

LAKEWOOD TOWNHOMES RULES AND REGULATIONS

Updated January 1, 2026

Effective March 16, 2026

The Lakewood Townhomes Subdivision is managed by the Property Owners Association (POA). A POA is a legal entity that manages and governs a residential or mixed-use community. It enforces covenants, conditions, and restrictions (CC&Rs) to maintain property values and oversees common areas like parks, pools, or shared infrastructure. Members (property owners) are usually required to pay fees or dues for these services.

COMMON AREA

The common area for the Lakewood Townhomes Subdivision is defined as a shared space within the community or property that is accessible to all residents or members, starting at 2 feet from each individual owner's unit drip line (not including driveway.) Common areas include parking lots, swimming pool, roads, curbs and sidewalks, resident mailbox structures and surrounding area, lake, trees and bushes. Common areas are not owned by any single individual homeowner but are maintained by the Property Owners Association through the collection of monthly POA fees from homeowners for the collective use of all occupants.

Structures of any kind are not permitted in common areas unless approved by the Board of Directors, in writing.

COMPLAINT PROCESS

Lakewood Townhomes owners are requested to approach the Property Management Company first in search of resolution of complaints.

If the Property Management Company is unable to resolve complaints to the satisfaction of the complaining party (parties), the Property Management Company shall refer the matter to the Lakewood Townhomes POA's Board of Directors for resolution.

Complaints brought before the Property Management Company or the POA's Board of Directors shall be presented in a respectful and non-threatening manner.

The Lakewood Townhomes POA's Board of Directors shall have final authority in resolution of complaints.

FOBS

The Lakewood Townhomes POA issues each new homeowner two Key Fobs for access to the pool at no charge to the new owner. Additional or replacement key fobs can be obtained at a cost through the Property Management Company.

POA FEES

The Lakewood Townhomes POA collects monthly dues from each individual owner to cover the cost of the following services:

- Internet/ Television
- Pest Control and Termite Retreatment on a monthly basis

- Weekly Garbage Pick Up (from the curb, including replacement of garbage bins when necessary)
- Common Area Improvements and Maintenance
- Lake Maintenance
- Daily Pool Maintenance
- Common Area Liability Insurance and Directors and Officers Insurance

Monthly POA fees are determined each year by the Board of Directors and the fee amount is provided to Lakewood Townhomes owners at the Annual Homeowners Association Meeting. The Monthly Fees are based on the cost of providing the above-referenced services from the previous year for the 61 Lakewood Townhomes Association units, and / or forecasting necessary repairs, additions, service cost increases, etc.

Monthly POA fees are billed on the first of each month and due to the Property Management Company no later than the 15th of each month. Any outstanding fees not paid by the 15th of each month are subject to late fees and interest. The late fee is \$25.00 and the interest rate is 1.5% per month, not to exceed 18% per year.

Owners can make arrangements through the Property Management Company to have monthly fees automatically deducted from bank accounts.

Note that the POA has the right to place a lien on a unit until such time that the homeowner has paid all past due monthly dues and fines.

The Lakewood Townhomes POA's authority to place a lien on a property comes from legal documents homeowners agreed to when purchasing their home. The source of this authority is the Lakewood Townhome Association's Declaration of Covenants, Conditions, and Restrictions (CC&Rs). This document functions as a contract between individual homeowners and the POA, outlining homeowner obligations, including the requirement to pay all assessments. By accepting the deed to a property in a planned community, the property owner becomes bound by these terms.

INSURANCE

Each Lakewood Townhome Subdivision owner must provide evidence of an active Homeowner Property Insurance policy, including wind coverage, to the Property Management Company each year upon renewal. Failure to provide a copy of an active Homeowner Property Insurance policy will result in a fine of \$400.00 administered by the Property Owners Association until such time as a copy of the active policy has been provided.

If after six (6) weeks, the homeowner has not provided a copy of an active Property Insurance Policy, a policy will be obtained by the POA and billed to the homeowner.

KEYS

In order to access individual units for contracted indoor POA services such as pest control, internet, television, etc., each homeowner will provide a duplicate front door key to the Property Management Company. This key will be secured at the site of the Property Management Company to be used by contracted service providers when necessary. When replacing front doors and / or front doorknobs, owners should ensure that a new key is provided to the Property Management Company as soon as

possible. Certain contracted services may not be available to homeowners who have not provided a front door key.

If additional or replacement keys for mailboxes are necessary, owners must contact a locksmith service.

