

## Lake Crest HOA Rules and Regulations

Membership in the Lake Crest Homeowners' Association is mandatory for all Lake Crest property owners. When you become an owner or resident of property in the Lake Crest community, you agree to abide by the rules and regulations as set forth by the Lake Crest HOA governing documents. The purpose of these rules is to provide a basis for protecting the member's equity in Lake Crest and to provide a framework within which people can live in a peaceful group situation. Specific purposes of these rules include:

Enforcing the community's maintenance standards, policies and rules in a fair and diplomatic way

- Protecting, enhancing and promoting the purposes of the Lake Crest HOA
- Governing the use of common areas and amenities
- Establishing architectural guidelines and design standards to ensure the compliance with the overall design scheme of the community (**ARC**)
- Establishing rules for use of all common facilities
- Protecting and preserving the property and assets of the Association and its owners

**These rules supplement the Architectural Standards set forth in our Covenants.** Most rules are merely expressions of courtesy and consideration for neighbors and a respect for the investment in our HOA. If the idea of enforced maintenance and restricted property usage is not a desirable qualification for a new home purchase, then the potential home buyer should not consider making a move to our community requiring participation in the Lake Crest HOA.

### Enforcement and Remedies

Violations or breaches of the Lake Crest Homeowners' Association Rules and Regulations or the Covenants will be brought to the attention of a homeowner/ resident by the ARC or the Association's Board (or its designee).

- Each month the management company contracted by the HOA will ride through the neighborhood and record properties in violation. Letters to the homeowner /resident will be sent when a violation is first detected; however, in cases that the HOA determines the need for immediate attention or a possible danger to others, the HOA reserves the right to notify the homeowner/ resident immediately and require he or she remedy the situation. The homeowner/resident may also ask the HOA in writing within 15 days of date of the notice of violation to allow for more time to remedy the violation.

- During the next ride or no more than 30 days later, if the same issue is recorded for the same homeowner/resident, a fine of \$100 will be assessed.
- Each month thereafter an additional \$100 fine will be added until the issue is corrected.

The Lake Crest HOA fervently hopes never to assess a fine. Our overall goal is to help the neighborhood remain clean and beautiful, protecting the investments of all residents equally.

The failure of the Lake Crest Homeowners' Association to enforce any of the Covenants is not a justified reason for the continuation of any violation of the Covenants. This applies whether or not the ARC was in existence at the time the violation occurred. The Covenants shall remain in effect at all times, and may be enforced at any time at the discretion of the ARC and the Lake Crest Homeowners' Association Board of Directors.

In the event of a violation or breach of any condition and/or restriction as set forth in the Covenants, the Lake Crest Homeowners' Association (or any homeowner in good standing) shall have the right to proceed at law or in equity to compel any such violation or breach.

## **Rules and Regulations**

### **Rule # 1- Edging**

All edging borders around curbs, sidewalks, driveways, and approved planting beds shall be installed and maintained in a professional manner, and shall be consistent with the character of the neighborhood. Wood or plastic edging is not acceptable in any case. Green or brown metal edging may be used, provided that it is installed to be below the height of the top of the grass but not more than three (3) inches above ground. Decorative landscape stone, landscape brick (no holes), or landscape concrete products may be used if they are consistent with the house exterior color scheme, in which case pre-approval is not required if it is no more than six (6) inches above the ground. Any edging which is higher than six (6) inches above the ground, or which otherwise does not conform to this standard, must be submitted for approval prior to installation.

### **Rule # 2- Common Sidewalks**

Tree limbs must keep a vertical clearance of eight (8) feet from a common sidewalk. All shrubs must be kept at two (2) to four (4) inches clear of all common sidewalks.

Sidewalk paving is maintained by the City of Hoover. Please contact the Lake Crest property manager if the sidewalk in front of your home is cracked or damaged.

### Rule # 3- Exterior Lighting

All exterior lighting must be approved by the ARC prior to installation. In areas where gas or electric lighting on residences is part of the architectural ambiance or theme for that particular area they are required to be on from dusk to dawn.

To be considered by the ARC, *landscape accent lighting* should be: of professional grade, white high or low voltage light; the fixture color should blend with the surrounding area (i.e. black, browns, or greens); the entire fixture should be hidden when possible, but in no case may it be more than six (6) inches above the ground, unless approved by the ARC; and the beams should be directed away from all adjacent property. All solar lights must follow the guidelines for landscaping accent lighting.

