

# **The Lakes**

## **Architectural Rules September 2024**

<b>Topic</b>	<b>Page</b>
<b>General Information on The Lakes Architectural Rules and CC&amp;Rs</b>	<b>2</b>
<b>Architectural Rules</b>	<b>4</b>
<b>The LCA Project Application Checklist</b>	<b>4</b>
<b>Rule #1: Exterior Building and Landscaping Alterations</b>	<b>7</b>
<b>Rule #2: Easements and Setbacks</b>	<b>7</b>
<b>Rule #3: Exterior Painting</b>	<b>9</b>
<b>Rule #4: Roofing</b>	<b>12</b>
<b>Rule #5: Landscaping</b>	<b>13</b>
<b>Rule #6: Exterior Mechanical Devices</b>	<b>16</b>
<b>Rule #7: Decks, Docks, Gazebos, Patios, Ramadas, Playground Equipment, Tree Houses, Sheds</b>	<b>19</b>
<b>Rule #8: Gates, Fences and Walls and Setbacks</b>	<b>21</b>
<b>Rule #9: Signs</b>	<b>22</b>
<b>Rule #10: Miscellaneous</b>	<b>24</b>
<b>Rule #11: Motor Vehicles, Watercraft, Trailers, Commercial Vehicles, Machinery and Equipment</b>	<b>27</b>

# The Lakes

## Architectural Rules

### September 2024

#### General Information on The Lakes Architectural Rules and CC&Rs CC&R, Article VIII, Sections 1-7 CC&R, Article IV, Section 2, “A” - “V”

The Architectural Committee (hereinafter known as the **Committee**) recognizes the responsibility imposed upon it by the Declaration of Covenants, Conditions and Restrictions (hereinafter known as **CC&Rs**), for The Lakes Community Association (hereinafter known as the **LCA**) to oversee and update the Architectural Committee Rules (hereinafter known as the **Rules**). It is incumbent upon every member of the LCA to be knowledgeable regarding the CC&Rs and these rules. Execution of enforcement action for violations of Rules is an LCA management responsibility. These rules are intended to maintain the high standards of development that exist within the LCA Community and to address aesthetics rather than construction standards such as those which are dictated by the City of Tempe (hereinafter known as the **City**), building codes and zoning ordinances. Notwithstanding, anything herein to the contrary, these Rules are intended to implement and supplement the CC&Rs. These Rules do not replace or supersede the CC&Rs. All Rules are subject to current federal, state, city and municipal statutes.

In order that these standards are maintained and pursuant to CC&R requirements, all owners must first submit an LCA Architectural Project Application (hereinafter known as an **APA**) and obtain written approval from the Committee before making any changes that can in any way alter the exterior appearance of any property within the LCA Community. This includes any changes to the exterior of any residence, improvement or landscaping that would be visible from neighboring properties (both from the street as well as from lakefront properties).

- The CC&Rs, Article I, Section 10 define “Improvement” as “the buildings, garages, carports, roads, driveways, parking areas, fences, walls, docks, hedges, plantings, planted trees and shrubs and all other structures or landscaping improvements of every type and kind”.
- The CC&Rs Article I, Section 24 define “visible from neighboring property” to mean “with respect to any given object that such object is or would be visible to a person six feet tall, standing on any part of such neighboring property at an elevation of the base of the object being viewed”.

Upon review and written approval of the APA by the Committee, it is the homeowners’ responsibility to apply for a City building permit, if one is required, for any proposed

changes or additions to landscaping, walls, patio covers, gazebos, playground equipment, driveways, roofs, other structures or as otherwise required by the City.

The Committee may, from time to time and in its sole and absolute discretion, adopt, amend, and repeal these Rules. Committee members will recuse themselves from deliberations regarding any project for properties they own, lease or have an interest in.

### **Approval in Writing Required**

Notwithstanding, anything in these Rules to the contrary, the terms “approve”, “approved”, or “approval” shall mean “approve in writing”, “approved in writing”, and “approval in writing”.

