

COVENANTS, CONDITIONS, & RESTRICTIONS
LAGRANGE COMMONS HOA
(Made Simple)

The following is a simplification of the restrictions, as they are laid out, by Article III in the CC&R of the Lagrange Commons HOA.

This simplification is intended to help you to easily get through the rather confusing legal jargon that is presented in the CC&R so that you can have a better understanding of what is considered a "violation" of our HOA rules.

This simplification is just that, and it is not intended to, nor does it replace the actual verbage in the CC&R.

Here are some of the **most important** restrictions:

ARTICLE III

- 3.01 No lot shall be used except for private SINGLE-FAMILY residential purposes.

- 3.02 (c) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lots. Dogs, cats, or other household pets may be kept, provided that they are not bred or maintained for commercial purposes. Also, excessive numbers of pets may not be kept. If the number of pets becomes unsanitary or a nuisance to neighbors, then the number will be considered "excessive".
No barnyard animals shall be allowed (i.e. pigs, chickens, goats, etc.)

- 3.02(d) No advertising signs , billboards, unsightly objects shall be erected, placed, or permitted to remain on any lot, with the exception of a "For Sale" sign no larger than 5 square feet.
No lot may be used in any way that may endanger the health or unreasonably disturb the residents of another lot.
NO BUSINESSES (retail in nature) shall be operated out of any residential property.
- 3.02(e) ALL rubbish, trash, and garbage will regularly be removed from the premises and will not be allowed to accumulate.
- 3.02(h) Grass, weeds, vegetation, and debris on each lot will be kept mowed and cleared regularly so as to maintain a neat and attractive appearance.
Trees, vines, debris, and shrubs that have died should be promptly removed from the premises.
- 3.02(n) Fence material must be WOOD. No chain link, stone, or brick fence is allowed.
- 3.03 No motorized vehicles are allowed on the Common Areas.
A motorized vehicle is considered to be motorcycles, ATMs, go carts, and motor scooters.
The exception to this is the lawn equipment used by the contractors to cut the grass.
- 3.04 In the event that any Member violates the restrictions, the HOA has the right to enforce the provisions set forth by repairing, maintaining, or restoring the violation. Any costs incurred by the HOA to enforce the terms, including reasonable legal fees, will become part of the homeowner's assessment potentially resulting in a lein against the property if not paid when due.
In addition, the HOA may also FINE members for non-compliance.

ARTICLE VI

- 6.01 The HOA shall provide and pay for all maintenance and expenses for the Common Areas within the community, including the payment of property taxes on those areas.
- 6.02 Each lot owner will be responsible for all interior and exterior maintenance, painting, repair, and upkeep of their residence.
Failure to maintain the premises in a manner that is satisfactory to the Board will result, after a two thirds (2/3) vote of the Directors, in the Board having the right to enter upon the premises, make repairs, maintain, or restore the exterior of the building.
The costs of such exterior maintenance would become part of the assessment to which the property is subject.
****NOTE**** This type of action would only be undertaken in extraordinary circumstances in which failure to act would jeopardize the values of other properties within the community.

ARTICLE VIII

- 8.02 No existing property shall be painted or altered in any way which materially changes the exterior appearance without the written approval of the Board.
This includes the painting of front doors with colors that don't match the original color, etc.
Any plans to change color schemes must be submitted in writing PRIOR to work beginning.
- 8.02(a) No fence will be painted or altered in any way which materially changes the exterior appearance without prior written consent of the Board.
No fence or barrier of any kind shall be erected without the prior written consent of the Board.
- Requirements for requesting approval to erect a fence are as follows:
A site plan of the lot showing the existing structure, proposed location of new fence,

including front, rear and side setback measurements. Also, the proposed type of wood, height of fence, design of fence, and color scheme, if painting.

****NOTE**** Failure to follow this requirement could result in the HOA giving a 15 day notice to correct any existing violation, after which, the HOA has the authority to go onto the property, correct any violations, and the costs incurred shall become a binding personal obligation of the homeowner as well as a lien being placed upon the property and recorded with the Office of the Shelby County Register.

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