To be considered by the ARC, *all entry door lights including garage fixtures* should be of professional grade, white high or low voltage light and its style and materials should be consistent with the character of the neighborhood.

To be considered by the ARC, floodlights or other utility lighting would normally be mounted on the underside of the house eaves, and any exceptions to that must be explicitly justified in the request to the ARC. It should contain only white light bulbs (no yellow, no red, etc.); the fixture color should be black, brown, or beige; and the beam must be directed away from all adjacent property.

### Rule # 4 - Mailboxes and Address Signs

Mailboxes and posts shall be uniform as specified by the ARC and kept in good repair at all times. Posts shall be upright and secure in the ground and the box secured to the post. The mailbox door shall remain on box and be in working order. No further inscription, painting, ornaments, hanging baskets, plants or artistry shall be allowed, except holiday decorations which shall be removed promptly after the holiday. Posts and other mailbox parts can be purchased through Del Lawler 205-763-2709. If assistance is needed to repair or paint your mailbox, contact the property manager at the number listed on the Lake Crest Homeowners' Association web site.

Mailboxes and paint for Lake Crest are available at Home Depot, Lowes and Bluff Park Hardware. Mailboxes and address signs for **Lake Crest** shall meet the following specifications:

- THERE ARE NO EXCEPTIONS TO ANY OF THESE SPECIFICATIONS**
- Address signs shall be black with white lettering with numbers of equal size (see attached picture.) Address should be placed on both sides of sign. **NO NUMBERS SHOULD BE ON THE SIDES OF THE MAILBOX.**
- Mailbox post shall be painted **Rustoleum Dark Hunter Green #7733.**

- Mailboxes shall be painted **Rustoleum Engine Enamel Gloss Black #248932 or Gloss Black #7779.**
- Mailbox flags must be painted with **Rustoleum Ultra Cover Gloss Apple Red #249124**
- **All posts and finials must match**



Lake Crest Homes Example

Address Numbers are available at Bluff Park Hardware and Engraving Place 205-823-7676. Mailboxes for **The Arbors, Oakmere, and Lake Crest Towne Homes** sectors of Lake Crest are available at Home Depot, Lowes and Bluff Park Hardware. Mailboxes and address must meet the following specifications:

**THERE ARE NO EXCEPTIONS TO ANY OF THESE SPECIFICATIONS**

- Address signs shall be black with white lettering with numbers of equal size (see attached picture) Address shall be placed on both sides of sign.
- **NO NUMBERS SHOULD BE ON THE SIDES OF THE MAILBOX.**
- Mailbox and post shall be painted in **Rustoleum Engine Enamel Gloss Black #248932 or Gloss Black #7779.**
- Mailbox flags shall be painted with **Rustoleum Ultra Cover Gloss Apple Red #249124**
- **All posts and finials shall match**



Lake Crest Town Homes



Arbors



Oakmere and Whitestone

These above pictures are examples

**Rule # 5 -  
Hoses**

All hoses should be of a neutral color and stored neatly out of sight from the street or in a hose reel or similar container of neutral color.

### **Rule # 6 – Landscaping**

See Covenant Section 6.09.

All ground cover must be natural color on all landscaped areas and surfaces. Examples include pine straw, pine bark, pine mulch or lava rock. Lawns and beds shall be maintained on a seasonal basis and kept free from weeds.

Homeowners must seek ARC approval before cutting down/removing trees from their property (see Lake Crest Covenant sections 6.01, 6.06 and 7.01). When trees that are visible from the street are removed, tree stump removal or grinding is required. Tree stump removal at the rear or behind a Dwelling is optional.

### **Rule # 7 - Entry Accessories**

Décor on front door shall be well-maintained, inoffensive, appropriate and in keeping with neighborhood aesthetics. See Covenant Section. 6.09 (i).

### **Rule # 8 - Pets**

Anyone who walks a pet in the neighborhood must have it on a leash and obey all City of Hoover Pet or Leash Laws. In addition while walking the pet, the owner must pick up and properly dispose of any waste generated by the pet. Please be considerate of homeowner's lawns and mailboxes. Also refer to Covenant Section 6.22.

### **Rule # 9 - Golf Carts and Parking on Streets**

All vehicular traffic on the private streets is subject to the applicable provisions of the Laws of the State of Alabama and any other city or county having jurisdiction thereof concerning operation of motor vehicle on public streets. Therefore, you are urged to comply with all traffic laws.

