

**COVENANTS, CONDITIONS, & RESTRICTIONS
LAGRANGE COMMONS HOA
(Simplified)**

The following is a simplified version of the restrictions outlined in Article III of the CC&R of Lagrange Commons HOA. This simplification aims to help you understand the HOA rules more easily by breaking down the complex legal language presented in the CC&R.

ARTICLE III

3.01 No lot may be used for anything other than private SINGLE-FAMILY residential purposes.

3.02 (c) No animals, livestock, or poultry may be raised, bred, or kept on any lots. Household pets such as dogs and cats are allowed, but they must not be bred for commercial purposes. Excessive numbers of pets are not permitted, and no barnyard animals are allowed.

3.02 (d) No advertising signs, billboards, or unsightly objects are allowed on any lot, except for a "For Sale" sign no larger than 5 square feet. Lots must not be used in a way that endangers health or disturbs neighbors unreasonably. No retail businesses are permitted in residential properties.

3.02 (e) Rubbish, trash, and garbage must be regularly removed from the premises and not allowed to accumulate.

3.02 (h) Grass, weeds, vegetation, and debris on each lot must be regularly mowed and cleared to maintain a neat appearance. Dead trees, vines, shrubs, and debris should be promptly removed.

3.02 (n) Fence material must be wood; chain link, stone, or brick fences are not allowed.

3.03 No motorized vehicles, such as motorcycles, ATVs, go-carts, or motor scooters, are allowed on the Common Areas, except for lawn equipment used by contractors for grass cutting.

3.04 In case of any violations, the HOA has the right to enforce the provisions by repairing, maintaining, or restoring the violation. Costs incurred for enforcement, including legal fees,

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may be added to the homeowner's assessment and could result in a lien against the property if not paid on time. The HOA may also issue fines for non-compliance.

ARTICLE VI

6.01 The HOA will provide and pay for all maintenance and expenses for the Common Areas, including property taxes on those areas.

6.02 Each lot owner is responsible for all interior and exterior maintenance, painting, repair, and upkeep of their residence. Failure to maintain the premises satisfactorily may lead to the Board taking action to make repairs or maintenance, with costs becoming part of the property's assessment.

ARTICLE VIII

8.02 No existing property may be painted or altered in a way that significantly changes the exterior appearance without the written approval of the Board. This includes painting front doors with colors that do not match the original color. Plans for color changes must be submitted in writing before work begins.

8.02 (a) Fences may not be painted or altered in a way that significantly changes the exterior appearance without prior written consent from the Board. No fence or barrier may be erected without the Board's approval. Requirements for requesting approval to erect a fence are detailed, and failure to comply could result in the HOA taking corrective action.

Remember to adhere to these restrictions to maintain the harmony and beauty of Lagrange Commons HOA.