

HIGHLIGHTS OF LAKE COUNTRY VILLAGE RULES AND REGULATIONS page 1

www.lcvillage.org

June 2016

HOA Fees – As a homeowner in Lake Country Village you are required to pay monthly HOA fees. The current monthly fee is \$205.00. Mail Association fees to: 10 Maine Road, Plattsburgh, NY, 12903 payable to Lake Country Village. We strongly encourage you to sign up for auto pay, a free and secure way to pay your dues electronically. (Contact the LCVHOA Bookkeeper **to arrange for this.**) **Fees are due on the 1st day of each month and not later than the 5th business day.** A late charge of \$25 will be applied to your account if not received on time. Any Bank service fee for returned checks (minimum of \$25) will also be posted to your account. (See Resolution of the Board on December 6, 2017.)

INSURANCE is required by all homeowners. LCV has insurance which covers the 96 building structures and property of LCV and liability. Doors, windows, garage doors and backyard fences are still the responsibility of the unit townhouse/villa owners. Your policy should be a HO-6. If you have made any upgrades to appliances, flooring, wall coverings, kitchen/bath cabinets, fixtures, doors/window, disposals, etc. keep a record of those costs and have YOUR insurance policy cover the replacement of those items in the dwelling coverage section.

Basic Townhouse Courtesy - Living in a homeowners association may be a new experience for many Lake Country Village residents. Space is limited and it is crucial that we all respect the needs of our neighbors to make the community a good place to live. Please follow these regulations:

- 1) Keep all electrical cords off the common areas and away from areas where snowplowing or mowing equipment may be used.
- 2) Keep all hoses and yard items off the common areas for ease of mowing. Hoses that are hung should remain inside the homeowner's fence obscuring them from view.
- 3) You must receive permission to plant flowers, plants, etc. you wish to add to the common area; once added you must maintain them.
- 4) You must receive permission from the building committee and board approval to alter building appearances such as windows, doors, and exterior structures.
- 5) Remove all seasonal decorations within 30 days after the holiday in question. Decorations on the common area are not allowed without permission from the Property Manager.
- 6) Remove all air conditioner units from windows by October 15th.
- 7) Do not play electronic equipment such as televisions/music so loud that they become an annoyance to your neighbors. Loud noises are strictly prohibited from 10:00pm to 7:00am.
- 8) Be careful of slamming doors and cupboards – sound carries easily in attached units.
- 9) When away for extended periods, please have someone check on your home and notify the Property Manager of a way to contact you and the person watching your home in case of emergency. It is also a good idea to forward your mail as the kiosk mail boxes are quite small.
- 10) Do not begin (or allow a contractor to begin) loud outdoor work or activity until 8:00am. Cease work activity by 8:00pm.

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HOMEOWNERS THAT LEAVE FOR WINTER. Be sure to report to the Property Manager the length of time that you will be away, provide a contact in case of emergency and have someone you trust oversee your home occasionally. Maintain the heat at no less than 60 degrees and **keep the furnace, gas and electric ON.**

ANIMALS. All animals must be kept on a leash when outside your home. THIS IS THE CITY OF PLATTSBURGH Leash Law. Each resident is allowed a maximum of two pets. NO Rottweilers or PitBulls are allowed. If you walk your pet, you must clean up their excrement immediately. Homeowners who do not clean up their pet excrement daily from their backyards or common area **will be subject to fines** and/or reported to the County Health Department. Pets may not be chained or confined on the common area. Pets who exhibit menacing or aggressive behavior to other residents, who damage HOA property or make excessive noise can be removed from Lake Country Village. (See your prospectus for an explanation of the procedure for filing a complaint about a nuisance animal.)

