

Lake View HOA
Home Maintenance Handbook
January 2021



Our HOA Covenant focused on the design and construction of our homes. Our By-Laws are left open for interpretation and lacks some details as to the expectations. This handbook will help homeowners get on the same page as to the level of care and maintenance of our properties require and will be used for the inspections.

LAKEVIEW ASSOCIATION REMINDERS & INFORMATION

October 2020

<p style="text-align: center;"><u>Garbage, Recycling, Yard debris and Household items</u> (Our scheduled days are set by the City and County)</p>	<p>Tuesday - garbage and recycling. Wednesday - yard debris Friday - garbage and household items. If you have a large household item to be picked up, you must advise Waste Pro. <i>NOTE **If the items are very large or you have a large amount to be picked up, you may incur a charge from Waste Pro.</i></p> <p>WastePro can be reached at 386-586-0800 to make these arrangements.</p> <p>These items are NOT to be put out before 6:00pm the day before scheduled pick-up.</p>
<p style="text-align: center;"><u>Lawn watering</u> (Our scheduled days are set by the City and County)</p>	<p><u>Sunday, March 8 through Sunday, Nov. 1, 2020:</u> Odd number addresses may water on Wednesday and Saturday Even number addresses may water on Thursday and Sunday</p> <p><u>Monday, November 2 through Sunday March 7, 2021:</u> Even number addresses may water on Sunday Odd number addresses may water on Saturday</p>
<p style="text-align: center;"><u>Changes to your home</u></p>	<p>If you are planning on changing the color of your house, entry door, roof shingles, driveways current material and/or design you must submit an application to the Architectural Review Committee (ARC) before any work or changes are made. Once the application is submitted, the committee will meet and review your application and advise you of the outcome.</p> <p>Applications can be sent to joepel@verizon.net</p>
<p style="text-align: center;"><u>Lawn care and Maintenance</u></p>	<p>Per our bi-laws, Article VI, Section 2, The owner is responsible to maintain and repair all portions of the dwelling unit, including but not limited to, the exterior of the dwelling unit, any landscaping, utility lines, paving and other improvements located on the lot on which the dwelling unit is located.</p> <p>We send out numerous letters every month for grass, shrubs, weeds and gutter/driveway issues. This costs the HOA (you) money. Please be respectful of your neighbors and keep your grass mowed, shrubs free from weeds and driveway/gutters clean.</p>
<p style="text-align: center;"><u>Home Business</u></p>	<p>There have been some concerns about homeowners running businesses out of their home. This brings unwanted traffic and many non-residents into Lakeview.</p> <p>Per our covenants, Section 33 "no trade, business, professional office, or any other type of commercial activity shall be conducted on any portion of the committed property or in any dwelling unit".</p>

Garbage, Recycling, Yard debris and Household items

From City Website

(Our scheduled days are set by the City and County)

Tuesday - garbage and recycling. **Wednesday** - yard debris

Friday - garbage and household items. If you have a large household item to be picked up, you must make arrangements with Waste Pro. WastePro can be reached at 386-586-0800 to make these arrangements. **All trash and yard waste should not be out on the street before 6pm the night before pickup.**

These items are NOT to be put out before 6:00pm the day before scheduled pick-up.

Vegetative debris is picked up weekly, on Wednesdays, throughout the City. Yard waste can be piled loosely in your yard next to the road, or placed in containers.

A loose pile of yard waste must not exceed 3 feet wide by 3 feet tall by 12 feet long. Whether yard waste is loose or in containers, the weight must not exceed 50 pounds, and tree limbs must be no longer than 5 feet long and no wider than 6 inches in diameter. If you can bag the debris, it does make it easier for Waste Pro to remove it. **Yard trash should be stored temporarily in your back yard until Tuesday after 6pm.**

Remember: if you hire a landscaper or lawn service company, they are responsible for removal of yard debris IF the amount exceeds the allowable amount for a normal weekly pickup.

Not Acceptable



Yard waste is over the limit, pile needs to be consolidated to 3 feet by 3 feet by 12 feet

Acceptable



Yard Waste is bagged and debris is stacked neatly, Waste Pro will remove

Summary of Landscape Watering restrictions and exceptions

From City Website

Irrigation is prohibited between 10 am and 4 pm.

During Daylight Savings Time (March – November) Irrigation is limited to no more than two days per week on scheduled days.

- Residential Irrigation at odd number addresses or no addresses allowed on Wednesday and Saturday.
- Residential Irrigation at even numbered addresses is allowed on Thursday and Sunday.
- Non-Residential Irrigation is allowed on Tuesday and Friday.

During Eastern Standard Time (November – March) Irrigation is Limited to no more than one day per week on scheduled days.

- Residential Irrigation at odd numbered addresses or no addresses is allowed on Saturday.
- Residential irrigation at even numbered addresses is allowed on Sunday.
- Non Residential Irrigation is allowed on Tuesday. November - March

Irrigation limitations apply to water withdrawn from ground or surface water, from a private well or pump, or from a public or private utility.

Persons irrigating with an automatic lawn irrigation system shall install, maintain and operate a sensor or switch that overrides the system when adequate rainfall has occurred.

Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of one 60-day period, provided that the irrigation is limited to the minimum amount necessary for establishment.

Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides and herbicides when required by law, the manufacturer, or best management practices, is allowed any time within 24 hours of application. Watering in of chemicals may not exceed ¼” of water per application except as otherwise required by law, the manufacturer, or best management practices.

Irrigation using a hand-held hose equipped with a spray nozzle that can be adjusted so water flows only as needed, is allowed any time.

Irrigation systems may be operated anytime for maintenance and repair purposes, not to exceed 20 minutes per hour per zone.

A standard general permit is required to irrigate three days a week during Daylight Saving Time and two days a week during Eastern Standard Time. To obtain permit, applicants must demonstrate the need for an additional irrigation day and submit a \$50.00 application fee.

Enforcement will be handled by the City.

Lawn Mowing and Shrubbery Maintenance

In general, lawns should be mowed weekly starting in early March through late October. In the autumn and winter months, lawns should be mowed every other week. Lawns need to be edged along the sidewalks, drives and curbs. Lawns need to be monitored and treated with approved fertilizers, weed killers, insecticides, and fungi treatments throughout the year. Lawns need to be watered per the city guidelines mentioned earlier.



Lawn needs mowed and edged



Lawns properly maintained

Shrubs need to be trimmed and the plant beds kept weed free year-round.



Hedge needs trimmed.



Hedge trimmed properly

Drives/Sidewalks/Curbs Maintenance

Florida's humid climate, well water, and sandy soil will require driveways, sidewalks, and curbs to be cleaned and treated for rust stains.

With dirt, sidewalks/drives/curbs/siding generally need to be power washed annually. Also note that roofs will occasionally need to be cleaned as well.



Clean surfaces enhance your property and the whole neighborhood.

With rust, sidewalks/drives/curbs/siding will require monitoring and treatment as required.



Remember.... You are responsible for the cleaning, weeding, and rust removal of the curbs in front of your house.



Tree Maintenance



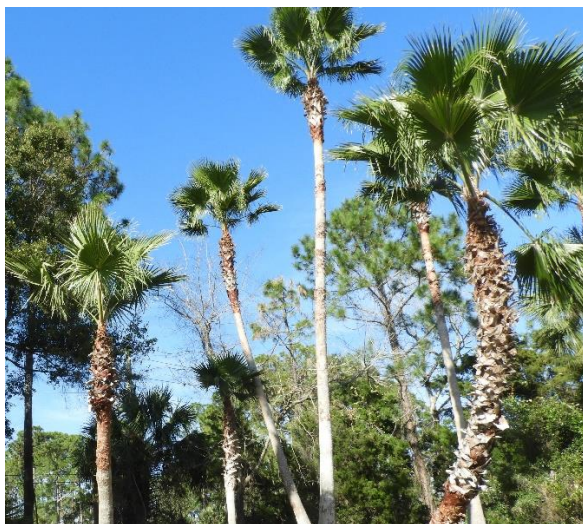
Need a 12' clearance over streets so trucks can pass without damaging their vehicle and 7' clearance for sidewalks for pedestrians.

Trimming of Palm Trees

Most palms need to be trimmed twice a year. Once after flowering/seeding in the spring (May/June) then again in the autumn. Dead palm fronds attract insects and rodents. During a drought they can become a fire hazard. For hurricane force winds they become projectiles. Trimming palm trees benefits your property and your neighbors.



Trees need trimmed



Trimmed tree

Parking Regulation

Our streets are not as wide as typical city streets. Parking has to be limited during the daylight hours and should not park for extended period of time (over 4 hours). You cannot block the sidewalk.

Our cul-de-sac is designed in such a way that tractor trailers cannot use them and have to back up on the streets. You cannot park near the entrance nor park within the cul-de-sac.

Need to make sure emergency vehicles have the clearance to get through.

- Each owner has the right to park private passenger vehicles on the paved portions of the Dwelling Unit. Guests who frequently visit an owner must utilize the owner's paved parking area. (Ref: ARTICLE X, Section 26)
- Overnight parking, parking in cul-de-sacs, and parking in front of fire hydrants or on any unpaved areas are prohibited at all times.
- Palm Coast Code Chapter 44: "Parking on the street or lawn is prohibited."
- The Board understands there may be times when owners/guests need to park on the street within Lake View; (periodic meetings, yard sales--allowed 2 times per year, occasional celebrations, short-term visiting guests, and/or during illness or death in the family). Please utilize your paved portion if at all possible.
- During these specific occurrences, the Board will be lenient and allow parking on the street for up to 4 hours maximum for private passenger vehicles. If a specific situation arises where more than 4 hours is required, a written request may be submitted to the Community Association Manager (CAM) for approval/disapproval at their discretion.
- If street parking is utilized, per this document, VEHICLES MUST PARK ON ONE SIDE OF THE STREET ONLY, TO ALLOW PASSAGE OF OTHER TRAFFIC, INCLUDING EMERGENCY VEHICLES, TRASH PICK-UP, ETC.
- It is understood that service vehicles such as lawn care, pool service, repair vehicles, etc. have to park on the street while servicing within Lake View.
- Compliance of this rule/regulation shall be the responsibility of each resident

