

**LAKESHORE VILLAGE TOWNHOME COMMUNITY
HOMEOWNER ASSOCIATION (HOA)**

REALTOR AND NEW OWNER QUICK FACTS

- **COVENANTS, CONDITIONS AND RESTRICTIONS (CCR):** The HOA operates in accordance with the CCRs - filed for record in the Fayette County Court Clerk's Office in Deed Book 1128, Page 497, on August 1, 1975 and most recently amended on May 3, 2013. The **CCRs, By Laws, Policies and Procedures and Rules and Regulations** are posted on the website at www.lakeshorevillage.org under the **LSV Info** tab.

- **BOARD OF DIRECTORS:** The Lakeshore Village (LSV) Homeowner Association is managed by an all-volunteer board of directors made up of LSV homeowners. Board meetings are held once a month. An annual meeting is held each year in August. All HOA members are encouraged to attend these meetings. See CCR Article IV.

- LSV is a 10-acre property with 45 buildings made up of 138 individual units.

- **RENTAL PROPERTY: Properties purchased after January 1, 2001 MAY NOT BE OPERATED AS RENTAL PROPERTY OF ANY KIND OR MADE AVAILABLE FOR USE AS B & B'S OF ANY KIND.** See CCR Article IX, Use Restrictions, Section 9, Leasing/Renting of Dwelling Units.

- **LSV** is a townhome community, *not condominiums*.

- **MONTHLY HOA FEE:** All property owners pay a monthly fee to the HOA for maintenance, with a portion going to a paint reserve account, and depending on the location of the unit, a roof reserve account. See CCR Article VIII, Section 1, Article II, Section 5b, By Laws Article VII (b) and Policy and Procedure #1. Payment is due on the 1st of each month. This fee does not cover any exterior siding, window, door or guttering repair or replacement.

- **INSURANCE REIMBURSEMENT:** All homeowners pay a bi-annual insurance reimbursement to the HOA for exterior liability coverage. See CCR Article VI: Insurance, Repair and Reconstruction. Homeowners are invoiced in the spring and fall.

- **LAKE FONTAINE USAGE:** Lake Fontaine is privately owned and operated by the Lakeview Estates Lake Association (LELA) of which Lakeshore Village is a member in good standing.

- **LANDSCAPING:** Lakeshore Village HOA is responsible for maintaining the Common Areas of the property only. Landscaping on individually owned property (ie. foundation plantings, annuals or perennials in beds, plantings inside fenced patios, etc.) is the responsibility of the property owner. In limited instances, the HOA will trim large foundation shrubs, typically, but not limited to, Burning Bush, with the owner's permission.

Please contact the Property Management office for additional information at 859-317-8303 or lakeshorevillagelex@gmail.com.