



LAKEVIEW HOMEOWNERS ASSOCIATION
AT PALM COAST, INC.

Watson Association Management
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Nicole Hoff
ARC Chair
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To: All Residents
Re: Lakeview HOA Rules and Information
Date: July 12, 2024

The following are a few reminders and helpful information.

Lawn Care & Maintenance

Per our Association documents, 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, landscaping, and other improvements located on the property on which the dwelling unit is located.

In other words, residents are to maintain your lawn, shrubs and trees at all times! Lawns should be cut and edged one time per week April through October and every other week November through March. Flower beds must be free of weeds and trimmed regularly. Mulch and/or rock should be refreshed when necessary. Palm trees must be trimmed regularly. If you do not live here year-round, you are required to maintain your property even when you are not here. We send out numerous letters every month for grass, shrubs and trees. This costs the HOA (you) money.

Trees on your property that have branches over the street must provide a 12-foot clearance. Trees on your property that have branches over the sidewalk must provide an 8-foot clearance. **Please be respectful of your neighbors and keep your grass mowed, shrubs free from weeds and palms/trees trimmed.**

Driveway, gutter (curbs), soffit, house and roof must be power washed regularly to avoid rust stains from sprinklers and mildew.

The HOA has a Fining Committee. If your property is not maintained per our HOA covenants, you will be fined on a "per day" basis for each violation.

Garbage, Recycling, Yard debris & Household items

These items are not to be put on the curb before 6:00 pm the day before scheduled pick-up. Garbage cans are to be removed from the curb by 6:00 pm on pick-up days.

Our scheduled days are set by the City and County.

They are as follows:

- a. Tuesday is for garbage and recycling.
- b. Wednesday is for yard debris. Debris left by contractors must be stored out of site until Tuesday evening.

- c. Friday is for garbage and household items. If you have a large household item that needs to be picked up, you must contact FCC Environmental or log onto www.palmcoast.gov/connect to schedule a pickup. You may be charged for the pickup.

Garbage and recycling containers are to be kept **out of site** when not in use.

Lawn Watering

Lawn watering days are set by the City of Palm Coast. Watering days are as follows:

- a. Even number addresses may water on Thursday and Sunday
- b. Odd number addresses may water on Wednesday and Saturday

Changes to your property

If you plan on making changes to the exterior of your home and/or property, you must notify the ARC committee.

Changes include but are not limited to changing the color of your house, entry door, roof shingles and driveway as well as any new landscaping. These items require you to 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. If you are unsure whether an ARC request is required, please send Nicole Hoff, ARC Chair, an email. ***Please allow at least 2 weeks for approval.*** Nicole works full time and can only do this during her free time.

Thank you for your part in keeping Lakeview beautiful!