

Lakeshore Estates Lot Owners' Association Board of Directors Policies

The Lakeshore Estates (LSE) Lot Owners Association (Association) is governed by a Board of Directors (The Board). The Board has the responsibility and authority to enforce the Association's Bylaws and Declaration of Covenants, Conditions and Restrictions. The Board intends to follow the provisions given in these governance documents. However, at times interpretation and clarification of the provisions may be needed. It may also be appropriate to add further restrictions or to allow variances to the provisions. When such interpretations, clarifications or changes are deemed necessary by the Board, the Board shall do so by establishing a Board Policy. Such policy is only effective upon motion and approval by a majority of the Board. The establishment of Board Policy shall be documented and filed as appropriate.

Board Policies

1. Additional Restrictions to the Declaration of Covenants, Conditions and Restrictions.

Established additional restrictions to the age of houses allowed to be brought into an Association lot. Also provided additional clarification to allowed building materials, etc. The most recent revision of this Board Policy is to be filed with the Mercer County Recorder. These additional restrictions are attached as Exhibit A.

Adopted: May 5, 2001

Revised: November 16, 2006

2. Established a 40' Front Setback.

By action of the lot owners during the annual meeting of 2000, it was established that the 40' setback for lots in Subdivisions made later than Subdivision 1 shall generally be in parallel to the 40' front setbacks for Lots 1 to 39. The Board later clarified further that the 40' front setback shall apply to only one side of any lot.

Adopted: June 30, 2000

3. Setback Variances.

A variance to building setback provisions may be allowed in the case of the same person(s) owning adjacent lots. In such a case, the owner of the adjacent lots seeking the variance must apply to the Board for the variance. The variance would not be effective until approved by motion and a majority of the Board. The variance may be permanent or temporary. The variance must be documented and state all limits and conditions such as time and ownership applicable to the variance.

Adopted: April 25, 2009

4. Building Permits.

The addition of any structure, including a fence, unto a lot must have Board approval.

Adopted: November 16, 2006

5. Camper Usage on Lot

The placement of a lot owners' camper is allowed at all times, on a developed residential property. The usage of your lot for guest campers is limited to 0-14 days through the season. Please be respectful that this is a housing development and not a campground. We enjoy having family and friends visit but the long-term placement of campers on your lot is not permitted and was voiced by a vote of members.

Adopted: July 1, 2017

6. Complaint Form

The addition of a complaint form has been added to the policies of the Lakeshore Estates. If you have issues with the community or neighbor, you must complete a form. The form will be available on the Lakeshore Estates website or from a board member. Before a complaint can be properly addressed it needs to be written in the complaint form and signed. If the form is filled out electronically it can be printed or emailed to the Board of Directors President or the Association Secretary. If the form is a hard copy it can be mailed to the Association Secretary, or hand-delivered to any current Board Member. After the Board is in possession of the complaint, your concern will be addressed. This insured communication of the situation is clear and can be documented for proper progression through policies.

Adopted: July 1, 2017