[Back to top](#)

### **Administrative Procedures**

All projects that in any way alter the exterior appearance of any property within the LCA Community, including, but not limited to, the front, side, back and lakefront, require written Committee approval. The Committee will consider each project on its individual merit/s. The Committee will consider whether the project is suitable or desirable, in its opinion, for aesthetic or other reasons. Among other things, the Committee may consider the suitability of the proposed project, the proposed materials, the site, the harmony of the proposed project with the surroundings and the effect of the proposed project on the outlook from the adjacent or neighboring properties. Every effort will be made to assist owners in achieving the desired results in accordance with the intent of these Rules and CC&Rs.

The Committee requires that a homeowner submit one complete set of plans and specifications for each project type on separate APA's. This set will be placed in the homeowner's property file kept at the LCA Office. The application must include a current color property photograph, plot plan showing the location of buildings, walls, fences and all other structures, and proposed landscaping changes. Landscaping plans shall include a list of plants by type, name, quantity and size showing their proposed locations to scale.

If a homeowner has multiple projects of different types (painting, landscaping, etc.), in progress simultaneously, that may or may not overlap each other, each type MUST be on a separate APA.

No changes in, nor deviations from, such plans and specifications, once approved, shall be made without prior written approval of the Committee.

The homeowner will specify expected start and completion dates for all projects. Upon completion, the project will be inspected by the LCA for compliance with the initial approved APA. Following the LCA inspection and if compliance is approved, the Committee will review the APA and give its final project approval. If, however, following

the LCA inspection, the project is not in compliance due to unapproved changes made by homeowner, the homeowner will be notified and will be given the opportunity to rectify and bring into compliance (see items 9, 10 and 11 under Architectural Rules below).

To safeguard against unnecessary owner expense, the Committee recommends that preliminary architectural or landscaping plans be submitted for review prior to the preparations of final drawings for projects of significant size and effort (especially if project involves major exterior renovation or a complete tear-down and rebuild) Once the initial plans are approved, the homeowner must submit more detailed plans, including paint and material samples, as required.

If plans require building permits or variances from the City, owners should submit the plans to the City. A copy of the City building permit or variance, if applicable, must be provided and submitted with the application to the Committee prior to beginning the project.

Please note: City approval does not guarantee Committee approval or vice versa.

The Rules are enforced by the LCA Management at the direction of the LCA Board. Fines may be imposed.

Lakefront homes should consider that they have two front yards for purposes of landscaping, decoration, painting, etc. Any projects or additions for the Lakefront will be subject to all rules pertaining to front yards.

### **The LCA Project Application Checklist**

NOTE: This application is for all properties within The LCA community. This includes all sub-associations. Sub-associations as well as all homeowners within those sub-associations are required to follow all LCA Rules.

1. Obtain an LCA Architectural Project Application(APA) available in the LCA Conference Room or LCA Office or online at [www.TheLakesofTempe.com](http://www.TheLakesofTempe.com) (tab LCA->Lakes Documents).
2. There are various City zoning designations within the LCA, each with varying setback and height standards. These designations can vary by City tract and street. Homeowners should submit their project application to the City first for approval. Once approved by the City, then submit the project application to the Committee with the City approval. The Committee does not advise upon or enforce City or other municipal, state or governmental agency requirements.

It is the homeowner's responsibility to apply for City building permits or variances, if they are required, for any proposed construction of, changes or additions to walls, patio covers or other permanent structures proposed as part of any yard or home improvement. A copy of City building permits or variances

shall be provided **prior** to construction and be submitted with the application. Check the City website, [www.tempe.gov](http://www.tempe.gov) to ensure compliance.