LEASE

Lakewood Townhomes Subdivision property owners may lease their units provided the lease is long term (i.e., six months or more). Owners who rent units must provide a copy of a written lease agreement along with an acknowledgement of receipt of the Rules and Regulations signed by the renter to the Property Management Company within fourteen (14) days of start of lease. Renters are required to abide by the Rules and Regulations of the Lakewood Townhomes Subdivision. Homeowners will be held responsible for renters' behavior.

PARKING/VEHICLES

Parking rules at the Lakewood Townhomes Subdivision apply to motorized vehicles such as automobiles, motorcycles, low speed vehicles, and scooters. Boats, campers, RVs, motorhomes, motor coaches, buses, Passenger Transporting Vans weighing more than 10,001 pounds, flatbed trucks, "monster" trucks, tractors for construction or agricultural purposes, semi-tractors, vehicles that cannot fit into a marked space, and vehicles in which an individual(s) is currently living are prohibited from overnight parking in any space at the Lakewood Townhomes Subdivision, whether located in private or public use areas.

Prohibited motor vehicles are subject to fines of \$100.00 per day for up to three (3) days and then towed at owners' expense.

Each Lakewood Townhomes Subdivision homeowner is provided two (2) parking spaces per unit. For units with attached garages, the two (2) designated parking spaces are considered to be 1.) Inside the garage and 2.) the driveway. For units without garages, the two (2) designated parking spaces are clearly marked by unit number on spaces near the unit.

So that emergency vehicles can more readily access units, when necessary, passenger vehicle parking on the street is prohibited. The Lakewood Townhomes POA understands and accepts that there will be occasions when emergency, government, construction, and service provider vehicles are only able to park on the street; however, the Lakewood Townhomes POA also recognizes that these instances are usually temporary.

Any vehicle parked on the street for more than 12 hours is subject to a fine of \$100.00 and / or tow at the owners' expense.

The Lakewood Townhomes POA provides visitor parking lots throughout the complex. Each visitor parking spot is clearly marked as "Lakewood Townhomes Visitor." Visitors must utilize the clearly marked visitor parking space and display a visitor parking pass on their dash (provided to owners by Property Management Company). Spaces close to clearly marked visitor parking spaces are not acceptable. Owners are not allowed to park in Visitor Parking.

All motor vehicles parked in designated visitor parking spaces are also required to have a current / valid license plate. Motor vehicles parked in designated visitor spaces without a current / valid license plate are subject to a fine of \$100.00 and / or tow at owners' expense.

Abandoned vehicles will be towed at owners' expense. For the Lakewood Townhomes POA, an abandoned vehicle is defined as a motor vehicle that has been left unattended, discarded, neglected, not displaying a valid visitor parking pass, or not displaying a current / valid license plate in designated parking spaces (both unit-designated and visitor-designated) for more than three (3) days without having been moved or receiving permission from the Property Management Company / Board of Directors in advance. This can include cars and other motorized transportation.

The Lakewood Townhomes POA will not allow for motor vehicle repair (whether the vehicle is located on private or public spaces) for more than a 24-hour period without receiving prior approval from the Property Management Company / Board of Directors. Violations include a fine \$100.00 and / or tow at the owners' expense.

PETS

- Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the Common Areas, including the private streets in the Lakewood Townhomes Subdivision.
- Pets shall not be permitted upon the Common Areas unless they are carried or leashed.
- No pet may be leashed to any stationary object on the Common Areas and left unattended.
- Pet Owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
- Commercial breeding of pets is prohibited.
- All pets must have and display, as appropriate, evidence of all required registrations and inoculations.
- Every female dog, while in heat, shall be kept confined in the unit by its owner in such a manner that she will not be in contact with another dog nor create a nuisance by attracting other animals.

The following shall be grounds for complaint and finding of a community nuisance:

- Pets running at large
- Pets damaging, soiling, defecating on or defiling any private property (other than that of such pet's owner) or the Common Areas
- Pets causing unsanitary, dangerous, or offensive conditions
- Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property
- Causing or allowing any pet to molest, attack, or otherwise interfere with the freedom of movement of persons on the Common Areas, to chase vehicles, to attack other pets, or to create a disturbance in any other way
- Failing to confine any female animal in heat to prevent the attraction of other animal
- Using a vehicle as a kennel or cage

Any Lakewood Townhomes property owner concerned with a pet-related problem should do the following:

- Submit a written complaint with the Property Management Company
- The complaint should document problems as thoroughly as possible
- Documentation should include identification of pet(s) involved, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible)

