

Lakewood Shores
Homeowners
Association

Community
Rules & Regulations

Table of Contents

Introduction	Page 2
Board of Directors General Information	Page 2
Monthly Homeowner Assessments	Page 2
Designated Homeowner Area	Page 3
Designated Common Area	Page 3
Entrances and Sidewalks	Page 3
Landscaping	Page 3
Outdoor Lights and Sprinklers	Page 3
Water Features	Page 3
Pedestrian and Vehicle Gates	Page 3
Gate Keys and Openers	Page 4
Children’s Safety	Page 4
Security	Page 4
Security Cameras	Page 4
Parking at Lakewood Shores	Page 4
Allowable Types of Vehicles	Page 5
Patios	Page 5
Water Shutoff	Page 6
Mail Boxes/Notice Boards	Page 6
Animals	Page 6
Pets	Page 6
Wild Animals/Pests	Page 6
Pools & Jacuzzis	Page 7
Hours	Page 7
Quiet Time	Page 7
Pool Guidelines	Page 7
Jacuzzi Guidelines	Page 8
Pool Restrooms and Showers	Page 8
Tennis Courts	Page 8
Architectural Changes	Page 8
General Guidelines	Page 8
Front, Lowered Utility, Screen, and Security Doors	Page 9
Installation of HVAC Units	Page 9
Installation of Satellite Dishes/Antennas	Page 9
Installation of Solar Panels	Page 9
Installation of Electric Vehicle Charging Stations	Page 9
Storage/Disposal	Page 9
Hazardous Materials	Page 9
Volatile Fluids	Page 9
Trash Disposal	Page 10
Owners Rights and Responsibilities for Use, Lease, and Rental of Units	Page 10
Noise/Disturbances	Page 10
Smoking/Vaping	Page 10
Vandalism/Malicious Mischief/Trespassing	Page 10
Reporting Violations/Complaints	Page 11
Admonishments/Warnings/Fines	Page 11
Fine Schedule	Page 11
Internal Dispute Resolution Process & Alternate Dispute Resolution Procedures	Page 12

C. Responding Party’s Obligation. Upon receipt of a Request for Resolution, the Responding Party, whether the Association or an owner, has thirty (30) days in which to either accept or reject the Request. In the event no such response is received, the Request is deemed “rejected.”

D. Time for Completion of ADR. Where the Request is accepted, the parties must complete the ADR within ninety (90) days of receipt of the acceptance. However, the parties can stipulate in writing to extend this period.

E. Cost of ADR. The cost of ADR shall be borne by the parties.

F. Tolling of Statute of Limitations. If a Request for Resolution is served before the end of the applicable statute of limitations, the time limitation is tolled for certain periods specified in Civil Code Section 5945.

G. Certificate. In the event that a lawsuit is eventually commenced, the party filing must file with the initial pleading a certificate stating that one or more of the following conditions is satisfied: (1) alternative dispute resolution has been completed in compliance with 5925 et seq.; (2) one of the parties to the dispute did not accept the terms offered for alternative dispute resolution; or, (3) preliminary or injunctive relief is necessary.

Consequences for Failure to Comply with the ADR Law

The failure to file the aforementioned certificate with the Court is grounds for a demurrer or motion to strike unless the Court finds that dismissal of the action for failure to comply would result in substantial prejudice to one of the parties. Additionally, in awarding attorney’s fees and costs, a court may consider whether a party’s refusal to participate in ADR before commencement of the enforcement action was reasonable. As a result, it is important to seek independent counsel in the event that you, as an owner have further questions. Failure of a member of the association to comply with the alternative dispute resolution requirements of Section 5930 of the Civil Code may result in the loss of your right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law.

The preceding summary has been provided in accordance with Civil Code Section 5965.

Introduction

Lakewood Shores is a Planned Unit Development. Rules and regulations are designed to assure a pleasant and friendly coexistence for you and your neighbors, with whom you share the common areas and facilities.

