

Date: \_\_\_\_\_ Application #

\_\_\_ Please Rush; \_\_\_ Application due to Violation

The Lakes  **PROPERTY MAINTENANCE** Rule # 12  
& RENATL PROPERTIES Rule #13

Property Address: \_\_\_\_\_ Lot # \_\_\_\_\_ Phone # \_\_\_\_\_

Lakes Sub-association name, if applicable: \_\_\_\_\_ (Attach sub-association approval)

Applicant/Owner Name: \_\_\_\_\_ Owner Signature: \_\_\_\_\_

Email: \_\_\_\_\_ I prefer to be contacted by: \_\_\_ Email \_\_\_ Phone

**Attach if Applicable:**

- \_\_\_ Photograph of the area AND a to-scale drawing of proposed project.
- \_\_\_ Rules apply to all areas visible to street, lake and/or adjoining neighbors
- \_\_\_ Copies of any Violations and Description of Reconciliation
- \_\_\_ Additional Applications as appropriate.
- \_\_\_ Signature of neighbors on all sides that may be impacted (view and/or enjoyment)

**I/We hereby request approval of project with reference to RULE # \_\_\_\_\_:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Neighbors Signature and Address:** Required for any project that impacts neighbors to front, side, lakeside or back door.

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

**Estimated time to complete:** \_\_\_\_\_ months, \_\_\_\_\_ weeks, or \_\_\_\_\_ days

Please submit an "Extension Request" if you are unable to complete your project on time.

Application #

Homeowner: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Address: \_\_\_\_\_ Lot # \_\_\_\_\_

**INITIAL APPROVAL**

\_\_\_\_\_ APPROVED      \_\_\_\_\_ APPROVED W/CONDITIONS      \_\_\_\_\_ NOT APPROVED

Committee Decision Date: \_\_\_\_\_ Project to be Completed By: \_\_\_\_\_ (Project inspection date).

COMMENTS:

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**COMMITTEE SIGNATURES:**

1): \_\_\_\_\_ Date: \_\_\_\_\_ 2): \_\_\_\_\_ Date: \_\_\_\_\_

Remarks: Committee action is in no way an approval of the suitability or structural integrity of the improvement requested, nor does it waive building codes or City of Tempe approval of construction in the setbacks or easements. If the completion date changes, please inform the Office.

**FINAL INSPECTION**

\_\_\_\_\_ APPROVED      \_\_\_\_\_ APPROVED W/CONDITIONS      \_\_\_\_\_ NOT APPROVED

**FINAL INSPECTION** (Signature): \_\_\_\_\_ Date: \_\_\_\_\_

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**ARCHITECTURAL COMMITTEE FINAL SIGN OFF** (Photographs must be attached)

1): \_\_\_\_\_ Date: \_\_\_\_\_ 2): \_\_\_\_\_ Date: \_\_\_\_\_

If any changes have been made without Architectural Committee approval the homeowner will be notified and they will have 10 days to submit an Application. If for any reason the Architectural Committee does not approve the changes, the homeowner will have 30 days to remediate before fines begin accruing.

# **THE LAKES**

## **Rule #12 PROPERTY MAINTENANCE**

- All paint, natural wood sealed and/or stained surfaces must be maintained.
- All natural sealed, stained and painted surfaces must be maintained as they begin to fade or weather.
- All structures are to be maintained in good condition and repaired or replaced and kept in original condition. All deteriorating or rotten wood must be replaced or repaired. All natural sealed or stained surfaces must be maintained as they begin to fade or weather. All paint must be repaired or repainted when it begins to peel or show inconsistent fade marks.
- Docks shall be maintained regularly in the approved finish. Warped, sagging or damaged components must be replaced to maintain the structural integrity and original appearance of the dock.
- Upkeep and general maintenance will be adhered to, includes the replacement of dead plants, foliage, pruning and trimming of bushes and trees that may be seen from the ground level of adjoining neighbors, from the lake, or from the street. Trees, bushes, flowers, grass, ground cover and plants are to be kept neatly trimmed and weed free, and shall be maintained according to accepted horticultural standards. Palm trees are to be kept trimmed of dead/brown leaves and seed pods.
- All areas of artificial turf must be kept clean and weed free and in original condition. Seams to be kept secured and tight. Sun-faded, leached or damaged areas to be replaced/repared as necessary.
- No shrubs, or planting of any kind on any property, shall be allowed to encroach upon or grow over any lake wall, sidewalk, street or pedestrian way, and all trees, shrubs, and plantings shall comply with City of Tempe ordinances.
- Trees (including Palm trees) and shrubs must be kept trimmed and maintained throughout the year. Any landscaping feature, including shrubs, trees or plants that does not survive, function properly, or is in need of repair shall be replaced within 30 days of its demise or damage.
- Upkeep and general maintenance will be adhered to, includes the replacement of dead plants, foliage, pruning and trimming of bushes and trees that may be seen from the ground level of adjoining neighbors, from the lake, or from the street. Trees, bushes, flowers, grass, ground cover and plants are to be kept neatly trimmed and weed free, and shall be maintained according to accepted horticultural standards. Palm trees are to be kept trimmed of dead/brown leaves and seed pods.
- Blowing or depositing any type of vegetative waste or landscaping debris in the Lake or onto sidewalks or the street is not allowed.
- Driveways and sidewalks should be cleared of leaves and debris on a regular basis.
- CITRUS and FRUIT TREES: Ripened fruit must be removed from trees immediately throughout the growing season to mitigate the presence of roof rats. All fallen fruit must be picked off the ground immediately. All fruit must be removed at the end of the growing season, typically end of February, unless otherwise determined by the Lakes Board. To discourage nesting sites, all ground vegetation is to be kept thinned and dead vegetation, and leaves and debris are to be cut, raked and removed. All homeowners, with or without citrus and fruit trees on their property, are encouraged to use animal/bird-proof bait traps on the back and side perimeters of their property. More information is available at The Lakes Office.

## **RULE #13 RENTAL PROPERTIES**

All rental properties, including contact information for the property owner and all tenants, must be registered with The Lakes Office prior to residence by anyone other than the property owner. Property owners are responsible for adherence to all Lakes Rules and all City of Tempe Residency Codes and are subject to immediate fines for any infractions on the part of tenants. Refer to Section 14 of The Lakes CC&Rs for more information.

## **RULE VIOLATIONS**

A homeowner in violation of an Architectural Rule will get a written warning, then a letter with a \$25.00 fine, then \$50, then a \$100 fine. Each letter is written seven days apart. If the homeowner is a repeat offender of multiple infractions they will receive a fine starting at \$100.00.