

***LFPOA Architectural
Guidelines and Standards
2017***



***Lake Forest Architectural Committee
Lake Forest Property Owners
Association, Inc.***

***1 Golf Terrace
Daphne, AL 36526
251-626-0788***

Notices

1. It is important to note that this manual is provided as a courtesy to Lake Forest Property Owner's Association, Inc. (hereafter "LFPOA" or "the Association") members and is for their use. Others may find the information useful in understanding the Declaration of Restrictions, Conditions, Easements Covenants, Agreements, Liens and Charges (hereafter "the Covenants") of the Lake Forest community in Daphne, Alabama.
2. This manual is also meant as a tool for the LFPOA staff and Architectural Committee to be used for enforcing the covenants and bylaws so as to provide for consistent enforcement of the same. However, both staff and/or the Architectural Committee should be cautioned that this manual is merely a tool and in no way modifies the covenants, articles of incorporation, and/or bylaws of LFPOA.
3. Nothing herein is intended to alter, repeal, amend, abridge or otherwise change the applicable covenants. To the extent this manual's contents directly conflict with the covenants, the covenants shall control.
4. In addition, LFPOA has certain governing documents (Articles of Incorporation and Bylaws) that are duly adopted by the Association and/or its Board of Directors. Nothing in the manual is intended to alter, repeal, amend, abridge or otherwise change the applicable governing documents. To the extent this manual's contents may conflict with those documents, the governing documents shall control.
5. The reader should be aware that there are certain restrictions, ordinances, laws and rules promulgated by the City of Daphne and other governing authorities. It is not the intent of this manual to address legal issues or give legal advice. It is the responsibility of the member, potential member, tenant, lessee, lessor, builder, contractor, engineer, or other person to become familiar with restrictions, ordinances, laws and rules promulgated by the City of Daphne and other governing authorities, and LFPOA assumes no responsibility for any conflict between this manual and those authorities.
6. The LFPOA Board of Directors reserves the right to edit, amend or change this manual at any time without notice.
7. Pursuant to the covenants, the Architectural Committee shall have the right to disapprove any plan, specifications or details submitted to it if the same are incomplete, or in the event the plans, specifications or details, or any part thereof, are contrary to the interests, welfare, or right, of all or any part of the real property or the owners, all in the sole discretion of the Architectural Committee.
8. Further, the Architectural Committee has the authority under the covenants to set up additional regulations as to the height and size requirements for all buildings and structures within Lake Forest, including fences, walls, eaves, trellises, copings, and other such surfaces, projections and appendages as will visibly affect the appearance of buildings and structures.

Adopted by the LFPOA Board of Directors and the Architectural Committee February, 2013.

LFPOA Architectural Guidelines and Standards¹

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¹ Adopted by the Lake Forests Property Owners Association, Inc. Board of Directors pursuant to the Lake Forest Covenant Amendments of March, 2017

I. Can I install a metal [or other material] roof on my house or shed? Can I make changes to the outside of my house or shed? [Outside appearance policy]

- A. The Architectural Committee has the authority to set up regulations as to buildings and structures within the lots and tracts of the subdivision, including surfaces, projections and appendages which will visibly affect the appearance of said buildings and structures. The roofs and exterior color schemes of all structures (buildings, walls, fences, roofs etc.), including any changes or additions thereto, including remodeling or alterations, shall require the written approval of the Architectural Committee before any such work is commenced.
- B. Roofing or re-roofing approvals by the Architectural Committee are granted on an individual basis. Most new construction in Lake Forest includes standard shingle roofing. In the case of innovative new roofing materials or designs, approval may be granted but will depend on appearance as it relates to building design, material color, and compatibility with existing homes. New metal roof material comes in a variety of designs and colors. However, some of these materials amount to sheeting such as used on sheds, barns and marinas and will not be approved in Lake Forest.