This booklet is designed to cover some of the rules contained in the Covenants, Conditions and Restrictions (CC&Rs) and other rules established by the Board. It does not purport to cover all the regulations. For all matters not covered, refer to the original CC&Rs, a copy of which you should have received when you first arrived. If any conflicts arise between this document and the CC&Rs, the CC&Rs will take precedence. All documents referenced in this booklet can be obtained from the Management Company or from the Lakewood Shores community website.

Board of Directors General Information

A volunteer Board, elected by all homeowners, is responsible for preserving the integrity of the complex and making every effort to maintain the value of our property. Board members serve a two year term and are volunteers – they receive no pay for serving. Individuals may serve as many two-year terms as they like, but must be reelected to the position.

Board members guide the activities of a professional management company and, among other duties, are responsible for seeing that all residents comply with the rules as outlined in the CC&Rs. The elected Board of Directors has the authority to establish rules and the penalties for resident infractions.

Board member contact information is not shared. To contact the Board for any reason, homeowners should go through the Management Company or the Lakewood Shores community website. No individual Board Member is empowered to make a unilateral decision regarding any matter which has not been decided by a quorum of the Board Members.

The Lakewood Shores Board meets monthly. Meetings are open to all owners and residents. Those who wish to address the Board are encouraged to do so at the monthly Homeowners Forum which precedes each Board meeting. Agendas with meeting details are posted prior to all meetings.

Monthly Homeowner Assessments

Assessments are a necessity for the operation and maintenance of Lakewood Shores. Assessments are reviewed, and if determined necessary, adjusted by the Board each year. Payment of the monthly assessment is the homeowner's responsibility. Assessments are due on the 1st of each month and may be paid in advance. Assessments become delinquent 15 days after they are due.

~ 2 ~

Disputes Subject to the Statute (Qualifying Disputes)

Section 5930 provides that the Association or owners may not file an enforcement action in the Superior Court unless the parties have endeavored to submit their dispute to ADR. An "enforcement action" is defined as a civil action or other proceeding for any of the following purposes:

- 1) Enforcement of the Davis-Stirling Common Interest Development Act (Civil Code Section 4000 et seq.);
- 2) Enforcement of the California Nonprofit Mutual Benefit Corporation law, commencing with Corporations Code Section 7110; or
- 3) Enforcement of the Association's governing documents.

Where, however, an owner has a private dispute with another owner or a tenant, or the Board has a dispute with a third party such as a landscaper, such a dispute is not within the confines of the statute.

Disputes Specifically Excluded from the Statute

The ADR statute applies only to an enforcement action that is solely for declaratory, injunctive or writ relief, or for that relief in conjunction with a claim for monetary damages not in excess of \$5,000. The following types of disputes are specifically excluded from being required to resort to ADR:

- 1) A Small Claims action;
- 2) Assessment collection, except as provided for in Civil Code Section 5658;
- 3) Claims for money damages in excess of \$5,000 in conjunction with a claim for declaratory, injunctive or writ relief;
- 4) Action for preliminary or temporary injunctive relief; and
- 5) The filing of a cross-complaint in response to a complaint already filed.

Compliance Procedures

A. Initiating Party. The party pursuing the dispute, prior to filing any lawsuit, must serve on the other party a "Request for Resolution" including the following information and language:

- 1) A brief description of the dispute;
- 2) A request that the matter be submitted to ADR;
- 3) A notice that the party receiving the Request for Resolution (the "Responding Party") is required to respond thereto within thirty (30) days of receipt or it will be deemed rejected; and
- 4) If the party on whom the Request is served is an owner: a copy of Civil Code Section 5925 et seq.

B. Service. A Request for Resolution may be served by personal delivery, first-class mail, express mail, facsimile transmission or other means reasonably calculated to provide the Responding Party actual notice of the Request.

