

**LAKEMONT FARMS  
HOMEOWNERS ASSOCIATION  
POLICY RESOLUTIONS**

# Lakemont Farms Homeowners Association

## POLICY RESOLUTION # 1

### FINING POLICY FOR NON-COMPLIANCE OF RULES AND REGULATIONS

#### LAKEMONT FARMS HOMEOWNERS ASSOCIATION, INC.

WHEREAS, ARTICLE VII, of the LAKEMONT FARMS HOMEOWNERS ASSOCIATION BY-LAWS, establishes certain Rules and Regulations for protecting the aesthetic beauty, safety, and well-being of the community; and

WHEREAS, there is a need for the Board of Directors to establish guidelines and procedures for carrying out its responsibility with regard to establishing certain Rules and Regulations;

NOW THEREFORE BE IT RESOLVED that guidelines and procedures pertaining to non-compliance of established Rules and Regulations be and hereby are adopted as follows:

**NON-COMPLIANCE OF ANY PUBLISHED AND ADOPTED LAKEMONT FARMS HOMEOWNERS ASSOCIATION RULE OR REGULATION WILL RESULT IN THE IMPOSITION OF A FINE OF \$100 EVERY 30 DAYS, FOR EACH VIOLATION, UNTIL THE VIOLATION HAS BEEN CORRECTED. NON PAYMENT OF FINES, WITHIN FIVE DAYS AFTER RECEIPT OF AN INVOICE, WILL BE TURNED OVER TO THE LOCAL MAGISTRATE OR THE ASSOCIATION LEGAL COUNSEL, FOR ENFORCEMENT FOR COLLECTION. THE MORTGAGEE OF THE UNIT WILL BE NOTIFIED IN WRITING OF THE PENDING LEGAL ACTION.**

This Policy Resolution becomes effective on this 21<sup>ST</sup> day of October, 1992 and revised in June 2020.

IN WITNESS WHEREOF, WE HEREBY SET FORTH OUR SEAL OF APPROVAL:

# Lakemont Farms Homeowners Association

## **POLICY RESOLUTION #2**

### **CONSTRUCTION OF SHEDS - LAKEMONT FARMS**

WHEREAS, ARTICLE VII, of the LAKEMONT FARMS HOMEOWNERS ASSOCIATION BY-LAWS, establishes certain Rules and Regulations for protecting the aesthetic beauty, safety, and well-being of the community; and

WHEREAS, there is a need for the Board of Directors to establish guidelines and procedures for carrying out its responsibility with regard to establishing certain Rules and Regulations;

NOW THEREFORE BE IT RESOLVED that guidelines and procedures pertaining to construction and location of sheds be and hereby are adopted as follows:

#### **EXTERIOR SHEDS**

NO SHEDS SHALL BE PERMITTED WHERE REAR YARDS MEET OTHER REAR YARDS, SIDE YARDS OR COMMON GROUNDS.

SHEDS SHALL BE PERMITTED ON LOTS THAT HAVE NO ABUTTING REAR YARDS PROVIDED THEY MEET THE FOLLOWING CRITERIA:

#### **Section VIII**

- (a) as is
- (b) as is
- (c) The dimensions of the shed are not to exceed eight (8) feet in width and ten (10) feet in depth or eleven (11) feet in height.
- (d) The shed must complement the existing architecture and surroundings and must be constructed of cedar (stained natural), Aluminum or Masonite colorlok siding only. If aluminum or Masonite is used, the shed must be the same color as the siding on the unit. Trim must be the same color as the trim on the unit. In the case of a brick home, the entire shed must be the same color as the soffit on the home. Siding must be horizontal.
- (e) The placement of the shed must be directly behind the house to within 5 feet of the rear property line grades permitting, subject to approval of the Property Improvement Committee.
- (f) The shed must have a foundation constructed of poured concrete, wolmanized wood or Omni stone.
- (g) The shed must be maintained at all times.

- (h) Roof shingles must be used and must match the house shingles
- (i) The shed must have a gable roof with a minimum pitch of 6/12.
- (j) The shed must be landscaped with (9) arborvitaes or similar evergreens at least 5' high (three per side and three in rear to be set in a bed of mulch.)
- (k) No permanent utilities on any type are permitted to be installed in the sheds.

#### STORAGE SHEDS UNDER ABOVE GROUND DECKS

Storage sheds may be approved by the Board on a case by case basis with the following minimum requirements:

- (a) Compliance with Section VIII requirements *for* variance application.
- (b) Storage sheds shall not exceed or extend beyond the above deck area.
- (c) Storage sheds shall be constructed on 5/4 decking material and stained or painted to match the existing deck. The 5/4 decking shall be mounted to a 2 x 4 rigid frame to ensure solid construction. All under deck storage sheds shall have a side entry door made of the same 5/4 wall materials.
- (d) Under deck storage sheds shall not exceed a 10' x 12' size.
- (e) The rear shall be landscaped with (4) arborvitaes at least 5' high or with equivalent evergreens. The side opposite the door shall have at least three (3) evergreens at least 5' high. All evergreens are to be set in a bed of mulch.
- (f) There will be no specification for the floor construction.
- (g) All approvals are subject to the approval of the Property Improvement Committee.

This Policy Resolution becomes effective on this 6<sup>th</sup> day of November, 1992.