II. Can I build a retaining wall? [Water drainage policy]

- A. City of Daphne
Any over-flow of water from city controlled storm sewers is the City's responsibility to solve. These types of problems should be reported by the affected property owner directly to the City of Daphne.
- B. L.F.P.O.A.
No change in the natural drainage shall be made by any lot owner without prior written approval from the Architectural Committee. All building plans should include drainage consideration and solutions.

III. What are the guidelines for yard signs in Lake Forest? [Yard sign policy]

Signs: No signs, billboards or advertising structures of any kind shall be allowed on any lots, except with written permission from the Architectural Committee. The City of Daphne also has a Land Use and Development Ordinance that governs signs. The Ordinance exempts temporary real estate signs that advertise

real estate for sale, lease or rent, or announcing improvement of property, non-illuminated and not exceeding 6 ½ square feet in area. Only one sign is allowed for each street frontage.

A. In 1987, the LFPOA Board of Directors took action to give permission for the use of real estate signs, garage/yard sale signs and political signs. The Architectural Committee produced specific guidelines for the signs that do not require written permission:

1. Real estate or Builders signs:
 - (a) Maximum 720 square inches in size and one per lot
2. Garage/Yard Sale signs:
 - (a) Maximum 720 square inches in size
 - (b) Maximum of four (4) signs per sale – one at each entrance to Lake Forest; one at closest intersection; one at sale site
 - (c) Signs may be up a maximum of three days
3. Political signs:
 - (a) Maximum of 720 square inches in size
 - (b) Maximum of three per lot and not more than one candidate or issue
 - (c) Must be removed within 24 hours after the election
 - (d) Must be on resident owner's property only.

IV. What is the policy for storing boats, boat trailers, travel trailers, and other vehicles in Lake Forest? [Vehicle storage policy]

A. The Lake Forest Architectural Committee is the approval authority for storage of boats, boat trailers, travel trailers and any other vehicles. The City of Daphne has ordinances on this also. Between the two, the authority which is the most restrictive governs. The following storage policy shall be followed by LFPOA members per Article IV, Paragraph "F" of the Lake Forest covenants.

B. Storage of vehicles that are in a state of disrepair or with expired license plates is prohibited on Lake Forest lots, unless stored inside an enclosed garage. Vehicle repair and storage for profit on Lake Forest lots is prohibited. No vehicles can be displayed on lawns for sale.

C. Boats, trailers, travel trailers, recreation vehicles, and any other recreational type vehicle may be stored at the Lake Forest Yacht Club dry storage and/or wet storage facility, or at a facility of choice outside the Lake Forest development.

(a) Exception One: Boats, boat trailers, and same vehicles listed above may be stored inside an enclosed garage on Lake Forest lots.

(b) Exception Two: Boats, boat trailers and other recreation vehicles may be stored behind a six foot high wood perimeter privacy fence behind the building set back line from the street. This is normally 30 feet from the street and always behind the front face of the residence facing the street. Written permission must be obtained from the Architectural Committee

(c) Boats as identified in Section IV, Paragraph F of the covenants shall include watercraft in general and includes, but is not limited to, the following: Canoe, catamaran, dinghy, dugout, flatboat, kayak, pontoon boat, praam, skiff, Jet Ski and rowboat.

D. Utility trailers, mowers, and other equipment are also subject the same restrictions as described in this section of this manual.

E. Commercial vehicles such as delivery trucks, trailers, and other similar vehicles more than 10,000 lbs. gross vehicle weight may not be parked overnight on lots within the Lake Forest subdivision without special written permission from the Lake Forest Architectural Review Committee.

Exception: A vehicle of this type that is the normal responsibility of a property owner as part of his/her job and less than 10,000 lbs. gross vehicle weight may only be parked on that owner's property if it is concealed behind a six foot high perimeter privacy fence and only then with special permission of the Lake Forest Architectural Review Committee. Said privacy fence must comply with the approval and specifications as set forth in this manual.

V. Can I build a new shed, or other outbuilding? [Out building policy]

A. The procedure for any out building will be the same as for building a home except that no construction drawings other than elevation, plot plan and landscaping will be required.

