

**LAKWOOD #2**  
**RULES AND REGULATIONS**  
**(07-26-2021)**

These rules and regulations have been adopted by previous Lakewood#2 Boards and are still in use by the current board. They may be enforced by appropriate action of the HOA Board, such action shall include notification to the person(s) violating the rules and regulations of the alleged violation and the opportunity to voluntarily remedy the violation.

**COMMON AREA:** Areas outside of the enclosed courtyard and beyond one foot of each patio are common areas. The homeowner's liability begins at the end of the common area and is covered under the insurance policy of a lot without prior written consent of the association.

**COMMON AREA RESTRICTION:** All use and occupancy of the common area shall be subject to and governed by the rules and regulations adopted by the board. No homeowners shall change or alter any of the common area, including any plant, tree, landscaping or any other exterior portion of an improvement of a lot without prior written consent of the Board.

**CONSTRUCTION ADD-ONS:** All add-ons: i.e. Satellite dishes, antennas, additional roof vents, attic fans, awnings, sky lights, solar tubes, patio covers, fences, wood decking, or hot tubs MUST have prior written approval the board and are not the responsibility of the Association to paint/maintain. The HOA Board shall have the right to control the texture, design and color scheme of all non-original outside walls, fences, roofs, windows, and patio covers and to specific standards and uniformity thereof. Any damage done to the original structure, roof, party walls, will be the responsibility of the homeowner to maintain from that point on.

**EXTERIOR MAINTENANCE:** See attached schedule at the end of this document. Any item **NOT included on the Exterior Surfaces Schedule of Responsibility of October 12, 2017** is the responsibility of the homeowner.

**FENCES:** Authorized construction subject to the following conditions: 1) fences shall be placed within the property lines and shall be not more the 4 feet high; 2) homeowners shall pay for any alterations to the present sprinkling system; 3) homeowners shall maintain their own fences; 4) homeowners shall maintain all landscaping, lawn and shrubs, etc inside the fence.

**GATES:** The HOA Board will repair and paint gates, but it is the responsibility of the homeowner for replacement of the original gate. Any gates that are replaced by the homeowner must be wrought ironing a type and style similar to the original and must be installed in the same manner as the original gate.

**DUCKS AND GEESE:** Because of disease, damage of lawns, cost of cleanup and hazard to health, homeowners are to refrain from feeding the ducks and geese.

**GUTTERS:** The Association will replace/repair gutters at the normal replacement of the roofs. "Gutters" are defined as all horizontal gutters, vertical downspouts and elbows. The term gutter/downspout does not include gutter helmets or covers. Should any owner make changes or fail to keep their gutter clean that would interfere with the original operation of the gutter system or damage to the roof i.e. not limited to adding a patio cover, balcony, fencing or hanging heavy flower pots the homeowner is responsible for the entire gutter system on their unit and roof repair which must be brought back to HOA standards.

**HOT TUBS:** Any hot tub added to the back patio or front courtyard must be at least two (2) feet from the unit and/or party walls so that the original structure can be maintained by the HOA. If the distance

is less than two (2) feet from the structure/party wall, that structure will then become the responsibility of the homeowners to paint and maintain as to the standards of the HOA. The hot tub, any roof or privacy screen around or over the area must have prior board approval.

Any additional electrical needed to accommodate the hot tub will be the responsibility of the homeowner. Hot tubs can be drained into the common area; however, they must be drained at least (10) feet from any house/structure, to be sure water does not flow toward any foundation.

**INSURANCE:** Each homeowner is responsible for their property and liability insurance coverage. The policy must be a homeowners policy for TOWNHOUSE not a condo. The Association carries ONLY liability coverage for the common area, which is outside of the enclosed courtyard and beyond one foot of each patio.

**MAINTENANCE REQUESTS:** All maintenance requests (unless and emergency) must be submitted in writing (mail or email) to the HOA. The HOA Board will not pay for any maintenance done without prior approval by the board.