3. If you are working with a contractor, provide them with a copy of the CC&Rs and Rules. Do not assume that your contractor will design or construct a project that is compliant with the LCA CC&Rs or Rules. As the property owner, compliance is always your responsibility.
4. Ensure that the plans and specifications are complete and that all setbacks and easements are noted. Plans should be carefully drawn to scale with an accompanying and readable “key”. Current color photographs of the project site must accompany all construction, landscape, painting and remodeling projects. Include accurately scaled plans, with dimensions, for all landscaping improvements, with a key indicating size, number, type, plant names and location of all proposed plantings, treatments and appurtenances.
5. Brochures and/or samples are required with your APA for the following materials:
  - Roof
  - Rock
  - Doors and Windows
  - Artificial grass (turf)
  - Composite materials(such as pavers)
  - Awnings
  - Stone trim, etc.
  - Siding
6. Exterior Painting: Same or new color. See the LCA approved paint colors located in the LCA Conference Room and the LCA office. You must choose a paint base, trim and/or front door color from the LCA approved color list. Choosing a color "close to" the LCA color list, will not be approved. You may use other paint suppliers than those displayed in the LCA Conference Room or on the color charts: just have them match the LCA approved colors. Include a completed copy of the LCA APA form.

Note: You **MUST** submit an LCA APA Form and obtain the Committee’s approval **BEFORE** painting, even if you are using the same color or colors from an LCA approved paint color scheme.

All exterior painting in Tract G-1 (G-1 to G-38) require the written approval of the owners of the adjoining attached "Units". Such owners' approvals in writing must be submitted along with the LCA APA form to the Committee. See Rule #3 for specifics.

### **Project Approval**

- Prepare and submit one copy of the plans and specifications for each project type on separate APA's.. Attach them to the LCA APA and submit all to the LCA Office.
- Obtain Committee approval before beginning the project. The Committee has 30 days from receipt and recording of the APA at the LCA Office to approve the APA. No project is to be started without the Committee's approval. Projects started before Committee approval may be required to cease, await approval before proceeding and run the risk of disapproval which could result in undue expense for the homeowner. Such expenses shall be borne solely by the homeowner. A copy of approval may be obtained upon request from the LCA Office.
- Projects that are not completed by the estimated completion date require an amendment to the original application requesting additional time for completion. If the original plans have been altered or changed in any way, a new application must be submitted to the Committee for approval.
- If any changes have been made without Committee approval, the homeowner will be notified, and will have 10 days to submit a revised application. If for any reason the Committee does not approve the changes, the homeowner will have 30 days to remediate. Unapproved construction or changes to approved plans will be subject to enforcement including, but not limited to, fines and/or other legal action.
- The final project will be inspected to ensure compliance with the initial approved application. Owners are encouraged to contact the LCA Office at any time if questions arise, or if project changes appear necessary.

### **Please Note**

Owners may be required to remove unapproved construction or work at the owner's expense.

### **Infractions**

Any LCA homeowner may anonymously submit a verbal or written complaint to the LCA Manager if they feel another property owner in the LCA Community has violated the Rules or guidelines. The LCA Manager may refer the complaint to the Committee for a recommendation or to determine if the complaint is a Rules infraction or a conflict to be resolved between/among neighbors.

## **Rule #1: Exterior Building and Landscaping Alterations**

### **CC&R, Article IV, Section 2 & 3**

It is the policy of the LCA Board and the Committee to encourage home and landscape improvements of properties in The LCA Community to fit the needs of the owners and to ensure maintenance and continuous updates of the properties.

Committee approval is required for the following: "All improvements, alterations, repairs, excavation or other work, which in any way alters the exterior appearance of any property within The LCA Community. No building, fence, wall residence or other structure shall be commenced, erected, maintained, improved, altered, made or done without the prior written approval of the Committee." This includes changes to landscaping, painting, houses, garages, carports, porches, walls, fences, gates, patios, decks, docks, ramadas, gazebos, storage sheds, play structures and any-and-all other structures or hardscaping. Seasonal plantings and trimmings may be excluded. If there is any doubt as to whether Committee approval is needed, the owner is encouraged to contact the LCA Office.