Exception: Skid mounted portable can be placed 5' off rear and side property lines, a minimum of 5' from the residence, and must not exceed 12' in height provided it is properly approved.

1. Step I

- (a) Submit to the Architectural Committee a plot plan showing the building within the set back lines and the dimensions of the building.
- (b) Show location of any utilities going to or from the building
- (c) Landscaping must be included on plot plan and must attempt to block the view from the street and to enhance the view of the neighbors as much as possible.
- (d) The elevation drawings must show the exterior finish of the building, which must conform with the finish of and design of the existing home to include roofing and sight lines. An alternate design or finish may be submitted but will be closely studied by the Architectural Committee and inspector to insure that it will not detract from the neighbor's property.
- (e) The Architectural Committee permit is valid for 45 days from the date of approval.

2. Step II

- (a) After approval by the Architectural Committee the applicant must go to the City of Daphne for a building permit.
- (b) After the building is complete the applicant must notify the Architectural Committee for final inspection to insure consistency with the approved plans.
- (c) Final approval will be granted only after the landscaping is completed.

3. Specific Restrictions

- (a) All out buildings must not exceed 12' in height
 - (b) The square footage will not exceed 144 square feet.
- B. A detached accessory building shall not be located on a lot by itself.
- C. Out buildings are defined as any structures that are roofed and/or enclosed on two or more sides.

VI. Can I drop dues if I combine lots? [Policy to drop dues on combined lots]

A. Request for dropping the dues on combined lots are to be submitted to the Architectural Committee. Approved request will be submitted to the Lake Forest business office to change the billing status. If the comptroller determines that the account on the lot being waived is current, then the dues status will be changed. To obtain written approval from the Architectural Committee the following procedure must be initiated:

1. Obtain approval for vacation of easements from the City of Daphne and all public utilities.
2. Obtain a permit from the Architectural committee to build a house centered on the common property line of the two lots being combined. A minimum of 400 square feet in area of the main structure must be on both lots.
3. Complete construction in conformance to the approved plans of the permit obtained from the Architectural Committee.
4. Submit request with documentation that the above requirements have been satisfied to the Architectural Committee.
5. Exceptions:
 - (a) When a LFPOA member desires to combine an adjacent lot with a lot which as an existing house on it, there must be a minimum of 400 square feet of structure attached to the main structure. An example of this would be a 400 square foot family room attached to the main structure with a breezeway. Any combination that connects both the roof system and the floor system will work. Any construction requires a permit from the Architectural Committee.
 - (b) When two LFPOA members desire to subdivide a lot common to both their lots into two roughly equal size parcels for the purpose of combining a parcel to each lot, a request must be submitted jointly by both members. The Architectural Committee will assure that the proposed change will incorporate the building set backs and utility easements that apply to the unit and lot in accordance with the covenants and restrictions. The dues

paying status cannot be dropped until certified plot plans of both member lots combining a parcel is submitted and approved.

**VII. Can an owner turn his lot over to the Association and stop paying dues?
[Mutual obligation requirement “opt out”]**

LFPOA does not have the authority to allow members to resign their lots from the Association and there is no provision for a member to “opt-out” of the Association. All lots are subject to the charges and assessments of the Association by virtue of the covenants which, “run with the land.”

LFPOA does not accept lots as donations. When a member conveys his or her lot to another person or entity, the new owner is subject to the same terms and provisions as the prior owner. If a lot is donated, the new owner is required to pay fees and dues associated with the transfer and ownership of the lot. This is true whether the new owner is a person, corporation, nonprofit corporation, charity, or public entity.