The Property Management Company will

- First attempt to obtain an informal solution to the problem with the pet owner
- If such a solution is not possible, the Property Management Company will refer the matter to the Board of Directors for resolution
- In the event of a pet which causes a serious nuisance or disturbance, the Board may direct that the pet be permanently removed from the property upon the provision of ten (10) days written notice by the Board of Directors
- Suspected stray pets should be reported to the Gulf Shores Police Department (for possible identification and "homing") either by Lakewood Townhomes property owners or the Property Management Company, if notified.
- All bites, attacks by pets, or diseased animals should be reported to the appropriate officials prior to notifying the Property Management Company
- Penalties for violation of applicable County / City ordinances may be enforced by the County / City without regard to any remedies pursued by the Lakewood Townhomes POA or the Property Management Company
- In the event of emergency only, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures
- A written report by any and all affected parties should be made to the Property Management Agency (who will notify the Board of Directors) within three (3) days of the incident for purposes of final resolution and / or appropriate action, i.e., legal, financial, law enforcement, etc.

Violations of the above-referenced may result in a fine of \$100.00 per day until resolution by complaining party and pet owner.

POOL

The pool is to be maintained daily by a Certified Pool Operator in good standing.

The pool, deck, fencing, equipment, telephone, chemicals and furniture is to be purchased and maintained by the Lakewood Townhomes POA through the collection of monthly fees.

The pool is accessible from 8:00 a.m.-- 10:00 p.m. daily.

The pool and pool complex are available to Lakewood Townhomes POA members, and their guests, only.

The Property Management Company for the Lakewood Townhomes POA will provide two (2) pool key fobs to each unit at no cost to the homeowner. Replacement pool fobs can be purchased by the homeowner through the Property Management Company.

Pool users are required to adhere to Pool Rules as defined in the Declaration of Covenants, Conditions and Restrictions of the Lakewood Townhomes Subdivision.

PROPERTY STANDARDS

As per the Lakewood Townhomes Subdivision Declaration of Covenants, Conditions and Restrictions, owners are required to maintain their unit in a manner satisfactory with the Board of Directors. The Board of Directors will conduct annual inspections of the exterior of each unit for signs of damage, neglect, rot, and missing or broken exterior fixtures (such as screens, doors, electrical boxes, etc.). The Property Management Company will then notify property owners of necessary repairs.

- Roofing shingles must be **GAF** (manufacturer) in color **Weatherwood**
- Windows frames must be **bronze** in color (as visible from the exterior) and contain six (6) grids on top windows and six (6) grids on bottom windows
- Replacement of windows and doors must meet the **City of Gulf Shores Hurricane Proof Standards** (as indicated by a copy of a city permit approving completion of replacement windows and doors per city standards)
- Replacement of siding must be either **cedar** or **Hardie** board
- Front door and garage door must be painted **Really Teal** (available through Sherwin Williams)
- Siding must be painted **Gray Lakewood T-Homes in satin** (available through Sherwin Williams)
- Trash bins must be hidden from street view
- Use of pine straw and mulch against an exterior unit wall is prohibited
- Unit doors that do not face the street are not required to be painted a specific color

Unit / property improvements or repairs must comply with Lakewood Townhomes Subdivision-approved exterior appearance requirements. Consequences for failure to maintain property may include action by the Board of Directors at the owners' expense.

SIGNS

For sale signs must be placed inside a window of a unit facing the street.

Political Campaign signs are prohibited.

The Lakewood Townhomes POA's Board of Directors shall determine whether signs are offensive and take appropriate action.

LAKE

Fishing and other recreational activities are strictly prohibited from the lake. Lake access is only for authorized individuals (as approved by the Lakewood Townhomes POA Board of Directors). Individuals accessing the lake without authorization may be subject to fines and/or legal action. Lakewood Townhomes owners are encouraged to notify the Property Management Company of unauthorized access of the lake.

SW 6483
Buoyant Blue

SHERWIN-WILLIAMS 2250 12/05/14
251-943-6933 Order# 0135398

EXTERIOR ARCHITECTURAL
DURATION LATEX
SATIN IFC 411XN

GRAY LAKEWOOD T-HOMES
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
B1-Black	2	10	-	-
R2-Maroon	-	8	-	-
Y3-Deep Gold	-	46	-	-

ONE GALLON DEEP
K33W00253 650406317

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0135398-001

SHERWIN-WILLIAMS 2250 12/05/14
251-943-6933 Order# 0135398

EXTERIOR ARCHITECTURAL
DURATION LATEX
SATIN IFC 411XN

6489 REALLY TEAL
SHER-COLOR FORMULA

CCE#COLORANT	OZ	32	64	128
W1-White	-	32	-	1
G2-New Green	2	37	-	-
L1-Blue	4	11	1	1
N1-Raw Umber	-	47	-	-

ONE GALLON ULTRADEEP
K33T00254 650406333

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0135398-002