Please refer to the following Rules for specific information on each proposed change or improvement:

[Back to top](#)

## **Rule #2: Easements and Setbacks**

### **CC&R, Article IV, Section 2 & 3**

The CC&Rs created a blanket easement over all LCA properties for the purpose of establishing the LCA, as well as defining permitted uses and restrictions thereon. Before planning or building structures, fences and/or walls, the homeowner must check with the City easement and setback requirements to ensure City compliance and to ensure that the structure is not in a right-of-way for utilities. A copy of the City permit, if required, must be attached to the APA prior to commencement of the project. The Committee considers compliance with City easement and setback requirements as a factor in its approval process and may deny the project for any reason.

### **Public Utility Easements (PUEs)**

Easements for the installation of utilities called PUEs appear on City maps of each LCA tract. Generally, each lot contains a PUE that extends 5 feet inward from the street side lot line, which starts at the home side edge of the sidewalk or from the curb if there is no sidewalk. Certain lots contain side yard PUEs, while corner lots and some common areas contain additional PUEs.

A specific utilities easement called the "Red Zone" includes all waterfront homes that border the LCA on the East side (along the north to south street, Marine Drive) and South side (homes on the water between the east to west streets, Marine Drive to Lakeshore). The easement provides the water for all finger parks along Marine Drive and the southeast part of the Lake.

Homes in the Red Zone must provide a five (5) foot LCA maintenance easement access from the lake wall for any hardscape or plantings. Pavers may be used with sand only. Poured concrete is **prohibited**. Homeowners will be responsible for any removal and renovation in the "Red Zone" at their expense due to water pipe maintenance, reconstruction and/or wall maintenance.

All other waterfront properties are also subject to a five (5) foot easement and are held responsible for their own property reconstruction at their expense in the event of wall maintenance or maintenance due to utilities.

### **Fire Hydrants**

The City Public Works Department states: "That a fire hydrant must maintain minimum clear distance of two (2) feet from back of sidewalks and curbs, a clearance of two (2) feet all around the outside of the hydrant, and permanent overhead structures will not be allowed above public water easements. A 100 foot vertical street clearance is required for fire trucks and apparatus".

### **Lakefront Easement**

Each lakefront lot contains a 40-foot easement in favor of the LCA as measured from the rear lot line inward. This easement extends 25 feet into the lake and 15 feet into the lot measured from the shoreline. This easement is provided to accommodate the operation and maintenance of the lake and lake systems.

### **Overhang Easements**

Each property is also subject to an easement not to exceed one foot for roof overhangs and for all other encroachments resulting from construction and settling.

### **Zero Lot Line Easements**

Zero lot line properties are subject to an easement adjacent to the common lot line to accommodate maintenance of the structures on that lot line.

### **Setbacks**

Setbacks are City requirements that stipulate the minimum distance inward from a property line on and over which construction is permitted.

- The setback for a roofed structure is 5 feet measured inward from the side yard property line to a building wall or column except for zero lot line properties. Refer to Rule #4 for more detail.
- Setbacks for the front and back vary by tract and street.
- Setbacks for fences or walls in front yards: The portion of the fencing or wall that separates owner properties shall be a maximum of 6 feet high and shall be no closer than 15 feet (per the City of Tempe code, by tract and street) from the interior edge of the sidewalk or curb if there is no sidewalk. Gates, fences and walls less than 15 feet from the interior edge of the sidewalk (or curb if



there is no sidewalk) shall be a maximum of 3 feet high, except on corner lots where the maximum height cannot exceed 2'6". Please refer to Rule #8 for more detail.

- Setbacks and Easements for decks, docks, gazebos, patios, ramadas and sheds: Please refer to Rule #7 for more detail.
- Owners must contact the City regarding specific setbacks for their lot and tract.