~ 13 ~

Designated Homeowner Area

Homeowner areas are all internal structures, ceilings, floors, structural components, exterior walls, windows, doors, stairs, balconies and patios/decks of each home.

Designated Common Area

Common area is defined to include: landscape, lakes, streams, walkways, pools, spas, tennis courts, and any ground beyond a homeowner's property line (outside your entrance step/stairs, and patio/deck). This includes the grounds between and in front of units.

Entrances and Sidewalks

Articles (including bicycles, skateboards, hoses, signs, and bags of trash) must not be left at any unit's entrance or on the sidewalk at any time. Riding objects on sidewalks is prohibited.

Landscaping

Planting in common area ground is prohibited. Unauthorized plants will be removed and replaced at the homeowner's expense. Hanging items from trees or shrubs is prohibited. Residents and their guests must not walk across planted areas. If a resident needs stepping stones to reach a sidewalk or water faucet, the homeowner must submit an Architectural Improvement Application to the Board. Tree climbing is prohibited and the responsible homeowner will be billed for the cost to replace any tree damaged or destroyed by climbers. Furthermore, residents are asked not to instruct the landscapers/gardeners to do anything concerning the landscaping.

Outdoor Lights and Sprinklers

Tampering with any of the outside lights or sprinklers is prohibited. Any concerns should be directed to the Management Company.

Water Features

The system of lakes and streams is for ornamental purposes only. Tampering with water systems or lakebeds is strictly prohibited. No one is allowed to enter, play or fish in the water, throw solids or liquids into the water, or walk across the rock or streams.

Pedestrian and Vehicle Gates

Because of the lakes and pools, our insurance carrier and the Lakewood City building code require pedestrian gates. The gates are self-locking and must be kept closed at all times. Propping gates is strictly prohibited, regardless of circumstance.

Summary of Internal Dispute Resolution Process &

Alternate Dispute Resolution Procedures

I. Association's Internal Dispute Resolution Process ("IDR")

In accordance with Civil Code Section 5900 et seq., the Association has adopted the following internal dispute resolution process to be followed by the Association and owners in connection with disputes relating to the enforcement of the Association's governing documents, the Davis-Stirling Common Interest Development Act (Civil Code Section 4000 et seq.) and Section 7110 et seq. of the Nonprofit Mutual Benefit Corporation Code (collectively, the "Disputes"). Either party to a Dispute may invoke the following procedure:

- (1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.
- (2) An owner may refuse a request to meet and confer. The Association may not refuse a request to meet and confer.
- (3) The Association's Board of Directors shall designate a member of the Board to meet and confer.
- (4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.
- (5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the Board designee on behalf of the Association.
- (6) The agreement reached binds the parties and is judicially enforceable if both of the following conditions are satisfied: (a) The agreement is not in conflict with law or the governing documents of the common interest development or association; and (b) The agreement is either consistent with the authority granted by the Board of Directors to its designee or the agreement is ratified by the Board of Directors." Please note that a member of the association may not be charged a fee to participate in the process.

II. Alternate Dispute Resolution ("ADR")

Please be advised that California Civil Code Section 5925 et seq. Requires that the Association and owners endeavor to submit certain types of disputes to ADR prior to initiating a lawsuit. This notice merely provides a summary of the statute. If there is a dispute which may require ADR pursuant to Civil Code Section 5925 et seq., please review all of the provisions of the statute or seek your own independent legal counsel.

Parties Bound by the Statute

The parties required to comply with the new statute are the Association (through the Board of Directors) and any owners of record.

walkways, roadways, fences, carports, etc. Anyone responsible for damaging or attempting to damage common areas will be assessed damages, fined, and are subject to arrest. Damage to anyone's personal property must be handled by the resident and may be cause for law enforcement intervention. Trespassers should be reported to the Lakewood Sheriff (562) 623-3500 and are subject to immediate arrest.

