

Lakelandland55covenantscommittee@gmail.com is the email for communicating about the amendments. Please become involved in our community for these upcoming changes.

Article IV Section 9- Original

Section 9. Mailboxes. All freestanding mailboxes shall match the existing design.

Amendment 1 Option

Section 9. Mailboxes

- 1) All mailboxes shall have a 2 ½ “round steel post with Corinthian Cast Base of steel material.
 - a) High gloss black finish
 - b) 56” in ground height/60” overall height.
 - c) Matching the existing Valdalet Mailbox company M-78 Design
- 2) The box shall be the standard size mailbox of 8 ¾black “Height, 6 ¼ “ Wide, and 18 ¾ “ Long. Made of black galvanized steel material and match the existing design.
- 3) Any other Valdalet Mailbox model shall require the written Approval of the Architectural Review Board.

Said mailbox and post shall be installed at the expense of the individual lot owner and shall be located on the lot at the location designated by the developer, under direction of the local governing postal delivery service to ensure conformity throughout.

- 4) Routine maintenance of mailbox and post shall be completed by the lot owner in order to ensure the continued acceptance appearance of the subdivision.
- 5) Replacement, required for any reason, shall be at the owner’s expense

Article IV Section 10- Original

Section 10. Signs. No sign of any kind shall be displayed to the public view on any site except one sign of no more than five square fee advertising the property for sale or rent. All other signs must be approved, in writing, by the HOA Board of Directors.

Amendment 1 Option

Section 10 . Signs.

No sign of any kind shall be displayed to the public view on any lot in the Subdivision, unless said sign has prior written permission from the Architectural Review Board, of complies with the provisions Contained herein.

- 1) One (1) temporary sign not exceeding six (6) square feet or 24” X 36” in size, utilized in connection with the sale of a Lot, may be displayed on such Lot.
- 2) One (1) temporary sign not exceeding six (6) square feet or 24” X 36” in size, unutilized in connection with an Election, Graduation, Baby Announcement, or Birthday, on such lot for no more than 30 Days.
- 3) No Commercial, Business or Marketing signs of any kind may be displayed on such lot for any period.
- 4) Signs must not be vulgar, or contain nudity, profanity, or crudeness nor cover topics of alcohol, drugs, tobacco, or other political issues.
- 5) All signs must be professionally lettered. Signs not in conformance with this covenant, may be removed by the Homeowner’s Association without warning.

Article IV Section 12- Original

Section 12. Residential Use. Lots may be used only for a single-family residence and only one primary family dwelling unit shall be allowed. No boarders or persons with similar living arrangements shall be allowed. No residence or other structure shall be leased by the Lot Owner for a lease-term of less than six (6) months. Should more than one lot, as shown on any Plat, be used as a single building site, these restrictions shall apply as though the entire building site were one Lot. No Lot may be divided or subdivided, or its boundary line change.

Amendment 1 Option

Section 12. Residential Use.

- 1) Lots may be used only for single family residences, and only one family per dwelling unit shall be allowed.
- 2) No boarders or persons with similar living arrangements shall be allowed
- 3) No residence or other structures shall be leased by the Lot Owner without prior written approval from the HOA Board of Directors.
 - a) A 10% residence lease limit is established for the Lakeland 55 Subdivision and a lease-term requirement of no less than six (6) months will be allowed.
- 4) Should more than one Lot, as shown on any Plat, be used as a single building site, these restrictions shall apply as though the entire building site were one Lot.
- 5) No Lot may be divided or subdivided, or its boundary lines changed.

Additional Information

Subsection 3, subdivision a: This would limit the number of homes that could be leased at any time in the neighborhood to no more than 18 based on the 176-lot total we have. And would make it mandatory that if a home was rented the HOA would be aware.

Current Lot Owners which have leases established will be grandfathered in, until there is a change in ownership of the leased property.

Article IV Section 15- Original

Section 15. Pets. No animal, Livestock or poultry of any kind shall be kept or maintained on any Lot except dogs, cats and other household pets may be kept, provided that they are duly licensed, if applicable, that they do not constitute an annoyance or nuisance; that they are not kept or bred for any commercial purpose; and further, provided, that such pets are not outside without being leashed, caged or fenced and that the owners clean up after their pets do their business.

Amendment 1 Option

Section 15. Pets:

- 1) No animals, livestock or poultry of any kind shall be kept or maintained on any lot, except dogs, cats, domestic birds, and other household pets, provided that they are duly licensed, if applicable.
- 2) Pets are not kept or bred for any commercial purpose
- 3) Pets are not outside without being leashed, caged, or fenced.
- 4) Owners are required to pick up/clean up waste after their pets and are responsible for any damage as a result of said pet.
- 5) Owners are required to maintain control of said pet's and ensure that they do not constitute an annoyance or nuisance at all times.