VIII. Does Lake Forest have a variance policy? [Variance policy]

- A. There is a procedure for seeking variances in limited circumstances. Owners seeking a variance should follow this policy. Under Article IX Variances of the “Covenants and Restrictions”, Lake Forest property owners desiring a variance must comply with the following:
1. All requests for a variance from these conditions and restrictions must be in writing to the LFPOA Architectural Office. Such request shall identify Unit and Lot numbers, street address, name of property owner, name of party that is requesting variance, if other than owner, and a brief description of requested variance with reason for request.
 2. All variance approvals must be considered and approved by the Architectural Committee and carry the signatures of the Chairperson of the Architectural Committee only after approval of the Committee.
 3. Variances and adjustments of the restrictions will only be approved in order to overcome practical difficulties and prevent unnecessary hardships in the application of the regulations: provided, however, that such variance or

adjustment is done in conformity with the intent and purposes of the covenants, and further provided that the variance or adjustment will not be materially detrimental or injurious to other property or improvements in the neighborhood.

4. The Architectural Committee may consider variances and adjustments of height, size, and setback requirements.
- B. Any approval, expressed, implied, written or verbal, other than outlined above shall be considered invalid.

IX. What kinds of fences can I install on my lot? [Fence policy]

- A. To comply with articles IV, V and X of the “Covenants and Restrictions,” property owners desiring to erect fencing on their lot must obtain written permission from the Architectural Committee. The following guidelines should be followed to obtain approval:
1. The proposed fence must be indicated on the surveyor’s plot plan and submitted with descriptive details of construction. Two copies of the plan must be submitted to the Committee.
 2. The fence must be within the building setback measured from the street. In no case will the fence be allowed to be closer to the street than parallel with the front line of the house which faces the street address side.
 3. The fence shall be four inches over on your side of the common property line of adjacent lots.
 4. Fence constructed of wood is preferable (Cedar, Cypress or pressure treated pine is acceptable).
 5. The fence shall not exceed 6 feet in height.
 6. Fences may only be constructed on lots adjoining the golf course if the fence material is black wrought iron or aluminum, a maximum of 4’ high with a workable gate located on the golf course side.
 7. The intent of this policy is to foster a uniform standard for fencing in the Lake Forest Development. There should be a continuous landscape along both sides of the street that is not obstructed by structures between the house and the street. Cul-de-sac and street corners complicate this situation. These

yards have building setbacks adjoining streets from two sides. The harmony of the continuous landscape shall not be broken by privacy fencing.

8. Exceptions to this policy must be approved based on the mutual benefit of the neighborhood. Decorative sections of split rails spanning 6 feet between posts serving as a rose or wisteria support are examples of exceptions that could be approved because they are landscape devices.
9. Any fence which is located on the Golf Course, whether previously approved or not approved by the Architectural Committee, will be allowed to be replaced when same deteriorates, or has to be moved or altered in any way, but must come into compliance with Architectural guidelines and is subject to application and review for permitting by the Architectural Committee.
10. Permits granted for the construction of fencing have a life of 45 days, at which time, if construction is not complete, the applicant must resubmit paperwork with a new permit fee to the Architectural Committee.

X. What are the landscaping requirements? [Landscape requirements]

- A. All plans for constructing improvements must include a landscaping plan that includes all trees, bushes and various plantings, etc. Properties are expected to remain substantially in the same condition as depicted in approved plans.
- B. The basic requirement under the above provision is that all lawns have sod.
 1. Sod as a minimum requirement will include the following:
 - (a) The entire house front
 - (b) Ten (10') feet on each side of the house
 - (c) Ten (10') feet in the back of the house
 2. The sod to extend from the house to the property lines or the street in the case of street(s) as a boundary.
- C. The above is a minimum requirement. At the discretion of the inspector(s), the ten feet requirement can be reasonably increased for reasons of erosion and sediment control.
- D. The covenants provide that no trees may be removed without first obtaining written consent of the Architectural Committee.

