

# Lakewood Hills - Restrictions, Rules, & Regulations

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## Welcome to Lakewood Hills

Starting in 1963, Lakewood Hills has been established as a city-country acreage residential development. With our wooded hills, running creeks, rolling meadows, and green valleys, we live in a natural, scenic, and rustic area that was enhanced by extensive plantings of blooming shrubs and flowering trees. Additionally, we have lakes for swimming and fishing, an arboretum, landscaped and wildwood parkways, and community gardens. Tucked in the northeast corner of the Ozark Plateau, Lakewood Hills is a dedicated wildlife sanctuary.

To preserve and maintain this unique and attractive environment, the founders of Lakewood Hills created a Declaration of Dedication that established protective restrictions and covenants that are attached to the legal description of each and every lot. You signed onto these restrictions when you purchased your property. These are summarized below, under "Protective Restrictions & Covenants." For the complete text, see your copy of the Lakewood Hills Declarations of Dedication. This document can also be seen at the Recorder of Deeds office in Jefferson County.

To ensure the permanence and stability of Lakewood Hills, the founders instituted an annual maintenance assessment and established a Property Owners' Association to administer that assessment. As founded, the assessment will be spent to install and maintain the roads, parks, lakes, and other community property. Additionally, funds will be spent to pay for enforcing the Protective Restrictions and Covenants.

Ongoing stewardship of the Lakewood Hills environment is now the responsibility of the property owners. To that end, the Lakewood Hills Homeowners' Association has adopted rules and regulations to implement the Declarations of Dedication. These rules govern the maintenance, conservation, and beautification of the property, and protect the health, comfort, safety, and general welfare of the residents. These rules are also listed in this document, along with the Grievance Procedures that are used to implement Lakewood Hills restrictions, rules and regulations.

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## Protective Restrictions & Covenants - from the Dedication

### Rules on Residences:

- Only one single-family residence can be built on a lot.
- A residence must have 1200ft<sup>2</sup> of livable heated area, with at least 800ft<sup>2</sup> on a single floor.
- Foundations must be solid and continuous.
- Exteriors must be built of new wood or masonry material. Used brick and fieldstone are OK.
- Roofs must be shingles; tar and gravel are OK on flat roofs.
- Separate garages and outbuildings are not allowed; garages must be attached and be part of the main building.
- Garage doors shall be kept closed.
- Temporary living quarters are not allowed.
- Building plans must be submitted to the Homeowners' Association for written approval.
- Construction must be complete within nine months of approval.
- If the Homeowners' Association does not approve/disapprove building plans within 30 days, the plans may be considered approved.
- Yards shall be kept neat and clean.
- Grass shall be cut at regular intervals.

### Rules on Septic Plans:

- Detailed septic plans must be submitted to the Homeowners' Association for written approval.

### Setbacks:

- Front yards must be at least 75 feet deep (or, 30% of the average lot depth). Side yards must be at least 30 feet wide (or, 20% of the average width of the lot). Rear yards must be at least 50 feet deep.
- When a lot fronts more than one roadway, the lot owner may choose the roadway to use as the front yard.
- Where trees or topography make these setback rules awkward, the Homeowners' Association may grant variances to these rules.

### Other Animals:

- Only ordinary domestic pets are allowed.
- Nuisance or dangerous dogs are not allowed.

### Fences/Hedges:

- Fences and hedges in front of the building line are not permitted.
- The Homeowners' Association may grant a variance to the fences and hedges rule.

### Laundry:

- Laundry may be hung only in the rear yard.
- Laundry may not be hung outdoors on Sundays or on legal holidays.

### Subdividing Lots:

- A lot may not be subdivided.
- The Homeowner's Association may grant a variance to this rule.

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## **Wildlife Sanctuary:**

- Lakewood Hills is a bird and game sanctuary.
- Firearms may not be used.

## **Explosives:**

- Explosives may not be used except for construction.
- Explosives may not be stored on the property.

## **Garbage / Neatness and Cleanliness:**

- Garbage may not accumulate anywhere.
- Ravines and neighboring properties may not be used as dumps.
- The exterior of all residence must be neat and orderly.
- Dead automobiles and machines must be removed.