Reporting Violations/Complaints

Violations should be reported or complaints submitted in writing to the Management Company. Residents must provide the time and date of the incident (if applicable), the nature of the complaint or violation, the unit number(s), and names of any witnesses. Information furnished is treated with discretion and will not be disclosed unless the nature of the complaint/violation deems it necessary.

Admonishments/Warnings/Fines

Violation of rules follows a standard process. A courtesy letter about the violation will be sent to the owner, who will be given a timeline with which they must make the correction. If the correction is not made, a formal violation letter will be sent to the homeowner. If it is still not corrected, the Board may request a hearing with the homeowner and a fine may be assessed against the account. The owner will be informed of the impending fine should one be assessed.

If the owner wishes to contest the penalty, the Management Company must be notified in writing within ten days to request a hearing. Notification of hearing dates will be sent certified mail ten days before the scheduled date.

Fine Schedule

- First offense: \$50.00
- Second offense: \$100.00
- Third offense: \$200.00

When violations are not corrected, owners may be fined monthly until the matter is corrected, or risk legal action. For any disruptive activity which results in police involvement, a fine of \$100.00 may be assessed after a hearing.

Vehicle Control Gates are intended to restrict the traffic entering the complex. Vehicle Control Gates can be opened by using the two key posts at the entrance or by gate openers. A resident can also open the Vehicle Gates from their unit by using the Entry Phone System. To set up your number in the Entry Phone System, call the Management Company. You will be issued an access code for guests to enter at the kiosk. When entered, the Entry Phone System will dial your phone. After you answer the call, press "9" and hang up when you hear the shrill tone. This will open the East gate.

Tampering with the gates or Entry Phone System is prohibited. Please report any problems with the pedestrian gates and vehicle gates to the Management Company.

Gate Keys and Openers

To purchase gate keys and openers, please refer to the Contacts list. Gate keys open all pedestrian gates, pool house rest rooms, and tennis courts. Only an authorized person can duplicate gate keys.

Children's Safety

Unsupervised children are not permitted to play in the roadway or in common area. Adult supervision of children under the age of 14 is required at all times. No type of ball playing against walls (including carport walls) is allowed. Any damage to the common area or personal property caused by a homeowner or their guests shall be repaired at the expense of the homeowner.

Security

The Association cannot guarantee your security. You should **not** rely on the Association to protect you from loss or harm. You should provide for your own security by keeping your doors locked, refusing to open your door to strangers, asking workers for identification, installing a security system, carrying insurance, etc.

Homeowners are encouraged to be active participants in community safety. **If you observe any suspicious or illegal activity, call the Lakewood Sheriff (562) 623-3500 immediately.** Solicitations of any kind including by residents are not allowed in the Lakewood Shores community.

Security Cameras

With the exception below, security cameras may not be installed on the exterior of any buildings or in carports without an approved Architectural Improvement Application. Small, rectangular doorbell-style cameras with maximum dimensions of 6" x 3" x 1.5" are permitted to be mounted on the front door.

Parking at Lakewood Shores

Homeowners must register their vehicle(s) with the contracted parking patrol company. Please refer to the 'Parking Addendum for Lakewood Shores' that is provided with this handbook to ensure that you are in compliance with current parking regulations including guest parking.

~ 4 ~

~ 11 ~

Please remember, all cars parked in Lakewood Shores must be legally registered (display current CA vehicle registration tags). Failure to comply with this CA Vehicle Code requirement may result in a citation and towing. Cars may not park across the Fire Lane. Any part of the car crossing the Fire Lane constitutes a Fire Code violation and is subject to immediate tow. Tandem parking is permitted in carports if two vehicles can be parked without crossing into the Fire Lane.

There is at least one designated (Reserved) parking space owned by each unit, and it is numbered the same as your unit. Garage units are considered to have three parking spaces. It is not permitted to have more vehicles than licensed drivers in a Lakewood Shores residence. Parking spaces shall be properly maintained and free of oil and grease. You are allowed to wash your vehicle, but no other type of maintenance or repair is allowed.

