

## LAKESHORE VILLAGE TOWNHOME COMMUNITY HOMEOWNER ASSOCIATION (HOA) REALTOR AND NEW OWNER QUICK FACTS

- **LSV** is a 10-acre property with 45 buildings made up of 138 individual owner occupied units. We are a townhome community, **not** a condominium community.
- **COVENANTS, CONDITIONS AND RESTRICTIONS (CCR):** The HOA operates in accordance with the CCRs - filed for record in the Fayette County Court Clerk's Office in Deed Book 1128, Page 497, on August 1, 1975, and most recently amended on May 3, 2013. The CCRs, Bylaws, Policies and Procedures and Rules and Regulations are posted on the website at [www.lakeshorevillage.org](http://www.lakeshorevillage.org) under the LSV Info tab.

- **RENTAL PROPERTY:** Properties purchased after **January 1, 2001 MAY NOT BE OPERATED AS RENTAL PROPERTY OF ANY KIND OR PURCHASED AT ANYTIME BE MADE AVAILABLE FOR USE AS B & B'S OF ANY KIND.** See CCR Article IX, Use Restrictions, Section 9, Leasing/Renting of Dwelling Units.
- **BOARD OF DIRECTORS:** The Lakeshore Village (LSV) Homeowner Association is managed by an all-volunteer board of directors made up of LSV homeowners. Board meetings are held at 7 pm on the second Tuesday of the month. An annual meeting is held each year in August. All HOA members are encouraged to attend these meetings (at present on Zoom) See CCR Article IV.
- **MONTHLY HOA FEE:** All property owners pay a monthly fee to the HOA for maintenance, with a portion going to a paint reserve account, and depending on the location of the unit, a roof reserve account. See CCR Article VIII, Section 1, Article II, Section 5b, By Laws Article VII (b) and Policy and Procedure #1. Payment is due on the **1st of each month.** This fee does not cover any exterior siding, window, door or guttering repair or replacement or personal landscaping. HOA only covers the common area landscaping. **These fees are mandatory, and non-payment will result in a lien being attached to your unit.** Non-payment may also result in suspension of amenities such as the use of the pool, carport etc.
- **INSURANCE REIMBURSEMENT:** All homeowners pay a bi-annual insurance reimbursement to the HOA for exterior liability coverage. See CCR Article VI: Insurance, Repair and Reconstruction. Homeowners are invoiced in the spring and fall. **Non-payment of the insurance payment will result in a lien being attached to your unit.**
- **LANDSCAPING:** Lakeshore Village HOA is responsible for maintaining the Common Areas of the property only. Landscaping on individually owned property (i.e., foundation plantings, annuals or perennials in beds, plantings inside fenced patios, etc.) is the responsibility of the property owner. *In limited instances with the owner's permission, the HOA will trim large foundation shrubs; typically, but not limited to, Burning Bush.*
- **PARKING:** Vehicles must be parked in a **designated and marked parking spot** (these are parking spots marked with a white stripe or a carport. **Carports have a number above the carport that corresponds to the unit that is assigned to that space. The numbered space** may not be used by any other residents or guests unless the Owner gives prior written permission.

Please contact the **Property Management office** (Sean Smith) for additional information at **859-436-7188** or [lakeshorevillagelex@gmail.com](mailto:lakeshorevillagelex@gmail.com).