**PAINTING:** The HOA shall provide exterior painting to all townhomes per the recommendation of 2 licensed & bonded professional painting contractors. The painting will include the outside of the unit (siding, window and door trim, garage door and trim, wooden patio covers and balconies, party walls, mailbox stands, mailboxes and front gates. Painting will NOT include fences, courtyard doors or synthetic decking on balconies, such as Trex products, or the replacement of home numbers (both front and back) or mailbox numbers. The HOA will not be responsible for painting metal, plastic or other non-wooden covers.

**PATIO COVERS:** Any metal cover that is damaged or destroyed to the point that it needs to be replaced or substantially repaired must be replaced with a wood structure either finished naturally or painted to match the unit. The owner assumes full responsibility for any damage to units resulting from the addition any exterior structure such as patio cover, heating/cooling units, skylights, solar tubes, satellite dishes, antenna, attic fans etc. Any structure must be strong enough to support persons painting, working on the roof or taking care of exterior maintenance. Homeowners shall maintain patio covers. The Association may request the structure be repainted at the homeowner's expense.

**PETS:** Animals kept or harbored with the boundaries of Lakewood#2 are subject to the rules and regulations of the Association.

Boise City Leash Law is applicable to the common area and the HOA Board intends to see the law is enforced. Any such household pets shall be kept on leash, or under strict control of the owners at all times when they are within the project and outside the unit. Pets should not be allowed to run at large. It is the responsibility of each pet owner to clean up their pet's litter. Cat owners have the same responsibilities as owners of dogs or other pets in cleaning up their pet's litter and keeping them leashed or under control.

**ROOFS:** The term "roof" refers to the asphalt shingles, roofing felt, plywood sheathing, fascia and soffit which covers the townhome, garage and patio covers. The term "roof" also covers flashing, including chimneys, roof vents, gas furnace vents, water heater vents, bathroom vents, plumbing vents, and dryer vents provided all of the above are mounted on the roof.

The term "roof" does not include skylights, solar tubes, solar panels, satellite/cable dishes, antennas, attic fans, awnings and the flashing around any of the products.

Any additions or changes made by the homeowner to roofs, downspouts or gutters must be approved in writing by the HOA board prior to any changes being made. Any changes or additions made by the homeowner to the roof, gutter or downspouts that causes a leak, damage or failure during the life of the roof will be full the full responsibility of the homeowner .

**SEWER LINES:** Homeowners are responsible for all repairs of sewer lines out of the main sewer line. When HOA tree roots have damaged a sewer line, the HOA may pay for the removal and stumping of the tree and replacing the sod. Homeowners are urged to purchase sewer line insurance from Homeserve (888-666-8076)

**SIGNS:** No sign of any kind shall be displayed to the public view except of one (1) sign not more the five (5) square feet advertising the property for sale or one (1) subdivision identification sign of the size and design approved by the HOA Board. All other signs are prohibited. "Property for Sale" signs should be placed carefully to avoid damage to the sprinkler system.

**UNSIGHTLY STRUCTURES OR EQUIPMENT:** No unsightliness shall be permitted on any lot or any common area. All unsightly facilities or equipment shall be enclosed within approved structures or appropriately screened from view. All refuse, garbage and trash shall be kept at all times in covered, reasonably noiseless containers and shall be kept and maintained within enclosed structures or appropriately screened from view except when necessary placed for garbage removal services. Storage piles and equipment for hanging, drying and airing clothing or household fabric shall be appropriately screened from view.

**VEHICLE PARKING:** See attached Vehicle Parking Regulations document dated November 14, 2018 dated and approved by the HOA Board.

**WATER LINES:** The HOA is only responsible for irrigation line repair. All repairs to domestic water lines and meters are the responsibility of the homeowners and the city water department( Suez). Exception may be if the HOA tree causes damage to the water line, the HOA may pay for tree removal, stumping, replacement of shrub and plants. Homeowners are urged to purchase Leakguard water line insurance from HomeServe (888-666-8076)