

## Lake Olympia Property Maintenance Requirements as per Covenants (begins page 16)

- 1) Garages:
  - Minimum two car, maximum three car required – no carports
  - Garage doors required
  - Garage doors must be closed at all times
- 2) Fences:
  - No front yard fences allowed
  - Must be approved by ACC and in harmony with area
  - Must be 6' tall from grade
  - Harmonious with other improvements
  - No wire or chain link
  - No fences or hedges to block views on corner lots
- 3) Animals:
  - No sheep, goats, horses, cattle, pigs, poultry, snakes, live stock or dangerous animals
  - Maximum of 3 adult pets (dogs/cats) allowed
  - Adult cats or dogs cannot be a nuisance to neighbors
- 4) Garbage:
  - No trash, manure or building materials allowed on lot
  - All garbage must be stored in containers with lids out of site of street or neighboring lot
- 5) Vehicles:
  - No boat, trailer, camper, motor home, bus or truck can be stored on the street or driveway. Must be in the garage (door shut) or in a screened area not visible from the street or neighboring lot
  - No motorcycles for use other than on streets and can be banned if too loud
- 6) Laundry:
  - Cannot hang laundry outside where it can be seen from street or neighboring lot
- 7) Antennas:
  - No antennas or other communications means that are seen from the street or lot
- 8) House Numbers:
  - Must be approved by ACC and harmonious

9) Signs:

- No bigger than standard for sale sign and only for that purpose

10) Maintenance:

- Must be kept in a “neat manner” by HO: living unit, garage, sidewalks, driveway, fence, grass trees and hedges
- Design of all must be approved by ACC

\*\*\*This is the provision by which we monitor mildew, paint, yard condition, basketball goals, screens, front door finish, fence damage, roof damage, garage door damage, siding/trim damage, chimney damage, items stored in driveway, items stored in yard and on the sides of the home, tree limb heights, excessive water leakage (water running from homes), gutter damage, broken windows (to include the windows on front doors), items stored above the fence line, storage buildings/swing sets/ clubhouses over 6ft and within view that are not approved by ACC. Gives the association and ACC the right to enforce and also to take action to correct - with 7 days notice – at owners expense

11) Sidewalks:

- Required on all improved lots

12) Lawns:

- Sod required
- 2 trees in front of each house
- Additional 3 trees on side of corner lots

13) Lights:

- All exterior flood, spot or gas lamps must be approved by ACC

14) Use of Homes:

- Single family use only
- No business, professional, commercial or multi-family allowed
- No more than three un-related parties may live in a home without approval from LOCA

15) Construction:

- No hours other than between 7:00 am and 9:00 pm

\*\* Please note there are further maintenance requirements in addition to the items listed above for the sub sections: Lakeshore Forest, Jade Island, Swan Island, and Flamingo Island. The maintenance requirements for each sub section are found in the Covenants for each section. The Covenants can be found on the Lake Olympia website. For further information regarding the requirements please contact AMI at 713-932-1122. \*\*