

HANDBOOK

FOR

LAKEDALE PROPERTY OWNERS' ASSOCIATION

Introduction: This handbook is provided for the use of the homeowners and renters at the Lakedale Subdivision. It contains the policies, rules, and regulations governing the use of the common grounds, as well as general information of value to all residents. The recorded documents prevail if they are in conflict with any information contained herein. We hope you do not find errors, but if you do, please communicate with your Association Management Company in writing either by email, bring a written complaint into office, or by mail.

In accordance with the Covenants, the Board of Directors of Lakedale Owners' Association, Inc. is empowered to establish additional rules and regulations as well as guidelines to fulfill the obligations of the Association. This is necessary and very important in order to protect your interest not only in your home but the neighborhood as a whole. These rules, regulations and guidelines have the same effect as the Covenants when officially adopted by the Board and may be enforced as provided by law.

Therefore, the following rules, regulations and guidelines have been officially adopted to cover the entire regime known as Lakedale Subdivision. They are subject to review and change by the Board at any time. You will be notified of any changes. Your cooperation in adhering to these rules will be appreciated. For standardization, the term "resident" will apply to the owners, their tenants, family members and all personal occupying or visiting a home within the Lakedale Subdivision.

RULES & REGULATIONS FOR LAKEDALE SUBDIVISION

All residents are to report infraction IN WRITING to the board and/or management company who will start the appropriate procedures in accordance with the rules and regulations for Lakedale Subdivision.

All residents (owners, tenants and/or visitors) must abide by the rules and regulations set forth in this document. Anyone who does not adhere to these rules and regulations will receive notice via email if available and via mail upon request. At that time, you will be given a hearing date. You will then be held responsible for any fines and/or legal actions where necessary.

1. Lakedale homeowners are responsible for providing a current copy of the Rules and Regulations to each tenant prior to renting the property. Homeowners are responsible for all renters and guest and any damages or infraction they may incur.

2. Every owner is responsible for their obtaining their own Home Insurance.

3. Payments of annual dues are due on January 1st of each year. Assessments not paid by January 31st will be assessed a 6% late fee. In the event an Owner does not pay any sums, charges, or assessments required to be paid to the Association by the due date, the Association may enforce its lien for assessments, or take such other action to recover the sums, charges of assessments to which it is entitled, in accordance with the statutes made and provided.

4. All "lots" are to only be used for residential purposes only and shall not be used for any business or commercial purposes. Group family homes are

prohibited.

5. All lots shall be residential lots, and no structure is to be erected, altered, placed or permitted to remain on any of said lots. No building shall be located on any lot nearer to the front or rear lot lines or nearer to a side street line than

the minimum building setback lines and dimensions are set out in the R-10 Residential Zone of the Fayetteville City Zoning Ordinance.

6. No chain link fences shall be erected within this subdivision. No wire or solid panel fences may be erected on "lots" closer to any street line than the corner of houses in the street lines, but such fences may be erected on the rear portion of the lots and may extend no closer to streets than the rear corners of houses on the lots. No fence, wall, or hedge higher than six feet shall be erected or maintained on any lot.

7. No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be use at any time as a residence, either temporary or otherwise.

8. Large television satellite dish antennas placed in yards are prohibited. Small television satellite antennas to the rear of houses are permitted.

9. No signs other than "For Sale" or "For Rent" are permitted.

10. The Lakedale HOA follows Fayetteville City Ordinance No S2019-056 that states, "no vehicles shall so stand on any street as to interrupt or interfere with the passage of public conveyances or other vehicles". In addition, vehicles are not to be stored on the street for periods of time exceeding seven (7) days. Stored being defined as parked in front of any lot or lots. Vehicles should not be parked in the front or back yard. No automobile or motor vehicle may be dismantled or mechanically defective and stored on any lot. They must be stored within the garage for that lot. No commercial vehicles allowed other than for delivery, pick up or discharge of a specific

commercial duty. Trailers, boats, campers and like recreational vehicles shall be permitted to be kept or stored upon a lot as long as all reasonable measures have been taken to make them as unseen as possible from the road. Vehicles violated the above can be towed at vehicle owner's expense.

11. The Lakedale HOA follows Fayetteville City Ordinance No S2012-009 that states, "no more than three (3) dogs shall be owned, possessed, kept, harbored, or maintained at any premises located in any area with a zoning classification for single family, residential lots of 20,000 square feet or less". In Addition, the keeping of not more than three (3) orderly domestic pets (dogs or cats) shall be permitted; and provided, however, that such pets are not kept or maintained for commercial purposes or for breeding; and provided, further, that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from such "lot" lot or lots upon ten (10) days written notice. The Lakedale HOA will continue to follow Fayetteville City Ordinance No S2012-009 to define "nuisance" and states, "nuisance means the conduct or behavior resulting from any act of omission or commission by the owner or keeper of any small or large animal which molests passersby or passing vehicles, damages private or public property; barks, whines, or howls or makes other noises in a habitual or continuous fashion which annoys the comfort, repose, health or safety of the people in the community; is unconfined in season; habitually defecates on the property of someone other than the owner; or habitually eats or otherwise destroys the plants, shrubs, or similar landscaping on the property of someone other than the owner". In Addition, the maintenance, keeping, boarding and/or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, shall be and is prohibited on any "lot" lot or lots. All pets are to be inoculated as required by law and should be kept in yard or on leashes when not in yard. Pet owners are required to promptly pick up feces made by their animals whether it be in someone else's lot or lots, the sidewalk, or any part of the Lakedale community.

by law. All pets (excluding cats) should be on kept in yard or on leashes when not in yard.

12. All landscaping of “lots” should be in a kept manner. All “lots” should adhere to city and county code standards. County code states: Every yard and all exterior property areas shall be kept free of species of weeds or plant growth which are noxious or detrimental to health or provide breeding places for flies or insects. No trash, garbage, rubbish, debris, waste material or other refuse shall be deposited or allowed to accumulate or remain on any part Lakedale lots or common areas. No fires or burning of trash, leaves, clippings or other debris or refuse shall be permitted on any part of said land without the required permits issued by the appropriate authorities.

13. No illegal, noxious or offensive activity shall be permitted or carried on, on any part of said land, neither shall anything be permitted or done which is or may become a nuisance or a source of embarrassment, discomfort or annoyance to the neighborhood.

14. No mailbox or paper box or other receptacle of any kind for use of delivery of mail or newspapers or magazines or similar material shall be erected, altered or located, on any building lot unless the size, location and design and type of material has been approved in writing. Brick and/or other encasements are not permitted to be built around mailboxes. Mailboxes are to stay upright and be in functional order.

15. No construction or improvement should be erected, placed or altered without first receiving written approval from the Board and then receiving any applicable permits.

16. Siding of houses should not have visual mold build up. It is recommended to have a yearly power washing to prevent this.

17. The Detention Pond(s) is not for personal use. Only authorized personnel are

allowed within the pond area(s). To verify authorization contact management; entering without authorization will be considered trespassing. This is for the health and safety of all.

Enforcement: Failure to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter. Owners will receive notification of any/all violations. If not corrected by the provided date, they will be provided with a hearing date. If the violation is not corrected before the hearing date the owner will be required to appear at the meeting. If the owner does not appear at the meeting the panel holds full right to enforce the penalty. If after 5 days of the hearing the violation is still not brought back into compliance the "lot" will receive a fee of \$100 per day until proof of the infraction being corrected is received.

Managed By:

Block & Associates Realty

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