All GARBAGE must be placed in bags in appropriately identified garbage cans with lids. Garbage must be placed out on pick up day only and must be removed from the curb once garbage has been picked up. All recycling must be placed in appropriate containers; no loose bags allowed. All cardboard must be secured. Grass, brush, branches, etc. must be picked up and placed in the common area on the day of scheduled pick up only. (This is normally Mondays but may be picked up on other days as well depending on when our lawn contractor is in your area.) Organic waste must be in paper recyclable bags (which can be purchased at True Value, Aubuchon's, Wal-Mart, etc.) otherwise the Landscaper will not collect them.

PROPERTY RENTALS – No home in LCV can be rented within the first two years following each change of ownership. A Unit Owner desiring to rent their unit must notify LCVHOA of the intent to rent a unit prior to the tenant taking possession of the unit. Provide written notification to our Property Manager. A Unit Owner renting their unit shall inform the Property Manager and the HOA Board of Directors whether or not the lease is written or verbal and provide tenants information and identification of all motor vehicles (make, model, year and license plate number). Also the unit owner must provide written acknowledgement that they have included in the lease agreement a statement to the tenant(s) that they must abide by all the rules and regulations of Lake Country Village and that failing to abide by these rules and regulations, the LCVHOA may terminate the lease by written notification of not less than ten (10) days to the owner and the tenant as stated in the Declaration of Covenants, Conditions, Easements and Restrictions, Article VII, Section 1, AND the Rental Resolution of the LCV-HOA Establishing Rules and Regulations For Rental Units dated 5 November 2009. The Declaration and Resolution can be found on www.lcvillage.org.

WORK on Vehicles/Running Business Out of Homes. No work on any motor vehicles, boats or machines of any kind shall be permitted outdoors on the property, except with written consent of the Board of Directors. Property is for residential use only and no commercial activity, retail or wholesale, can occur within LCV with the exception of setting up a home office internal to an Owners Unit. In Oct. 2013 a new resolution, Establishing Rules and Regulations for Enforcing Sections 12 & 14 of the LCV Declaration of Covenant, Conditions, Easements and Restrictions regarding the Outside Storage of oversized, Commercial or Unlicensed Vehicles, was approved limiting the size of Commercial Vehicles on HOA property to a maximum of 25 feet in length, 10,000 gross weight in pounds and 9 feet in height. Vehicles over these dimensions can be parked on city streets subject to city law.

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Satellite Dishes cannot be installed without clearance from the Property Manager and the Building Committee. Dishes cannot be on the roof, they must be installed on the fascia board only. Submit a Work Request.

Noxious or Offensive Odors. Any activity emitting noxious or offensive odors including smoke, ash, dust, fumes, herbicides, insecticides, etc. is prohibited.

NO Outdoor Drying or airing of any clothing or bedding is permitted on the HOA Property.

Barbecue Grills. Use of barbecue grills must not be done close to building or under overhangs within your fenced in backyard. This may result in fire damage to your home and the home of your neighbors. According to our insurance, grills should be at least 10 feet away from any buildings when in use.

PARKING RULES. Owners must utilize the parking space that exists in front of their garage if possible. If there is no space in front of the garage they are to utilize the common parking areas (non numbered spaces) near their unit on a first come first served basis. Parking is forbidden on any grass covered areas. If this occurs, the owner will be notified and if not removed, the vehicle will be towed at owner's expense.

- 1) Where homes face each other, no parking is allowed in front of building.
- 2) The small space at the end of 'villas' is to be used as a turnaround only.
- 3) Please ask guests to park on the streets to be considerate of your neighbors.
- 4) Street parking in cul-de-sacs is limited to those spots defined by the painted lines in the street. This helps facilitate moving vehicles around to assist contractors in snow plowing.
- 5) All mail kiosks have a 30 minute parking limit.
- 6) No unregistered vehicles are allowed within Lake Country Village.
- 7) No boats, RV's, other recreational equipment or commercial vehicles are allowed to be parked or stored on HOA property. For more information, please refer to the HOA Parking Resolution on the LCV website, dated October, 2013.
- 8) In addition to the above regulations, all City of Plattsburgh parking regulations apply to the city owned streets.** When the amber lights are flashing at the entrances to the Village, all cars must be removed from city streets from Midnight until 6:00am for snow removal. All cars must be removed from the HOA driveways by 8:00am to allow for plowing of the individual driveways and cul-de-sacs. Failure to comply will result in your having to clear your own driveway.

