

ISSUE #1

Four separate units, 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.

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

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

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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.

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MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. i (p. 7): Blanket ban, sub-1-meter size cap, or prior approval requirement on satellite dishes or antennas is preempted by federal FCC OTARD regulations.

Statutory / Legal Reference: 47 C.F.R. § 1.4000 (FCC OTARD Rule)

Statutory Comparison: The FCC Over-the-Air Reception Devices rule (47 C.F.R. § 1.4000, as expanded by the 2021 OTARD Report and Order, FCC 21-10) preempts community association restrictions that prohibit, charge application fees for, require prior architectural approval for, or impose sub-1-meter (39.37-inch) diameter caps on the installation, maintenance, or use of television broadcast antennas, direct-broadcast satellite dishes 1 meter or less in diameter, and fixed wireless broadband antennas (including hub and relay antennas) situated on property within the exclusive use or control of the owner/tenant.

CURRENT WORDING IN DOCUMENT:

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 Animals 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.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna, fixed wireless broadband hub/relay device, or satellite dish of one meter (39.37 inches) or less in diameter within areas under the owner's or occupant's exclusive use or control, in accordance with FCC OTARD regulations (47 C.F.R. § 1.4000).