XI. What are the easement and set-backs regulations?

- A. All plans for improvements submitted should include easements and set-back lines. The Architectural Committee shall not knowingly approve any plans that include structures that encroach upon easements or set-backs without a variance being specifically granted. However, it is the responsibility of the owner to make sure that the plans do not encroach and the approval of plans does not constitute a determination or a representation by the Committee or LFPOA that the structures comply with easement and set-back limitations.
- B. The applicant shall check with the City of Daphne before constructing anything that may encroach on existing easements or set-backs.
- C. The Architectural Committee does not have the authority to approve any variances for easements.

XII. What are the potential penalties for violations?

- A. In the event of breach of any provision of the covenants, LFPOA shall give thirty (30) days written notice to the owner or resident in possession to cease the continuance of the breach or to correct the same. If the breach is not remedied within a reasonable time and the LFPOA brings legal action, the court may, in its discretion, award LFPOA reasonable expenses in pursuing the matter, including attorney's fees.
- B. LFPOA has the right, by covenant, to enter upon the lot or lots on which a violation or breach exists and may abate or remove, at the owner's expense, any structure, thing or condition that may exist. If this happens, the owner must reimburse LFPOA the cost of fixing the problem and LFPOA may place a lien on the property to recover the cost.

XIII. What about water from common property? [Drainage and erosion control]

- A. Over the years many questions have arisen concerning problems of drainage and erosion control on properties adjacent to common property, particularly the Golf Course. In addition to other properties, the Lake Forest subdivision has nearly 500 private building properties adjacent to the Golf Course. Of these more than 300 are topographically below the Golf Course elevation. In the process of development or after completion of the residence, it is the responsibility of the

- builder, resident or landowner to construct and landscape in such a manner that his/her property, as well as adjacent property, is protected from erosion from runoff. In a case where common properties are adjacent to and existed prior to the development of adjacent property, LFPOA cannot and will not assume any responsibility for water runoff, erosion or sediment deposits on private property.
- B. If, for any reason, LFPOA facilities are topographically changed, modified, redesigned and rebuilt with resulting impact on private property owners, the Association will be responsible for the effect of those changes on adjacent properties and will act to protect those properties. Not included in this section are the mowing of grass, cutting and trimming of bushes and trees, or other operations not affecting topography.
- C. In case of emergency or other critical situations, the Board of Directors may take action to remedy or alleviate. These actions will be taken on a case-by-case basis and no such actions will relate to any other situation. In these actions, the decision of the Board is final.

XIV. What are the requirements, conditions and guidelines for new construction, exterior remodeling and pool projects? [Construction permitting policy]

- A. Listed herein are revised Requirements, Conditions and Guidelines for New Construction, Exterior Remodeling and Pool Projects within the Lake Forest residential community.
1. New construction, exterior remodeling and pool projects are defined as projects for which the total cost for materials and labor is in excess of ONE THOUSAND & 00/100 (\$1,000.00) DOLLARS.
 2. Before acquiring proper building permits in satisfaction of all applicable City of Daphne and Baldwin County, Alabama requirements, those seeking to construct or remodel within the Lake Forest residential community shall submit to Lake Forest Architectural Review Committee the following:
 - (a) Two (2) copies of blueprints with a certified plot plan from an Alabama registered and licensed land surveyor. Such plans shall include the heating and cooling area, and square footage calculations;