## **Commerce, Trade, Profession:**

- No industry, business, trade, occupation, or profession is allowed on the property without the consent of the Homeowners' Association.
  - For Sale signs are not permitted. The Homeowners' Association may grant written variances to this rule.
  - Small entrance and street signs are OK.
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## Lakewood Hills Recreation Facilities - Homeowners' Association Rules

### Lakes, Beaches, Parks, Picnic Areas, Sports Areas, and Common Areas

1. These facilities are for the exclusive use of Lakewood Hills property owners and, with the restrictions described below, members of their families and guests.
2. Lakewood Hills residents are entitled to full and unlimited use of Lakewood Hills Recreational Facilities, with the following restrictions:
  - The equivalent rights of other users of the Recreational Facilities are not discounted.
  - The surrounding landscaping and other properties are not damaged.
  - The facilities remain in a clean and orderly state.
3. Guests of property owners are permitted use of these facilities within the same restrictions stated for other users, so long as they qualify as guests as defined in Item 4 below.
4. To qualify as a guest of a property owner, a person must have been specifically invited to use the facility for that particular day. This restriction specifically excludes open-ended invitations to friends or relatives to "use the facilities at any time," but includes houseguests that may be resident in a property owner's absence.
5. Legitimate users of these facilities are those described in items 2 through 4 above. All others are trespassers and are subject to prosecution under state and local trespass laws.
6. Each legitimate user of the lake and beach facilities is expected to provide proper identification. Guests are required to have a current day pass signed by a Lakewood Hills property owner.
7. Residents of Lakewood Hills may make reservations for using the Recreational Facilities through the Homeowners' Association. Reservations will be accepted on a first-come, first-served basis.
8. If the park and picnic facilities are not reserved, they shall be available to legitimate users on a first-come, first-served basis.
9. Users of these facilities are expected to leave them in a clean and orderly state that same day and to make prompt restitution of any items damaged due to their use of the facilities.
10. Parents are responsible for the supervision and conduct of minors.
11. Pets brought to any of these facilities must be kept under strict control to prevent damage to property or annoyance of other users. Horses are prohibited in the parks. Additionally, no pets are allowed on the beach areas.
12. In general, a 9:30 PM curfew applies to all Lakewood Hills facilities.
13. Violations of any of these restrictions should be brought to the attention of the Lakewood Hills Board of Trustees.
14. Burning household trash, garbage, or other waste materials is prohibited.
15. Burning required to clear property is restricted to proper weather conditions, availability of water, and supervision. Note that you must contact Jefferson County prior to burning.

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## Beach Regulations

1. Fires and water balloons are not allowed.
2. Do not deface or mar rocks, trees, or shrubs.
3. Do not litter; leave beach clean and collect all personal items when leaving.
4. Keep the beaches clear of glass, cans, cigarette butts, trash, etc.
5. Do not throw foreign material or articles in the water.
6. Dogs and other pets are not permitted in the water or on the beach.
7. Beach parties that involve swimming must include one or more experienced swimmers.
8. All guests must be accompanied by a property owner or have a "Guest Pass" for that day.
9. Gasoline motors are not allowed in the lakes
10. Personal boats/canoes may not be stored or docked at the lakes.

## Fishing Regulations

When lakes are used as a "Fish for Fun" or sport fishing basis, they tend to maintain a healthy balance of fish. These lakes will provide good fishing today and in the future. The Missouri Department of Conservation recommended the rules below for Lakewood Hills.

1. Minnows may not be used as bait. Bait minnows may escape and establish a permanent, unwanted population in the lake. Artificial lures are preferred over worms, crickets, etc.
2. Keep all Blue Gill caught. Blue Gill multiply quickly; the lake's population is soon restored.
3. Only one Bass over 14" in length may be kept per person per day. All other Bass must be released. Bass multiply slowly; keeping more than one Bass decreases the lake's population significantly.
4. Fish and other animal life may not be gigged, netted, snared, or trapped.
5. Guests must be accompanied by an owner or have a "Guest Pass" for that day.

## Conservation Regulations

All of Lakewood Hills is a dedicated bird and game sanctuary. Hunting is not allowed. Firearms may not be used.

