

LAKESHORE VILLAGE HOMEOWNERS ASSOCIATION

P.O. BOX 16325 HIGH POINT NC 27261

LAKESHORE VILLAGE HOMEOWNERS ASSOCIATION RESOLUTIONS 2008

The Lakeshore Village Board of Directors has developed these Resolutions in an attempt to provide homeowners and prospective homeowners with a guide to the salient points contained in the Covenants and By-Laws. These Resolutions in no way amend the Covenants and By-Laws, or remove responsibility from the homeowners to abide by the Covenants and By-Laws in their entirety.

The fines included are intended as incentives to the homeowners to comply with the By-Laws and are in no way intended to be punitive. It is the primary responsibility of each homeowner to maintain his property in a way, which does not detract from the overall beauty of the community. It is hoped each and every homeowner will take this responsibility seriously, as this can severely affect all property values.

Dues are to be paid in a timely fashion and fines will be levied after 30 days. Likewise, fines for failure to comply with the below will be levied.

A. Common Areas

1. The Association will make rules and regulations for the use of the common areas.
2. No one may use the common areas as an extension of their lot, e.g. Doghouses, dog runs, storage buildings, gardens, fences, tree houses, playground equipment are not to be on common areas and shall only be place on personal property.
3. No offensive activity is allowed on or upon the common areas.
4. The Association can give permission for certain uses on or upon the common areas, e.g. Satellite dishes which are twenty (20") inches or less in diameter may be placed on common areas after approval of the Architectural Committee.

B. Animals

1. No animals, livestock or poultry are allowed on any lot or in any dwelling unit with the exception of dogs, cats, or other household pets.
2. Pets should be leashed while walking. Any animal waste material shall be picked up immediately an disposed of on your own property or in the trash cans provided by the Association.
3. Animals may not be maintained for commercial purposes.
4. Kennels are permitted inside fenced yards only.
5. Any homeowner who keeps a dog outdoors for a period greater than four (4) hours must keep the dog in a fenced back yard. The fence must adhere to community architectural standards.

C. Vehicles

1. Recreational vehicles, trailers, or boats are not permitted to be stored or parked in common areas.
2. Junked automobiles or any other type of salvage is not allowed to remain on any lot, common area or on any street located within Lakeshore Village.
3. Any extended vehicle maintenance/repairs that are not conducted in the privacy of a homeowner's garage (garage doors must be able to close) and last greater than three weeks are in violation.
4. Motor vehicles (with or without tags) are in violation if they are parked in any part of a homeowners yard excluding the driveway or on the public street.
5. Motor vehicles parked on a public street must be tagged and fully operational or they are in violation and will be towed. This includes vehicles with flat tires. This is a Greensboro City Ordinance.

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D. Architectural Changes

6. An Architectural Control Request Form must be submitted and approved **BEFORE** site preparation, initial construction, erection, or installation of any improvement. A form must be submitted and approved for the following:
 - a. Dwelling units
 - b. Outbuildings – metal buildings are prohibited
 - c. Walls and/or fences – metal fences and/or concrete walls are prohibited.
 - d. Signs
 - e. Clothes lines
 - f. Swimming pools and/or hot tubs – detailed drawings with measurements are needed.
 - g. Other structures or excavations or changes in grade

E. Exterior Maintenance

- a. Grass should not exceed the height of 6" (approximately the height of a soda can). The process for cutting the lawns will remain in tact. The homeowner will receive a letter from the management company stating that they are in violation and that they have five (7) days from the date of the letter to cut the grass or the community will cut the lawn and the homeowner will be charged. Lawns will be verified during the Monday morning community drive through.
- b. In accordance with Greensboro City ordinances, trash containers should be put at the curb after 7:00 p.m. the evening before pick-up. Removal should be before 7:00 p.m. the next day.
- c. Trash, furniture, appliances, etc. to be discarded should not be placed and/or stored in driveways or on the property. Trash cans and/or bags may only be stored in a homeowner's back yard or in their garage.
- d. Delivered mulch and/or building materials shall be distributed and removed from the driveway or lawn within ten (10) days of delivery.
- e. No basketball goals are to be in the street or at the curb in accordance with Greensboro City Ordinances.
- f. Shutters, siding, shingles, fascia boards, windows, gutters or permanently attached light fixtures that are missing, damaged or falling off of any home or outbuilding on a homeowners' property are in violation.
- g. Any incomplete, unsafe or falling down fences, outbuildings or other permanent structure on a homeowners' property are in violation.
- h. Any mailbox that is missing components, falling down, leaning over or completely missing is in violation.

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NEW FINE VIOLATION SYSTEM TO ENFORCE LAKESHORE VILLAGE HOMEOWNERS ASSOCIATION RESOLUTIONS AND RESTRICTIVE COVENANTS

The Board of Directors of the Lakeshore Village Homeowners Association is concerned, along with the rest of the homeowners, with keeping our family community a pleasant place to live as well as protecting property values. By working together and enforcing the Resolutions and covenants, we can protect your property values and reduce operating costs by preventing costly lawsuits for those few who do not comply with the Resolutions and Covenants.

The Board of Directors, under the North Carolina Planned Community Act may now impose a fine system for violations of the Covenants for this community.

The Board has proceeded with this authority because of numerous repeated violations of the Resolutions and Covenants. The only recourse the Board has is to fine the individual homeowners under the Community Act or file a lawsuit to enforce the Resolutions and Covenants. The Lakeshore Village Board of Directors has unanimously determined in the interest of all members of the community to impose a fine system and reduce legal costs to all homeowners. The procedural steps for the fining system are as follows:

1. The homeowner will receive a letter indicating that they have been found to be in violation and given thirty (30) days to correct the violation (with the exception of lawn care and trash cans).
2. If the violation has not been corrected at the end of thirty (30) days, an additional letter will be sent to the homeowner specifying that if the violation has not been corrected within ten (10) days from the date of the letter, a hearing with the Board of Directors will be scheduled to determine if fining will begin.
3. If the violation has not been corrected at the end of that ten (10) day period, the homeowner will receive a certified letter advising a date to appear at a hearing before the Board of Directors. The homeowner will have an opportunity to set forth all facts to show compliance with the Covenants or a valid reason for an exception.
4. The Board will review the homeowner's reasons and make a determination as to fining. Should the homeowner not appear at the hearing, fining will begin automatically.
5. The homeowner will receive a certified letter explaining the Board's findings. If the Board finds that fines are to be placed, the following action will be taken:
 - a. A fine of \$15.00 per week will be assessed for the first four weeks;
 - b. If the violation has not been remedied within four weeks, the fine will increase to \$30.00 per week until such time as the homeowner has complied with the Resolutions and Covenants.
6. When the homeowner has accumulated \$100.00 in fines, a lien can be placed on the property. The Board will have the option to proceed with foreclosure on the home or file for a judgment against the homeowner in small claims court.
7. The homeowner will be responsible for any legal fees associated with collection of unpaid fines.

This fine system will only affect those people who refuse to fulfill their obligations to our community. We do not feel it is fair for the majority of the homeowners to carry the financial burden and suffer the property value pitfalls which result from those in our community that refuse to live by the Resolutions and Covenants that keep our neighborhood a pleasant and safe place to live.

Approved by the Board of Directors 2008

Lakeshore Village Directors

J. Smock

Merrell Ross

K. J. Gal

Janet M. Roster