- (b) A \$250.00 non-refundable permit fee shall be assessed only in connection with new house construction;
 - (c) A landscaping plan which shall include locations for all trees, bushes, planting, etc., with an emphasis that natural trees of eight inches (8”) in diameter or greater shall be preserved as much as possible.
3. Upon receipt of the aforementioned items, plans will be reviewed and, upon approval, one (1) copy of the plans shall be maintained in the file by the Lake Forest Architectural Committee, and one (1) copy will be stamped “Approved” and provided to the applicant or builder. The following conditions must be followed upon approval of such project:
- (a) Each project approved will have a life span of six (6) months. Such time shall be calculated from the date the plans are approved. An additional \$250.00 non-refundable permit fee shall be payable upon expiration of the six month time frame if the project has not commenced or completed;
 - (b) During construction, the applicant shall be responsible for maintaining reasonable erosion and sediment control measures so as to prevent, to the extent reasonably necessary and/or required, erosion and sediment from leaving the lot encompassed by the construction, and such control measures shall be continuously maintained during the development, construction and completion of the building site including, but not limited to, placement of plastic mesh and/or hay bale barriers;
 - (c) The applicant shall correct any damage to adjacent lots, clear all trash and debris from the building lot and reasonably insure that drainage is not diverted so as to cause erosion problems to adjacent properties, or deposit sediment into the storm water system;
 - (d) LFPOA may utilize remedies as to ensure compliance during construction;
 - (e) Should evidence of any violation(s) occur, an inspection may, at the request of the applicant, be conducted by the Lake Forest Architectural Committee to determine whether any violations(s) has in fact occurred during any phase of construction and, if so, the extent of the violations(s). If applicant, only after making written request for inspection to the

Association is able to correct any violations(s) as provided in paragraph number three (s) herein to the reasonable satisfaction of the Lake Forest Architectural Committee, the amount of remedial efforts shall be considered by LFPOA in determining whether to pursue other remedies. In the event applicant does not correct any violation(s) occurring to the adjacent properties and/or streets, roadways and/or lakes in the Lake Forest community to the reasonable satisfaction of the Lake Forest Architectural Committee, then the Lake Forest Architectural Committee shall refer the matter to the LFPOA Board of Directors for further action. If applicant does not request inspection, the Lake Forest Architectural Review Committee shall have no obligation to contact applicant to advise of such violation(s) and action may be taken in the discretion of the Board of Directors of LFPOA.

4. The Architectural Committee may receive and review reports of the inspectors, photographic documentation, City of Daphne reports, information provided by the owner, builder, or others, and may conduct actual on-site viewing by Committee members, to determine if a violation or violations exist. The applicant may submit any documentation, photographic evidence etc. for the Committee's review; however, determination by the Committee is final.
5. Homebuilding or lot clearing shall not commence until plans are approved and returned by the Architectural Committee.
6. The builder shall provide a portable toilet at the building site until toilet facilities are established and in working order at the subject residence
7. Any violations observed by members of the Architectural Committee, or its inspectors, may also be reported to the City of Daphne Code Enforcement Office for enforcement by the City, as it deems appropriate.

XV. What rules govern debris deposited on LFPOA property?

- A. No yard debris, refuse, or rubbish shall be permitted to be dumped or stored on the golf course or any other LFPOA property. An appropriate charge shall be

accessed against the property owner or other violator for Lake Forest personnel to pickup and dispose of said materials.

XVI. Are above ground pools allowed?

- A. Pursuant to the provisions of the Lake Forest Declarations of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges the following are in addition to those conditions described above, and are required to be met prior to written approval for the installation of an above ground pool.
1. The proposed pool must be indicated on the surveyor's plot plan and submitted with descriptive details of construction.
 2. The placement of the pool must be located behind the front lines of the house.
 3. The pool must be secured behind an approved 6' privacy fence.
 4. Pool dimensions for above ground pools cannot exceed 4 ½ feet in height nor 24 feet in diameter.
 5. Above ground pools will not be approved on lots adjacent to the golf course.

XVII. May I keep pets and other animals? [Pets, kennels & other animals policy]

- A. In general, yes. However, there are some restrictions on animals in Lake Forest.
- B. Pursuant to Section IV of the covenants, no livestock of any description may be kept or permitted on the property unless they are qualified household pets. The following will serve to expand and clarify what constitutes qualified household pets.
1. Qualified Household Pets
 - (a) Dogs, cats, ferrets, reptiles, guinea pigs, chinchillas, gerbils, hamsters, birds, which are caged or perched. Qualified household pets are those which do not make objectionable noise or constitute a nuisance or inconvenience to other lots.
 2. Non-qualified Household Pets
 - (a) Livestock – All hoofed animals such as horses, ponies, cows, donkeys, goats, sheep, swine, and pigs, to include Vietnamese pot-bellied pigs, llamas, wolves, coyotes, zoo animals or poultry such as chickens, turkeys, etc are non-qualified animals.

