

LAKEWOOD CREST HOMEOWNERS ASSOCIATION, INC. COMMUNITY STANDARDS AND POLICIES

(adopted in 2002)

ALL EXTERIOR MODIFICATIONS/CHANGES MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE PRIOR TO COMMENCEMENT OF WORK; (inclusive but not limited to dwelling exterior, pool and enclosures, roof, doors, mailbox, walkways, driveways, sidewalks, fences and landscaping)

Exterior Modification Form is available on website

STANDARDS:

Dwelling:

- i. All painted surfaces to be free of mildew.
- ii. All painted surfaces, including painted tile roofs, to be free from chipped, cracked, peeling, and/or faded paint.
- iii. All roofs to be mildew and stain free.
- iv. All wood trim to be free of rot or insect damage.
- v. All windows to be in good repair.
- vi. Pool enclosures to be mildew free with screens in good repair.

Fences:

- i. All wooden fences to be free of moss, mildew, and water marks.
- ii. All wooden fences to be stained a natural wood color or sealed at regular intervals.
- iii. All wooden fences to be free of rot, insect damage or yard equipment damage.
- iv. All wooden fences at the end of their service life to be removed or replaced following Architectural Review Committee approval.
- v. All PVC fences to be free of mildew and water stains.
- vi. All fences to be plumb and level.

Driveways, Walkways and Sidewalks:

- i. All driveways, sidewalks and walkways to be free of mildew.
- ii. All sidewalks within homeowner's side property lines to be free of mildew.
- iii. All driveways, walkways and sidewalks to be free of grass clippings and leaves.
- iv. All driveways, walkways, and sidewalk cracks to be free of weeds or grass.
- v. All driveways to be free of automotive oil or other stains.
- vi. All concrete or masonry on driveways, sidewalks and walkways to be in good repair.
- vii. Architectural Review Committee approval is required for repairs to driveways, sidewalks and walkways.
- viii. All stained concrete applications on driveways, sidewalks and walkways to be re-stained when fading occurs.

Landscaping:

- i. All grass to be in healthy, weed-free condition.
- ii. All grass around walkways, driveways, and landscape beds to be edged on the same schedule that the grass is mowed.
- iii. All diseased grass to be treated or removed and area plugged or re-sodded (plugs to be installed at not more than 12" spacing).
- iv. Trees, shrubs and hedges to be trimmed and disease free.
- v. Branches and palm fronds to be trimmed to 7' above sidewalks and walkways.

- vi. Branches and palm fronds to be trimmed to 14' above roadway (Waste removal truck is 13' high).
- vii. Dead plant materials to be removed and replaced.
- viii. All stumps to be removed and remaining depressions leveled and landscaped.
- ix. All landscape beds to be weed-free.
- x. All landscape beds to be mulched.
- xi. All installed edging to be level and in good repair.
- xii. Landscaping around fire hydrants is to be in accordance with County Ordinance. 7'6" from each side of hydrant; 4' from the rear and no landscaping in front.

Mailboxes:

- i. All mailboxes and posts to be free of moss, mildew, and water marks.
- ii. All wooden mailbox posts to be free of rot, insect damage, or yard equipment damage.
- iii. All painted or stained posts to be repainted/restained when needed.
- iv. All mailboxes to be replaced or repaired if dented, rusted or otherwise damaged.
- v. Mailboxes/posts to comply with Postal Service regulation (be erect; a height of 42";etc)

Other:

- i. No visible exterior storage is permitted. This includes, but is not limited to, storage receptacles, ladders, wheelbarrows, yard maintenance equipment, bicycles, children's toys, etc. Except one basketball hoop is permitted next to driveway.
- ii. Garbage cans to be kept inside garage or concealed from view except for days of scheduled pick-up.
- iii. Yard debris to be bundled or bagged according to contractor standards and reasonably obscured from view until day of scheduled pick-up (i.e., placed to side of dwelling).
- iv. All seasonal decorations to be removed not more than 4 weeks after the commonly regarded end of the season. This includes, but is not limited to, the removal of Christmas lights by January 24th.
- v. All house numbers to be placed above center of garage. The color of numbers to be in contrast to house paint.
- vi. All exterior equipment, such as water conditioning units, pool pumps, filters, and propane tanks shall be shielded from view with shrubs or other approved barrier.
- vii. All basketball hoops, backboards, poles, and bases to be free of rust and mildew stains and in good repair. Basketball nets are to be in good condition.
- viii. All children's play equipment must be kept in the back yard or garage.

POLICIES:

- 1. The Board shall endeavor to enforce Community Standards in a consistent and equitable manner.

***The Board of Directors of Lakewood Crest Homeowners Association, Inc.
reserves the right to amend these standards.***