1. Do not disturb any bird nest or birdhouse.
  2. Unless you are on your own property, do not pick flowers. Do not deface or mutilate trees, shrubs, or bushes.
  3. Do not litter. And, pick up litter that you find.
  4. In the parks and recreational areas, "take only pictures, and leave only footprints."
  5. Limit the use of insecticides and pesticides.
  6. Avoid creating unnecessary noise.
  7. Keep your pets contained. Unattended dogs and cats are dangerous to the wildlife.
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## Grievance Procedures

A. Any person noting violations of the restrictions specified in Article Three of the "Declaration of Dedication, Easements, and Protective Restrictions Applying to Lakewood Hills" should report such violations in writing to the Board of Trustees. The members of the Board will investigate and determine if an actual violation exists. In the event that a violation does exist, action will be taken as follows:

1. A letter or notice in the community newsletter describing the nature of the violation but with no specific identification of the responsible party or parties will be sent to all property owners informing them that violations of that particular nature have been noted and requesting that they be corrected.
2. If after a suitable period of time it is observed that no action has been taken to correct the violation, a letter shall be written as diplomatically as possible to the responsible party noting the nature of the violation and requesting that it be corrected.
3. If after a suitable period of time the violation is still not corrected, the Board of Trustees will take such action as is necessary to correct the violation.

B. Said grievances that are submitted to the Board of Trustees should fall into one of the following categories:

1. Changes to the rules and regulations. Grievances that are submitted under this section shall be decided by a majority vote at regular or emergency business meetings of property owners.
2. Violations of Rules and Regulations. Grievances in this category will be decided as outlined in Paragraph A of this section. In addition, specific penalties for violations related to water balloons in all common areas are as follows:
  - a. **Water balloons in HOA Common areas (defined as lakes, beaches, picnic areas)** The use, possession, or distribution of water balloons in any common area in the community is strictly prohibited. Violations will incur the following fines:
    1. First Offense: A warning will be issued and the homeowner host of the party will need to clean the remnants of the water balloons.
    2. Second Offense: A fine of \$100 and the homeowner host of the party will need to clean the remnants of the water balloons.
    3. Third and Subsequent Offenses: A fine of \$500 for each additional violation, and the homeowner host of the party will need to clean the remnants of the water balloons.
3. Maintenance. The Board of Trustees will investigate and act on grievances in this category.
4. Personal. The Board of Trustees will act as mediator in any disputes concerning property rights, disturbances, etc. However, they will not attempt to mediate in legal areas.

C. All grievances shall be submitted to the Board of Trustees in writing. Action will be taken upon those grievances and the party/parties will be notified of such action. Verbal grievances will not be acted upon.

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## Motor Vehicle Regulations

All vehicles and vehicle drivers are required to adhere to LWH Restrictions, Rules, and Regulations in addition to state and local laws and regulations.

A Guide containing the complete LWH Motor Vehicle Restrictions, Rules, and Regulations is available from the LWH Vehicle Permit Administrator, and is accessible at the Lakewood Hills website, ([www/lakewoodhillsmo.org](http://www/lakewoodhillsmo.org)).

## Key Elements

A maximum speed limit of 20 mph must be observed throughout Lakewood Hills unless otherwise posted.

Only licensed driver's are permitted to operate a vehicle within Lakewood Hills and must have in their possession a valid state operator's license.

Unlicensed operator's that are a minimum of 15 years of age and having a state issued Instruction Permit may be allowed to operate a nonlicensed motor vehicle when under the direct supervision of a fully licensed passenger seated beside the driver, or, for specified nonlicensed vehicles equipped with a seat designed by the vehicle manufacturer specifically for that vehicle to carry more than one person, and the driver is accompanied by, and operating the vehicle under the direct supervision of a fully licensed passenger authorized by the driver's parent or guardian.

All vehicles must be properly licensed as required by state and local laws.

Nonlicensed vehicle owners are required to obtain a LWH Nonlicensed Vehicle Permit for each nonlicensed vehicle to be operated on roads owned or maintained by the Lakewood Hills Homeowners Association.

- No Guest Permits will be issued.
  - Applicants for Nonlicensed Permits and Renewals are required to provide a Photo ID.
  - Copies of valid Instructional Permits and Driver's Licenses are required.
  - Proof of nonlicensed vehicle liability insurance coverage is required.
  - Signed LWH Nonlicensed Vehicle Use Agreement & Waiver is required.
  - Nonlicensed vehicle compliance with the LWH noise emission standard is required.
  - Nonlicensed Permit applicants are required to certify they have read the LWH Motor Vehicle Restrictions, Rules, and Regulations; the vehicle is in compliance, and operators have read and agree to comply with all LWH requirements.
  - Fines may be imposed for violation of nonlicensed vehicle Restrictions, Rules, and Regulations involving nonlicensed vehicle owner and/or operator violations.
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