Waiver of setback requirements is the City's responsibility. Committee final approval is based on the approval for a permit issued variance by the City. However, City approval for a setback variance does not guarantee approval of any particular project by the Committee.

### **Easements, Access, and Responsibility**

Projects which overlay setback requirements or surface easements may be approved; however, the owner must understand that should access be required, costs of removal and replacement of any improvements are to be borne by the owner. The owner's acceptance of Committee approval, along with partial or total implementation of the project, will be considered as acceptance of this responsibility.

### **Construction and Landscaping Projects Within Any Easement or Setback**

Construction and landscaping projects within any easement or setback require Committee approval. Owners are responsible for the landscaping and maintenance of all easement and setback areas within their lot boundaries.

[Back to top](#)

## **Rule #3: Exterior Painting CC&R, Article IV, Section 2, "E"**

All exterior painting and repainting projects require an APA and Committee approval before starting.

There are several color schemes to choose from; each scheme consists of the required and approved base and trim colors and optional front door colors. The color schemes have been professionally selected to ensure that the base and trim colors have the same color undertones. These subtle differences will not show up on small paint chips but will be quite evident outdoors and on larger surface areas. To avoid mismatched paint colors, only colors in the same color scheme may be used. Color schemes and a list of approved paint colors are located in the LCA Office which are available for checkout and also in the LCA Conference Room for review.

All applications must provide a current **color** photograph indicating what part of the home will be painted base and trim and/or front door colors. For applications requesting stone, shades, screens, wood stain, natural wood, stone trim, new doors, windows or roofing, please submit samples and/or a color brochure.

## **Paint Colors For Your Home**

All colors (base, trim and door) that are required on your home, must come from the LCA approved color list. A front door color may be added to any of the paint schemes.

- The base is the primary or predominant color of the home; including garage doors, walls and fences.
- The trim may be used to accent or “trim” less predominant features of your home such as pop-outs or trim boards around windows or other features, fascia trim boards, garage doors, shutters, permanent finishes including, but not limited to, wrought iron fences and features, railings, security gates, awnings and canopies, etc. It may be the same color as the base.
- Front doors may be painted a single color only.
- Security doors require Committee approval prior to installation. Security doors should be an approved front door color or, if not available, the color should match the base color or tones of the home as close as possible or may be black. Note: Any of these features may be painted the base and/or trim color.

## **Stone Trim Accent**

Stone trim or accent may be utilized to help balance and upgrade your home’s exterior. In selecting stone, choose colors that complement or blend with colors found in the base or trim colors of the home. In general, trim or accent colors should not be predominant.

## **Specific Home Features**

All of the following require Committee approval.

### **Roof-mounted A/C Units and Other Roof Fixtures and Features**

Refer to Rule #4 for Roof Composite and Replacement.

- All roof-mounted air conditioners must be completely enclosed on the sides and painted to blend with the roof color and/or base color of home.
- Skylight frames, vent pipes, air conditioner enclosures and all other roof fixtures or features visible from neighboring properties, must blend in with the roof color.
- The roof colors should complement the approved base and trim colors.

## **Garage Door Color**

Garage doors, including new/replacement garage doors must be painted the LCA approved base, trim or WOOD STAIN color or NATURAL WOOD. Garage doors must be painted a single color only. Safety glass, acrylic or opaque doors are also permitted.

## **Front Door**

Front doors shall be painted a single color. The doors may be painted one of the LCA approved colors. Natural wood finishes and stains may also be used.

### **External Shutters**

Shutters may be painted an approved LCA color and should be complementary to the paint scheme of the home.

### **Roll-Down Screens**

Colors should match the base or trim colors or the general color tones of the home.

### **Awnings, Canopies, and Sails**

The color of canvas awnings and canopies requires the approval of the Committee. The color of canvas awnings, canopies and sails may be limited by manufacturer's availability and some fabrics may be painted. The color of these materials should be selected as close as possible to the base or trim colors or the general color tones of the home. Contrasting colors may be approved on a case-by-case basis.