Any owner has the right to have a vehicle towed that is illegally parked in their space. The owner of the towed vehicle is responsible for all towing fees. This is a matter between the resident and the towed vehicle owner, not the Association.

The speed limit within the community is **10 mph**.

Allowable Types of Vehicles

Allowable vehicles are automobiles, motorcycles with mufflers and trucks up to ¼ ton. Lakewood Shores cannot accommodate motor homes, mobile homes, trailers, boats, campers, stake bed trucks, tank trucks, dump trucks, step vans, concrete trucks, moving vans, aircraft, or any vehicle with more than two axles, vehicles exceeding seven (7) feet in height and/or width and twenty and a half (20.5) feet in length. Absolutely no inoperable vehicles are permitted, and vehicle storage is prohibited.

Patios

To preserve the integrity of our landscaping and the aesthetics of our community, the only items allowed on patios are patio furniture, live plants, and barbecue equipment. Because of the hazard posed by fire, no open-flame devices (tiki torches, fire pits, etc.) are allowed. Remove unused pots, and gardening equipment, as soon as you are finished using them. It is prohibited to hang articles of clothing, linens, towels, or bathing suits to dry.

Patios of most units face a lake or a stream, but they may also face the patios of other units. Please be considerate of your neighbors. When entertaining on the patio in the evenings, keep the noise level down. Sound carries very easily over water. Remember quiet time is from 9:00 pm to 9:00 am.

No fences, awnings, ornamental screens, or walls of any nature shall be erected or maintained on or around any portion of the patio without Board approval.

~ 5 ~

Trash Disposal

Trash may not be left outside of the unit at any time. Designated blue bins are to be used for recyclables such as paper, cardboard, plastic bottles, & aluminum cans. Residents must break down cardboard boxes before disposing of them in the bins. Green bins are to be used for household trash. As a courtesy, please remember to tie your trash bags before disposing of them.

Large, bulky items are prohibited from disposal in the trash bins. Homeowners must refer to the Contact list to arrange for removal of bulky trash items at their own expense. Vendors hired by owners must remove their trash (old carpets, cabinets, wallboard, etc) from the complex and may not use the dumpsters. Homeowners and tenants are encouraged to pick up papers and debris from the complex when observed and to keep the front of their homes clean at all times. Littering, including the tossing of cigarette butts is strictly prohibited.

Owners Rights and Responsibilities for Use, Lease, and Rental of Units

Owners are allowed to rent or lease their unit's subject to CC&Rs and other adopted rules. "For Lease" or "For Rent" signs may be placed only in windows. The owner is completely responsible for the conduct of his or her tenant and must provide them with a copy of the Rules. Any misconduct or damage caused by a tenant becomes the responsibility of the owner, including damage repayment and fines. Once rented or leased, the owner must notify the Management Company and provide basic tenant information. Owners who do not live in the community may not use its grounds or facilities. **Leasing units for transient or hotel purposes is strictly prohibited. This includes the engagement of third parties such as VRBO and Airbnb.**

Noise/Disturbances

Excessive noise or disturbances are not allowed no matter what the source. No loud music, overly loud parties, domestic disturbances, or excessive noise from vehicle or power equipment will be tolerated. The Lakewood Sheriff (562) 623-3500 should be called to address disturbances. Remember, quiet time is 9:00 pm to 9:00 am.

Smoking/Vaping

Because second hand smoke is both injurious to health and a nuisance, smoking and vaping is prohibited on patios and in all common area throughout Lakewood Shores.

