

RULES AND REGULATIONS

The following are the Rules and Regulations for the Lakeview at Twin Lakes Owners Association, Inc.

2005-

1. **SNOW REMOVAL:** Snow plowing will be limited to single access down to unit C-6 with a short “Y” into the upper parking area. Any additional plowing will be at the expense of the owner requesting it. Also snow removal will be done as required by insurance; that is to clear a road drain by unit C-3 driveway, the fire hydrant, trash dumpster and the mail box areas.
2. **SALE OF UNATTACHED GARAGES:** Sale of any garage in LVA will be subject to a 30-day first right of refusal by existing LVA residents. No owner may conclude a sale to an “outsider” without first offering the same deal to existing LVA owners.
3. **HOT TUB POLICY:** No hot tub or spa will be installed on a second or third level deck in LVA 4-plexes.
4. **UNIT RENTAL POLICY:** No rental period will be for less than 30 days and LVA owner must use TVL POA as the rental agent or if an owner chooses to rent his unit himself, he will be personally responsible for the enforcement of the rental policies specified by the TLV POA.
5. **ANIMAL CONTROL:** All owners with dog(s) shall keep them under reasonable control at all times and shall keep them leashed when not on the property owner’s lot or unit. No dogs will be left unattended when outdoors, including outside decks, entry porches, patios or side yards. The same applies to visitors with dogs. All dog owners will be responsible for their own dog’s droppings.
6. **PAINT COLORS:** Paint colors for the units within LVA will remain as they are until such time as they may be changed by a future vote membership vote. The color specifications are maintained by the Board of Directors and will be available to all members upon request.
7. **DECKS AND WALL CAPS:** Replacement of outside decks, low wall caps, stairways and stairway caps may be replaced with a composite material product (such as Trex) providing the color of the material is as close to the current gray color of the exterior as possible.

2023-

8. **TRANSFER FEE ON CLOSE OF UNIT SALES:** For unit sales that close on or after January 1, 2024, a Transfer Fee of \$1,000 will be added into the closing process with the fee being distributed to Lakeview at Twin Lakes Owners Association, Inc. at time of closing. The Board of Directors may change the Transfer Fee amount from time-to-time thereafter. The parties to the sale will determine which party, or parties, will be responsible for absorbing the Transfer Fee cost.