On street parking poses a hazard for proper traffic flow. Parking on the street in front of your home could make you or your guests liable for any accidents that occur. Homeowners are required to take traffic flow issues under consideration when planning events that require guest parking on the streets. Long-term (more than six hours) parking on the street is prohibited.

## Rule # 10 Signage

See Covenant 6.25

### Residence “For Sale Signs”

Signage indicating that any Lake Crest residence is “For Sale” shall meet guidelines set by the Lake Crest HOA. “For Rent” signs are strictly prohibited. See picture below.



### Posting of Signs and

No solicitation is allowed within Lake Crest including the attaching of any flyer, magnet or other advertisement to mailboxes. No signs or flyers may be fastened to traffic signs or their posts in Lake Crest. Any signs advertising yard, garage, or estate sales shall be removed within 24 hours of the close of the sale.

### Security System Signs

One (1) security sign is permitted per house and shall be located in a shrubbery bed adjacent to the house, mounted near ground level. A security sign does not count toward the six (6) item yard art policy.

Small stickers may be placed on home windows at the homeowner’s discretion as long as they do not detract from the overall harmony of the area.

### Political Signs, Contractor Advertisement Signs, Other Signs

No political signs, contractor advertisement signs, advertisement signs, nor any other signs are allowed in any windows or in the front or side yards.

### Realtor Directional Signs/Realtor Open House Signs

Realtor Directional Signs are not allowed. Realtor open house directional signs are allowed to be posted in Lake Crest from Friday through the end of the open house.

Realtors shall remove the open house signs immediately upon the end of the open house.

### **Rule # 11 – Garbage Cans and Recycling Bins**

Garbage cans and Recycling Bins should be removed from curbside promptly after pickup (within 24-hours.) Between pick-ups trash cans and recycle bins must be kept inside the garage or at the rear or side of dwellings when possible. If not possible, trash cans and recycle bins must be at all times screened from view of the street by appropriate landscaping or fencing, and shall be approved by the ARC.

Large limbs and yard debris are not automatically picked up by the City of Hoover. Homeowners should call 205-444-7796 to be added to list for pickup.

### **Rule # 12 – Recreational Vehicles and Machinery and Equipment**

See Covenant 6.24. An additional fine of \$50.00 per week will be assessed to the home owner for non-compliance after 30 days of original violation. This is in addition to the \$100.00 fine indicated under the LCHOA Rules and Regulations Enforcements and Remedies Section.

### **Rule # 13 – Yard Art**

Yard art or artistic expression objects are limited to a total of six (6) per residence. They can be located in front and side yards in landscaped areas only and on the front porch. Items must blend with current landscaping and not exceed forty-two (42) inches in any dimension. Yard art depicting real or fantasy individuals, or religious scenes is not allowed in the front or side yard except at appropriate times of the year celebrating that specific event and must conform to the sizes mentioned above. Fountains must be located in landscaped areas, not taller than seventy-two (72) inches and be well-maintained. Inoperable fountains may not contain standing water.

#### Yard Fixtures and Furnishings

No more than a total of six (6) items may be placed on the front porch, front or side yard without the approval of ARC. The combination of items placed on the front porch, front and side yard should take into account the following guidelines:

#### Front Porches:

- a. Only a combination of flower pots, planters or benches may be placed on the front porch and are limited to two (2) items. The front porch is defined to include any stairs leading to the porch.

- b. Planters and pots may not contain dead plants, weeds, or artificial plants/flowers.
- c. Containers must be no taller than forty-two (42) inches, must be subdued or neutral colors, and be appropriate for the surroundings in which they are placed. Plastic is not permitted.
- d. No other items (i.e. statues, sculptures, etc.) may be placed on the front porch without approval of the ARC.

Front Yard, Side Yard, Driveway, Corner Lots or Backyard visible from the street:

- a. Benches may be placed in the front or side yards in landscaped areas only. Bench seats must be no taller than twenty-four (24) inches.
- b. The maximum number of benches that may be placed without approval of the ARC is one (1).
- c. Benches may be constructed of wood, wrought iron or composite materials that simulate wrought iron or concrete and they must be properly maintained. Plastic or upholstered benches are not permitted.
- d. A maximum of four (4) items of yard art may be placed in any front, side, or backyard that is visible from the street without prior approval of the ARC. Yard art may be defined as anything in a yard including but not limited to birdbaths, fountains, sculptures, iron pieces, birdfeeders, flower pots and benches. All items must conform to the maximum dimensions indicated above. Homemade or craft items made of metal or wood shall be considered yard art and are not permitted.
- e. Flower containers as defined under "Front Porches" shall be permitted in landscape areas only. They are not permitted to hang from mailboxes.
- f. Planters/containers may not contain dead plants, weeds, or artificial plants/flowers.

