

EXHIBIT A
ADDITIONAL RESTRICTIONS AND CLARIFICATION TO
ARTICLE X, OF THE LAKESHORE ESTATES DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
NOVEMBER 16, 2006

Whereas the Board of Directors has the authority under Article X, Section 19 of the Declaration of Covenants, Conditions, and Restrictions for Lakeshore Estates, and has further been directed by motion and approval of the Homeowners Association to establish further minimum requirements beyond those referred to in Article X, the Board of Directors hereby established these additional requirements:

1. No building, fence, wall, or other structure shall be commenced, erected, or maintained upon any such lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location on the lot shall have been submitted with appropriate building permit to and approved in writing as to the harmony of external design, location in relation to the surrounding structures, and topography by the Board of Directors.
2. No water line shall be dug up, or tapped without the permission of the Board of Directors.
3. The building permit application and plans must be acted on by the Board of Directors within 30 days of receipt.
4. All building permits and plans must be submitted to the Association Secretary, and the time limit herein contained shall commence from the date of receipt.
5. No building shall be erected, altered, placed, or permitted on any lot unless the design, location, materials, and workmanship are in harmony with existing structures and locations. (Recital of first part of Section 11).
6. The dwelling shall have a ground floor square foot area of not less than 700 square feet (excluding garage and exterior porches, etc), except in those areas zoned mobile home, which may have a ground floor square foot area of not less than 600 square feet (excluding garage and exterior porches, etc.). (Recital of second part of Section 11).
7. No mobile home shall be permitted unless anchored securely and installed with insulation, vertical skirting, and on concrete blocks or acceptable equivalent spaced no more than 8 feet apart, and in all corners. All mobile homes shall be set in accordance with State Law as per July 1, 2006. (Clarification of Section 12).
8. All buildings erected must be frame in nature, and no pole or post buildings will be allowed. Wall and roof trusses must be a minimum of 24 inches on center and of 2x4 construction. All structures shall have conventional (pitched) roofs, and conventional siding, and/or log siding installed horizontally.

9. All lot owners wishing to build, remodel, add on, alter, or place mobile homes are responsible to obtain a copy of the covenants of Lakeshore Estates and Mercer County zoning laws and adhere to them when submitting proposal to the Board of Directors, and when building.
10. Garages should be built on a 4-inch floating slab, or frost-free footings used.
11. Mobile homes shall have a manufacture date, or construction date, of no more than eight (8) years prior to date of placement unless waived by the Board of Directors. The Board of Directors must approve all Mobile home placements.
12. The board shall approve all water line digging or tapping, and a plumber or state certified potable water person must be present to certify the tap on all potable water hookups so contamination does not occur.
13. Septic tank and drain field placement should be including in the drawing submitted with the building permit. The Custer District Health Sanitarian, and Lakeshore Estates Board of Directors must approve all septic tank and drain fields.
14. Setbacks: 40-foot setback shall be on lakeside of each lot (lakeside to be determined by the Board of Directors) with only one side of each lot affected by lakeside setback. All other setbacks, restrictions, easements, etc., as listed in Article X must be adhered to. (Clarification of Section 16).

Questions or concerns regarding building permits, Covenants, Conditions and Restrictions should be directed to the Lakeshore Estates Board of Directors.