USE OF BASKETBALL/VOLLEYBALL/TENNIS COURTS.

- 1) Hours of operation are 8:00am until 8:00pm.
- 2) You use all common areas at your own risk. Lake Country Village assumes NO responsibility for injuries received on the courts. Any damage to these courts should be reported to the LCV Property Manager immediately.
- 3) No alcohol is allowed on or near the courts. Pets are no longer allowed on the tennis courts.
- 4) No one is to hang on the rims, nets, or fences.
- 5) No organized leagues are allowed.
- 6) Be considerate and limit your time if others want to use the facilities.
- 7) All children MUST be accompanied by an adult at all times.
- 8) Keep the noise level to a minimum.
- 9) Proper language and appropriate behavior must always be used on the courts.

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RULES OF THE PLAYGROUNDS. Use at your own risk – NO exceptions!

- 1) The playground is CLOSED from Dusk to Dawn.
- 2) Do NOT use equipment without adult supervision (Adults = 21 years or older)
- 3) Do NOT use equipment when wet or when the ground is frozen.
- 4) No bare feet. Wear proper footwear (Full shoe coverage – no open heel or toe)
- 5) No running, pushing, or shoving on the playground.
- 6) Do NOT use Play equipment improperly.
- 7) You are solely responsible for the use of this equipment and solely at your own risk.
- 8) No Glass containers and no Roller blades.
- 9) PRIVATE PROPERTY for use by Lake Country Village Residents Only.
- 10) Follow the Rules and Play Carefully.

PLUMBING PROBLEMS within LCV Units.

- 1) Upon detection of a plumbing problem that cannot be fixed immediately, the homeowner or the renter must also call the LCV Property Manager and leave a message describing the issue(s) when calling a plumber. This allows the Property Manager to meet with the plumber to discuss the issue and the proper repair. (some plumbers may not be familiar with the plumbing in LCV)
- 2) If the problem requires the plumber to fix the problem by making an outside-the-unit repair, the plumber will work with the Property Manager to agree on the work to be completed. The Property Manager reserves the right to call another plumber to fix any plumbing problems located outside the unit on HOA property.
- 3) Depending on what caused the problem, the homeowner may be liable for the entire repair.
- 4) If work is required outside the unit, a work request should be completed immediately by the homeowner or renter and the Property Manager. Both will date and sign the request and agree on the work to be completed to remedy the problem.
- 5) Copies of all invoices will be provided to the LCV Bookkeeper and the HOA Board to determine payment by the HOA, the homeowner or both.
- 6) Failure to comply with this process may result in the homeowner being held responsible for the entire cost of the repair.

FAILURE TO COMPLY PENALTIES POLICY

- 1) The Property Manager will give notification in writing if you are in violation of HOA rules. The notification will be specific as to the violation and corrective action.
- 2) When a violation is egregious, the letter notice may be accompanied by an imposed fine.
- 3) Individuals who have been fined may appeal in writing to the HOA Board of Directors. Fines will continue to accrue during the appeal process, if the violation has not been corrected.
- 4) Failure to remit a payment for the assessed fine will result in that fine being kept on the Homeowner's HOA account as a debt increasing at the same rate as unpaid HOA dues.
- 5) Failure to pay the fine(s) may result in a Small Claims Case filed against the Homeowner, with a subsequent lien for that amount on their property. Properties being sold cannot be closed until all the HOA fees and fines are paid.

FOR MORE DETAILED INFORMATION OF LCV RULES AND REGS visit www.lcvillage.org.