

NOTICE OF VIOLATION

Lake Forest Estates Home Improvement Association, Inc. CODE ENFORCEMENT AND BYLAWS COMMITTEE

Your property, which is located within the Lake Forest Estates Subdivision, is subject to a covenant created in 1970. The covenant contains several restrictions. You are being notified that you or your family members or guests have violated a restriction(s) as indicated below:

COVENANT RESTRICTIONS VIOLATED

1. _____ **USING PROPERTY FOR MULTIPLE FAMILIES**

The Lake Forest Estates Home Improvement (LFE) Restrictions provide: "No lot in Lake Forest Estates No. 1 shall be used except for one (1) single-family dwelling and accessory buildings and private garages."

2. _____ **ILLEGAL STRUCTURES ON THE PROPERTY**

The LFE Restrictions provide: "No trailer, tent, shack, barn or other buildings of a temporary character shall be placed, erected or permitted to remain on any lot, nor can they be used as a residence, temporary or permanent".

3. _____ **OPERATING A BUSINESS ON PROPERTY**

The LFE Restrictions provide: "No business or other professional occupation may be conducted on any lot, or in any dwelling or in any accessory building or garage on any lot in Lake Forest Estates No.1."

4. _____ **DISPLAYING IMPERMISSIBLE SIGNS**

The LFE Restrictions provide: "No sign of any kind shall be displayed to the public view on any lot except one (1) sign of not more than three (3) square feet advertising the property for sale or rent."

5. _____ **HOUSING IMPERMISSIBLE ANIMALS ON PROPERTY**

The LFE Restrictions provide: "No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose."

6. _____ **IMPROPER GARBAGE PRESENT ON PROPERTY**

The LFE Restrictions provide: "No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other wastes shall not be kept except in a sanitary container. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition."

7. _____ **NOXIOUS, OFFENSIVE, NUISANCE ACTIVITIES**

The LFE Restrictions provide: "No noxious, offensive activity shall be carried on on any lot described herein, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or adjoining property owner."

8. _____ **IMPERMISSIBLE VEHICLES STORED OR PARKED ON PROPERTY**

The LFE Restrictions provide: "No trucks, trailers, and automobiles bearing advertisements or other commercial vehicles shall be stored or parked on the streets except when making delivery. The parking of trailers, boats, vehicles, except passenger automobiles in operating order, will not be allowed on the property unless inside enclosed garage. Passenger vehicles and automobiles owned by a resident shall be stored or parked on the lot and not on the street."

9. _____ **COOLING TOWERS/CONDENSERS IMPROPERLY LOCATED**

The LFE Restrictions provide: "Cooling towers and condensers shall be erected in the rear yard and shall not project into the side yard areas."

10. _____ **IMPERMISSIBLE CLOTHES LINE**

The LFE Restrictions provide: "No lines or hanging devices are allowed for the drying of clothes or other purposes, unless within an enclosure not visible to other property or from any street."

11. _____ **NON-COMPLIANT BOAT USED ON LAKE**

The LFE Restrictions provide: "The only boats permitted to use the lake shown on the plan of subdivision shall be sailboats, row boats, canoes and paddle boats. Only electric motors shall be used for the propulsion of the boats listed above."

12. _____ NON-COMPLIANT GARAGE OR CARPORT

The LFE Restrictions provide: "No residence shall have less than a two (2) car, nor more than three (3) car garage or carport and all driveways shall be constructed of concrete to join the concrete streets. No garage shall be constructed so that the garage doors are visible from the street."

13. _____ NON-COMPLIANT FENCE OR PROPERTY-LINE SHRUBBERY

The LFE Restrictions provide: "Fences shall not be erected or placed between the front building line and the front property line. Hedges and shrubbery may be placed or grown in this area but same shall not exceed two (2) feet in height. Bamboo shall not be grown in this area. Side fences, when erected between the front building line and the rear property line, shall not exceed seven (7) feet in height and shall be of a neat and substantial construction. Hedges and shrubbery may be grown along the side or rear property line but same shall not exceed seven (7) feet in height." Bamboo shall not be grown on any side or rear property line.

14. _____ NON-CONFORMING STRUCTURE

The LFE Restrictions provide: "All buildings constructed or erected on any lot shall conform to the ordinances and statutes thereunto appertaining, except as herein more specifically limited."

- a. No one-story, single-family dwelling shall be erected, placed or permitted on any lot, other than a one-story, single-family dwelling having a minimum ground floor area of three thousand (3,000) square feet. For the purpose of this provision, the phrase "floor area" is defined to exclude an attached or detached carport or an attached or detached garage and shall also exclude patios or porches.*
- b. No two-story, single-family dwelling shall be erected, placed or permitted on any lot other than a two-story, single-family dwelling having a minimum ground floor area of eighteen hundred (1,800) square feet and a minimum total floor area of thirty-five hundred (3,500) square feet. For the purpose of this provision, the phrase "floor area" is defined to exclude an attached or detached carport or an attached or detached garage and shall also exclude patios or porches.*
- c. No building shall exceed thirty-five (35) feet in height. These restrictions will not preclude a split-level house being built on anyone lot.*
- d. The exterior walls of all residences shall be at least fifty-one percent (51%) brick, brick veneer, stone, stone veneer or other masonry type construction; provided, however, the Architectural Control Committee may approve variations from such construction requirements in specific cases.*
- e. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished grade elevation. No fence shall be erected, placed or altered on any lot, unless similarly approved. Approval shall be as provided herein.*
- f. No building shall be located on any lot nearer than thirty (30) feet to the front lot line, or nearer than ten (10) feet to any side street line, or nearer than five (5) feet to the rear lot line, or nearer than five (5) feet to any interior side lot line, except that detached accessory buildings, including detached garages and detached carports, may be located five (5) feet or more from any interior side lot line. For the purpose of this restriction, eaves, steps and open porches shall be considered as part of a building.*
- g. Outside lighting or outside yard music or audio producing devices or any other mechanical devices, including, but, not limited to, air conditioning motors and air compressors, pool filtering system, shall be subject to the approval of the Architectural Control Committee, and any standards adopted respecting any of these restrictions shall be final.*
- h. Lake Lots have additional restrictions regarding fences, walls, structures, and shrubbery on the rear of their lots.*

ADDITIONAL COMMENTS REGARDING VIOLATION(S):

You are hereby asked to correct the violation(s) indicated above within the next _____ days. If you fail to correct the violation(s), the violation(s) will be reported to the appropriate municipal authority, if appropriate, or litigation may be instituted to enforce the Lake Forest Estates Home Improvement Covenant.

Notified on the _____ day of _____, 20__.