Vandalism/Malicious Mischief/Trespassing

No one shall damage or destroy any real or personal property within the Lakewood Shores complex. This includes all the common areas, building exteriors, pools, spas, saunas/restrooms, tennis courts, landscapes,

~ 10 ~

Front, Louvered Utility, Screen, and Security Doors

Homeowners are responsible for the replacement (purchase and installation) of all doors. Information on approved screen and security doors as well as approved colors is available to homeowners through the Management Company or the Lakewood Shores community website. Homeowners are responsible for painting screen and security doors. The Association will paint front doors and louvered utility doors as needed. Residents are encouraged to keep all front security and screen doors closed.

Installation of HVAC Units

Installation of HVAC units in common area (including roofs) is prohibited. Homeowners may replace HVAC units with like units in their existing location or may relocate HVAC units to their patio.

Installation of Satellite Dishes/Antennas

All satellite dishes and antennas are to be mounted only on the metal bars that have been installed on the roofs. Failure to mount equipment on the approved bars will result in a fine. Homeowners must notify the Management Company prior to installation. Homeowners are responsible for all damages caused by improper satellite dish/antenna mounting.

Installation of Solar Panels

Homeowners should contact the Management Company for a copy of the Lakewood Shores Solar Energy Policy. This document details the requirements and guidelines for approval, installation, use, and maintenance of solar energy systems.

Installation of Electric Vehicle Charging Stations

Homeowners should contact the Management Company for a copy of the Lakewood Shores Electric Vehicle Charging Station Policy. This document details the requirements and guidelines for approval, installation, use, and maintenance of electric vehicle charging stations.

Storage/Disposal

Storage of any kind is prohibited outside of your unit including carport spaces.

Hazardous Material

Disposing of motor oils, chemicals or any other type of hazardous waste within the complex is prohibited. No owner or occupant shall dispose of any toxic material on the complex in a manner which is inconsistent with local and federal law. If you notice a violation, report it to the Management Company and the Fire Department.

Volatile Fluids

The storage of gasoline or any other volatile fluid is strictly prohibited. This includes carports, inside your unit, laundry rooms, and garages.

~ 9 ~

Water Shutoff

The water to your unit can be turned off using the valve on the outside of the unit. Each homeowner is responsible for maintaining their shutoff valve. Residents must inform the Management Company of any repairs that would involve shutting off water to other units. Except in case of emergency, 24 hour notice must be given to impacted residents.

Mail Boxes/Notice Boards

The Association does not have keys to mailboxes. The previous owner, real estate agent or your landlord must give you your mailbox keys. If you need to replace the lock, you can purchase one at a hardware store. For any problems accessing your mailbox, you may talk to the postal carrier or go to the local post office located at 5200 Clark Avenue, just South of Candlewood Street. Mail cannot be delivered to boxes without locks. If you receive someone else's mail, please put it in the "Outgoing Mail" slot.

Each mailbox unit has a cork board that can be used for notices. This is the only space where posting is allowed in the community. These boards are for resident and Association use only – outside solicitation is prohibited.

Animals

Pets

The association allows pets, which is defined as domesticated dogs, cats, birds in cages, or aquatic animals kept in an aquarium. Per the City of Lakewood website, Lakewood city ordinances permit no more than two dogs and no more than two cats per household. Lakewood also requires dog owners to license their pets within 60 days of moving to the city or getting a dog. Lakewood has a "leash law" which requires owners to leash their dog when it is off the owner's property, and requires that dogs on leashes are "securely and continuously held by a competent person." No dogs or cats may be left unattended outside a unit at any time. No pet food may be left outside. It causes a rodent, fly, and ant problem.

Pets are not allowed in any recreational areas – such as lakes, streams, pools, Jacuzzis, saunas, and tennis courts. Dogs must be walked on a leash. Owners must immediately pick up and dispose of their pet's waste.

Owners are responsible for any damage caused by a pet. Owners may be subject to disciplinary action if their pet intimidates or causes any harm to any other person or animal. If any pets become a general nuisance, restrictive action may be taken.