IN WITNESS WHEREOF, WE HEREBY SET FORTH OUR SEAL OF APPROVAL:

# Lakemont Farms Homeowners Association

## POLICY RESOLUTION # 3

### FINING POLICY FOR BEGINNING AN ALTERATION PRIOR TO BOARD APPROVAL

WHEREAS, ARTICLE VII, of the LAKEMONT FARMS HOMEOWNERS ASSOCIATION BY-LAWS, establishes certain Rules and Regulations for protecting the aesthetic beauty, safety, and well-being of the community: and

WHEREAS, there is a need *for* the Board of Directors to establish guidelines and procedures for carrying out its responsibility with regard to establishing certain Rules and Regulations;

NOW THEREFORE BE IT RESOLVED that guidelines and procedures pertaining to beginning an alteration without approval from the board be and hereby are adopted as follows:

Any Resident/Homeowner who begins an alteration that needs approval from the Lakemont Farms Board of Directors, without obtaining prior approval from the Board will be subject to a fine of up to \$1000.00. The fine will be tiered as follows:

Projects valued at:

\$1 to \$999/ \$100 fine

\$1,000 to \$2,999/ \$250 fine

\$3,000 to \$4,999/ \$500 fine

\$5,000 +/- \$1,000 fine

This policy resolution becomes effective on this day the 30th day of June 2020.

In witness whereof, we hereby set forth our seal of approval:

# Lakemont Farms Homeowners Association

## POLICY RESOLUTION #4

### SATELLITE DISH INSTALLATION

#### LAKEMONT FARMS HOMEOWNERS ASSOCIATION

WHEREAS, ARTICLE VI of the Lakemont Farms Homeowners Association, Declaration of Covenants, Conditions and Restrictions establishes certain Rules and Regulations for protecting the aesthetic beauty, safety, and well-being of the community; and

WHEREAS, there is a need for the Board of Directors to establish guidelines and procedures for carrying out its responsibility with regard to establishing certain Rules and Regulations;

NOW THEREFORE BE IT RESOLVED:

ASATELLITEDISHMAYBEINSTALLEDONAHOMEOWNER'SUNITONLYIFTHE FOLLOWING GUIDELINES ARE MET.

1. FORMAL VARIANCE APPLICATION MUST BE FILED WITH THE BOARD OF DIRECTORS.
2. INSTALLATION MUST BE DONE IN A PROFESSIONAL MANNER. ALL WIRING MUST BE SECURELY FASTENED TO THE BUILDING.
3. INSTALLATION OF DISH MAY HAVE NO ADVERSE IMPACT, EITHER PHYSICAL OR VISUAL TO ANY NEIGHBOR.
4. UNIT OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE EXTERNAL SURFACE OF SAID UNIT, NOW AND IN THE FUTURE. ANY SUBSEQUENT REPAIR OF ANY DAMAGED SIDING, CHIMNEY OR OTHER EXPOSED PROPERTY TO THE UNIT SHALL BE MADE AT THE SOLE EXPENSE OF THE UNIT OWNER.
5. THE SATELLITE DISH MUST BE INSTALLED IN SUCH A MANNER TO MAKE THE DISH INCONSPICUOUS AND BE COMPATIBLE WITH THE EXISTING EXTERIOR OF THE UNIT.
6. NO SATELLITE DISH MAY BE LARGER THAN EIGHTEEN (18) INCHES IN DIAMETER.
7. THE SATELLITE DISH MAY NOT BE INSTALLED UNTIL APPROVED BY THE BOARD OF DIRECTORS AND FORMAL APPROVAL LETTER HAS BEEN SENT TO THE APPLICANT.
8. THE BOARD AND OR THE ASSOCIATION SHALL IN NO WAY BE LIABLE FOR ANY LEGAL ACTION PROMPTED BY SAID INSTALLATION OR USE OF THE SATELLITE DISH.

# Lakemont Farms Homeowners Association

## **POLICY RESOLUTION # 4, PAGE TWO**

**IN WITNESS WHEREOF, WE, BEING DIRECTORS OF THE LAKEMONT FARMS  
HOMEOWNERS ASSOCIATION, HEREBY SET FORTH OUR SEAL ON THIS 12TH DAY OF  
NOVEMBER 1996.**

**WITNESS.**

# Lakemont Farms Homeowners Association

## **POLICY RESOLUTION 5 PARTY TENTS**

**WHEREAS**, ARTICLE VI of the Lakemont Farms Homeowners Association, Declaration of Covenants, Conditions and Restrictions establishes certain Rules and Regulations for protecting the aesthetic beauty, safety, and well-being of the community; and

**WHEREAS**, there is a need for the Board of Directors to establish guidelines and procedures for carrying out its responsibility with regard to establishing certain Rules and Regulations;

### **NOW THEREFORE BE IT RESOLVED:**

**PARTY TENTS WILL BE PERMITTED TO BE INSTALLED UNDER THE FOLLOWING CONDITIONS:**

**[A] PARTY TENTS MAY BE INSTALLED ON A SEASONAL BASIS ONLY FROM THE PERIOD BETWEEN MAY 15 AND SEPTEMBER 15. NO PARTY TENTS SHALL BE PERMITTED FROM SEPTEMBER 16 THROUGH MAY 14 OF ANY CALENDAR YEAR.**

**[B] INSTALLATION OF A PARTY TENT DOES NOT REQUIRE AN APPLICATION FOR VARIANCE APPROVAL IF THE TENT IS INSTALLED FOR A PERIOD NOT TO EXCEED TWO (2) WEEKS.**

**[C] INSTALLATION OF A PARTY TENT DOES REQUIRE AN APPLICATION FOR VARIANCE APPROVAL IF IT IS INSTALLED FOR A PERIOD EXCEEDING TWO (2) WEEKS.**

**IN WITNESS WHEREOF, WE, BEING DIRECTORS OF THE LAKEMONT FARMS HOMEOWNERS ASSOCIATION, HEREBY SET FORTH OUR SEAL ON THIS 11TH DAY OF FEBRUARY 1997.**

**SUE MITRO, SECRETARY**

**REGIS ENGLERT, PRESIDENT**