sales are allowed except when participating in the Neighborhood Lakewood Villages garage sale weekends.
32. Minor touch up of exterior painted areas is allowed by the homeowner provided they use the approved ACC color for their home. Contact the LVII Board for assistance in locating this information.
33. Only standard window coverings are allowed; no aluminum foil, packaging paper, or bed sheets.