

**LAKWOOD VILLAGE II
RULES AND REGULATIONS
(Highlights from the CC&R's)
as of 9/26/2023**

This quick reference provides just a few highlights from the Covenants, Conditions and Restrictions that govern our town-home association. Please see the complete CC&R's for further clarification and other important information. We all want the same things a pleasant, safe, attractive and quiet environment that makes us proud.

OWNERS: PLEASE MAKE SURE THAT YOUR RENTERS HAVE A COPY OF THESE RULES AND REGULATIONS

- Short Term Rentals (STRs): No unit may be rented for less than 30 consecutive days. (BOD approved 2021)
- All outside architectural changes/improvements require a Design Review Form (DRF) be completed and approval must be obtained by the DR committee prior to start of work. (BOD approved 2021)
- Owners are responsible for the maintenance and upkeep of their driveways, decks, upper level balconies and roof. LWV II will paint balcony railings and support structures as part of routine maintenance. (BOD approved 2018)
- Owners are responsible for any pest issues on, above, or below all decks. (BOD approved 2018)
- Pets are permitted provided they do not offend or annoy other residents. Residents shall at all times have their dogs under positive control and restraint. Dogs are not to be tethered or leashed outside and left unattended. Dog waste is to be picked up immediately and disposed of in resident's garbage can. (BOD approved 2018)
- Keep trash or garbage in closed containers inside your garage except within 12 hours before or after city collection. (BOD approved 2000)
- Unless you are working in your garage, please keep garage door closed. (BOD approved 2000)
- All driveways are to be maintained by the owner or tenant. This includes snow removal. (BOD approved 2000)
- Firewood is to be kept inside your garage. (BOD approved 2000)
- No offensive, annoying or hazardous activities are permitted on any part of the properties. This includes loud music, fireworks, etc. (BOD approved 2000)
- Sound-producing equipment must not be placed near any common wall if the volume disturbs the adjoining resident. Outside speakers, amplifiers and the like are not allowed. (BOD approved 2000)
- No vehicle, equipment, furniture or the like may be worked on upon any driveway. (BOD approved 2000)
- Spencer Circle (private drive) and adjacent sidewalks are owned and maintained by LWVII. Parking on Spencer Circle will be for loading and unloading, construction crews, etc. Guests are to park in owner's driveway or on Lakeview Lane. (BOD approved 2000)
- No business, professional or commercial activities may be conducted in any residence or on the common areas. (BOD approved 2000)

If you have questions, comments or concerns, please contact Peaks HOA Management Company LLC, at 928-556-1461t or an HOA Board Member.

Don Browning, President