All other yard fixtures or furnishings beyond the descriptions above must be approved by the ARC.

**Rule # 14 – Flags**

Only one sixteen (16) square foot (4'x4') or smaller American flag may be displayed at the front or side of the house. Flagpoles attached to the ground are strictly prohibited

One sixteen (16) square foot or smaller university/sports team flag or U.S. military service flag may be displayed on the front or side of the house. Only one university, sports team or U.S. military service flag may be displayed at any time.

Small garden flags, pennants or banners must adhere to the same guidelines as the security signs.



All flags shall be maintained in good repair and flown observing proper flag etiquette.

#### **Rule #15 – Driveways and Sidewalks**

In addition to LCHOA Driveway and Sidewalks Covenant Section 6.20. Painted driveways and sidewalks are not allowed. Stained or etched concrete on driveways and sidewalks must be approved by the ARC.

#### **Rule #16 – Governing Installation and Use of Irrigation Systems Within Prohibited Waterfront Lot Buffer Zones**

1. Any irrigation systems drawing water from the lake as of May 1, 2018 (“Existing System Owners”), shall be exempt from the rules requiring ARC approval and a variance request. The ARC shall maintain a list of all homes that currently have, or in the future install, an irrigation system. However, all irrigation systems on Waterfront Lots, whenever installed, will be subject to the fees and use restrictions as set forth herein.
2. Prior to installing any new irrigation system that will encroach upon the 30 foot buffer zone established in section 6.33 of the Lake Crest Covenants, the Owner(s) of any Waterfront Lot shall comply with the procedures and guidelines established by the ARC for obtaining approval of the proposed Improvement as set forth in Article V of the Covenants as well as submit a request for a variance as set forth in Section 6.36 of the Covenants. (“New System Owners”)
3. As established by the Board, the Association will assess an annual fee to all Waterfront Lot Owners utilizing an irrigation system drawing water from the lake to cover any additional costs associated with managing the lake, to provide additional funds for use in management and upkeep of the lake and to cover related administrative costs to the Association. The annual fee shall be \$495.00 per year beginning with the 2019 assessment year, subject to annual increase or decrease by the Board. This fee shall be invoiced and collected with the annual assessment of the Association.
4. Existing System Owners and New System Owners shall have their irrigation systems inspected by a certified electrician or certified plumber to insure there is no safety risk to people using the lake, the buffer zone or the shore line surrounding the lake. Such inspections of the Existing System Owner’s irrigation system shall be completed on or before December 30, 2018, and inspected again once every three years thereafter. Following installation, New Systems Owners shall have a safety inspection of their system once every three years. A written certification that the systems are functioning safely shall be provided to the Association in a timely fashion consistent with these rules.

5. There will be no watering restrictions associated with the ongoing use of the lake water. Provided, however, if it is determined by any governmental agency, company or individual retained by the Association to monitor the health or water quality of the lake, that the continued use of irrigation systems will do substantial harm (to the lake; to the fish and wildlife residing in or around the lake; to the water level of the lake) then the Board reserves the right to restrict or limit further use of the lake until any risk so identified by the lake management consultant has abated.
6. No provision contained in these rules shall be intended to allow for removing water from the lake to fill swimming pools or use in any manner other than for landscape irrigation.
7. These rules and regulations governing irrigation systems on Waterfront Lots shall be governed by and enforced consistent with the remedies established in the Covenants for violations, including but not limited to Section 8.09, Article XI and Section 12.02.

#### **Rule #17 – Time Frames for Repairs, Improvements, Maintenance, New Builds**

After ARC approval has been submitted to the homeowner, the requested work shall be completed within the following time frames:

- Minor repairs/improvements/maintenance – 60 days  
Examples include, but are not limited to, exterior painting, window replacement, roof replacement, fence installation, landscaping.
- Major repairs/improvements/maintenance – 6 months  
Examples include, but are not limited to, room addition, major landscaping project.
- New home construction – 1 year