Wild Animals/Pests

Because of our landscaping environment, Lakewood Shores is a natural magnet for wildlife. Residents are advised to beware of wild animals and exercise caution. Feeding of wild animals (including ducks and

~ 6 ~

geese) is strictly prohibited. If a resident sees a dead animal, please contact the Management Company. If you become aware of damage to common area property caused by wild animals, contact the Management Company immediately. The Association is not responsible for damage to homeowner property caused by wild animals. Residents are prohibited from tampering with, stealing, or destroying animal traps. Traps are set by a professional trapping company which practices humane trapping techniques.

Homeowners are responsible for taking care of pests inside their unit (including insects & rodents). To address pests outside a unit, residents must call the Management Company.

Pools & Jacuzzis

Pools and Jacuzzis are for the exclusive use of residents and their guests. Please enjoy the pools and Jacuzzis at your own risk – there is no lifeguard on duty. Any person under the influence of alcohol, controlled substances, or exhibiting erratic behavior shall be prohibited from entering the pools or Jacuzzis. Trespassing is strictly prohibited and should be immediately reported to the Lakewood Sheriff (562) 623-3500.

Alcohol and glass is prohibited in the pools and Jacuzzis. Non-alcoholic beverages are permitted if they are in plastic or metal containers. Persons having any contagious disease, open sores, diarrhea, or any other infectious conditions are prohibited from entering the pools or Jacuzzis. Swimsuits are required in the pools and Jacuzzis.

Hours

Pool and restroom hours are 7am to 10pm for both the north and south pools. Jacuzzis are available 24/7. From October to April, the north or south pools are heated in alternate years.

Quiet Time

Quiet Time throughout the community is between 9pm and 9am. It ensures a tranquil environment by prohibiting excessive noise.

Pool Guidelines

Residents may have up to four guests at the pool, and must stay with their guests at all times. Children age 14 or under are only allowed in the pool area if they are supervised by an adult resident (age 18 or over), who must be responsible for the children's safety and behavior. Diapered children may enter the pool area only if they are kept under the strict supervision of an adult and are kept out of the water at all times, unless they are wearing swim diapers.

Our insurance coverage is specific about pool activities and behavior. The pool area is for sunbathing and swimming only. Prohibited behavior, items, and activities include: running, diving, jumping or playing on the rocks, yelling, excessive noise, parties, cooking, smoking, and pets.

Jacuzzi Guidelines

The water temperature of the Jacuzzi is normally set at 104*. The Health Department recommends that young children not be allowed in the Jacuzzi, and that a baby **never** be taken into the Jacuzzi. It is not recommended to stay in any Jacuzzi longer than ten minutes.

Pool Restrooms and Showers

A resident's gate key will open the knob on the restroom door, which must be closed and locked after use. Each pool house contains two all-gender restroom and shower facilities intended for single users.

Tennis Courts

Tennis courts are for the exclusive use of residents and their guests. No other sporting activities are allowed on the tennis courts. Guests and any children under the age of 14 must be accompanied by an adult resident. Tennis shoes or soft-soled shoes are required. Court hours are 6am to 10pm. Lights on the courts are on timers. Please remember to turn off the timer when you leave the courts. The following is prohibited on the courts: alcoholic beverages, glass containers, skates, skateboards, bicycles, and pets. In addition, residents may not provide professional instruction.

Architectural Changes

General Guidelines

A safe rule of thumb for changes you may wish to make is to check with the management company **before** making any changes. All alterations, modifications or additions to the exterior of your home require the submission of an Architectural Improvement Application and approval by the Board of Directors. Any alterations, modifications or additions made without Board approval will be subject to removal at the homeowner's expense.

The Architectural Improvement Application is available through the Management Company or via the Lakewood Shores community website. Please be as detailed as possible on the application and supporting material. The Management Company will distribute the submitted application to the Architectural Review Committee who will approve or deny the request. A processing fee will be required with each application.

The homeowner must obtain a permit from the City of Lakewood, if required for any architectural changes.