

## **Friendly Reminder of Obligations under Declaration of Covenants, Conditions and Restrictions**

It is the obligation of the Parkway Lake Estates (“PLE”) Homeowner’s Association (“HOA”) Board of Directors to ensure that all homeowners in the PLE community are adhering to the Declaration of Covenants, Conditions and Restrictions for Parkway Lake Estates Development (the “Declaration”), which contain the governing obligations and rules for our community. To that end, we have recently noticed recurring Declaration violations across our community, and the PLE Board of Directors would like to take an opportunity to provide a refresher on the Declaration requirements for some of the more frequently observed violations.

- **APPROVAL REQUIRED FOR EXTERIOR ALTERATIONS TO PROPERTY.** The Declaration requires homeowners to seek and obtain approval from the HOA Architectural Control Committee (the “ACC”) before installing exterior alterations to your property, including, but not limited to, additions to, or repair/replacement of exterior fencing. The ACC request form that must be submitted to the ACC and Board of Directors before any exterior work is commenced can be obtained on the PLE HOA website or by emailing [webmaster@parkwaylakeestates.com](mailto:webmaster@parkwaylakeestates.com).
- **APPROVAL REQUIRED TO STORE BOATS/BOAT TRAILERS OR ANY VEHICLE OTHER THAN CONVENTIONAL AUTOMOBILE OUTSIDE GARAGE.** The Declaration requires all vehicles other than conventional automobiles to be stored, placed or parked within the garage of the homeowner to whom the vehicle belongs, unless prior written approval to store, place or park the unconventional vehicle outside of the homeowner’s garage has been obtained from the ACC. Vehicles other than conventional automobiles include, without limitation, boats, boat trailers, trailers, mobile homes, mobile campers, and RVs.
- **MAINTENANCE OF LANDSCAPING/REMOVAL OF WEEDS AND TREE STUMP DEBRIS.** The Declaration requires each homeowner to keep their property free of weeds and debris and to otherwise maintain the landscaping on the property. There has been a rash of properties with deficient front landscaping. The landscaping deficiencies include, without limitation, excessive dirt patches, unsightly weed growth, and failure to remove tree stump debris and replace removed trees. It is the obligation of each homeowner to maintain the landscaping for a property, including installing grass as appropriate, removing debris, removing weeds and tree stump remnants, as well as replacing trees that have been cut down.
- **RESTRICTIONS ON FOR SALE SIGNS AND APPROVAL FOR OTHER SIGNAGE ERECTED ON PROPERTY.** The Declaration prohibits the placement of signs displayed to public view on any property except (A) dignified “for sale,” “open house” or “for rent” signs of not more than nine (9) square feet in size; (B) signs displaying the name of a security company provided that such signs are ground mounted, limited to two in number (one in the front of the property and one in the back), and of a reasonable size; (C) dignified school pride and school-related athletics signs which are reasonable in size. All signage is subject to review and approval by the ACC.