- (b) There shall be no raising, breeding, training or dealing in dogs, cats or any animals on or from any lot.

The above lists are examples and are not inclusive of all qualified/non-qualified household pets.

- C. No pet kennel, crate, or house shall be erected or maintained upon any lot without the prior written approval of the Architectural Committee. Approval will be based upon guidelines below:

1. Pet Kennel

- a. Pet kennels are not permitted on lots adjacent to the golf course.
- b. Pet kennels are not permitted in the side or front yard.
- c. Pet kennels larger in size than 5 ft. in length, 5 ft. in width, and 4 ft. in height must be located behind an approved 6' high wood privacy fence.
- d. Pet kennels cannot be larger in size than 12 ft. in length, 12 ft. in width, and 6 ft. in height.
- e. Pet kennels must be located no closer than 10 ft. from neighboring property lines.
- f. Pet kennels must be kept clean and odor free.
- g. No more than one (1) pet kennel is allowed per lot.

2. Pet Crate and Pet House

- a. Pet crates and pet houses are not permitted in the side or front yard.
- b. Pet crate or pet house cannot be larger in size than 5 ft. in length, 5 ft. in width, and 5 ft. height.
- c. Pet crates and pet houses must be kept clean and odor free.
- d. No more than (2) pet crates and/or pet houses are allowed per lot.

XVIII. What can I do about the appearance of my neighbor's house or yard?

The covenants have provision for the **appearance of lots**.

- A. Each lot, at all times, shall be kept in a clean, slightly, and wholesome condition. No trash, litter, junk boxes, containers, bottles, cans, implements, machinery, lumber, or other building material shall be permitted to remain

exposed upon any lot so they are visible from any neighboring lot or road, except as necessary during a period of construction.

B. All service yards, woodpiles and storage piles shall be walled in or kept screened by adequate solid fencing or walls in such manner as to conceal them from neighboring lots and roadways.

C. No lot shall be used in whole or in part for the storage of any property or thing that will cause such lot to appear in an unclean, disorderly or untidy condition or that will be otherwise obnoxious. No obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done, placed or stored thereon which may be or become an annoyance or nuisance to the neighborhood or occasion any noise or odor which will, or might, disturb the peace, quiet, comfort or serenity of the occupants of nearby lots.

D. No trees shall be removed without first obtaining written consent of the Architectural Committee.

Appendix A

LFPOA Architectural Committee Fee Schedule

1. Abatement or Removal of violations - Actual cost to LFPOA, including overhead, whether performed by LFPOA personnel or third-party. If legal action is necessary to enforce compliance, the court may, in its discretion, award reasonable expenses, including attorney's fees.
2. Building Permit for new construction \$250.00
3. Adding any heated and/or cooled area \$50.00
4. All other applications \$5.00

Current as of January 1, 2013. Fees are subject to change without notice.

Appendix B – Form Letter

Mr. and Mrs. Jones
123 Main Street
Daphne, AL 36526

Dear Mr. Jones,

Thank you for your letter. Lake Forest Property Owners Association, Inc., does not have the authority to allow members to resign their lots from the Association and there is no provision for a member to “opt-out” of the Association. All lots are subject to the charges and assessments of the Association by virtue of the covenants which, “run with the land.”

Lake Forest Property Owners Association, Inc., does not accept lots as donations. When a member conveys his or her lot to another person or entity, the new owner is subject to the same terms and provisions as the prior owner. If a lot is donated, the new owner is required to pay fees and dues associated with the transfer and ownership of the lot. This is true whether the new owner is a person, corporation, nonprofit corporation, charity, or public entity.

While this may not be the answer that you were looking for, please understand that the Association does not have the ability to remove lots from the rolls of the corporation.

Sincerely,

Lake Forest Property Owners Association, Inc.