### **Window Screens**

Window screens and their frames, that are applied to the window frame unit itself may be black, brown, grey or as close as possible to base color of the home. All screens should be the same color.

### **Walls and Gates**

Walls that attach to the home are to be painted the base color. A natural wood seal or approved stained color may be used on wood fences.

### **Gates**

May be LCA approved wood, wrought iron (with or without wood inserts) or metal, painted the LCA approved base or trim or approved stain color or natural wood sealer.

### **LCA Common Area Walls**

If a homeowner's outside wall faces a common area or greenbelt (excluding front yard fences or walls facing the street) it is to be painted an approved LCA common area color to ensure conformity throughout the community. Please check with The LCA Office or LCA Manager for further clarification or if you have any questions about the "common area" status of your walls.

### **Wrought Iron and Permanent Finishes**

The use of permanent finishes (e.g., powder coating or manufacturers' standard colors) including but not limited to wrought iron fences, security gates, doors or railings may be painted the LCA base or trim colors or in colors that complement the color tones of the home such as charcoal or bronze.

### **Decks, Railings, Gazebos, Patios, and Docks**

All projects involving construction, modification, replacement, painting or repainting of decks, docks, gazebos, lattice work or other deck covering below and above deck,

railings, patios and ramadas require an LCA APA. The finished color of all such structures shall be the natural sealed color of the building material or an LCA approved base, trim or a STAIN color. The space below the edge of the deck and ground on overhanging decks must be landscaped or enclosed with lattice or solid planking painted or stained to match the deck. The use of interlocking retaining wall stone is also permitted. All of the above must be maintained and/or replaced as needed.

### **Electrical Conduit, Vent Pipes, Utility Cables and other Small Architectural Features**

Electrical conduit, vent pipes and other wires or cables (TV, phone etc.) that are exposed shall be painted the same color as the surface beneath them. They must be attached to the surface in a neat manner and not allowed to hang free. All obsolete and non-functional wires, cables, etc. must be removed. Smaller architectural features attached to the home, such as mailboxes, shall be painted the LCA base or same color as the surface beneath them or blend with the general color tone of the structure.

### **TRACTS G-1 TO G-38**

Please refer to the CC&Rs for G-1 Tract Declaration

### **G-1 Tract Article VII; Exterior Maintenance**

"All Single Family Residences (Townhouses) located within one structure, whether consisting of 4, 5, or 6 townhouses, shall constitute one "Unit". No change in or modification from the original exterior color scheme (including, but not limited to, stucco and trim) of any townhouse shall be made without first having obtained the approval of the Committee and the approval of all owners of townhouses within said "Unit." This provision shall be in addition to all other requirements of the Declaration and this Tract Declaration. Individual townhouses in the G-1 Tract may choose exterior paint colors, including front door, from the full color palette approved for all homes in the LCA. All colors may be approved pending Committee review. Signatures of all townhouse owners (or their legal representative/s) within the unit are required.

### **General External Maintenance**

All structures and improvements within the LCA Community are to be maintained in good 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. Any touch-up questions should be directed to the LCA Office.

[Back to top](#)

### **Rule #4: Roofing CC&R, Article IV, Section 2, "A"**

Submit a roof sample (actual or brochure) and a copy of the City building permit, if required, with your application.

Roof materials are to be clay or concrete tile, wood shake, artificial shake, or approved metal. Asphalt shingle materials are prohibited.

- Overhang Easement: Each property is also subject to an easement not to exceed one foot for roof overhangs and for all other encroachments resulting from construction and settling.
- All roof-mounted air conditioners must be completely enclosed on the sides and painted to blend with the roof color and/or the base color of the home.
- Skylight frames, vent pipes, air conditioner enclosures and all other roof fixtures or features visible from neighboring properties must blend in with the roof color.
- The roof colors should complement the base and trim colors and may be approved pending Committee review.

All roof surfaces that are visible from neighboring properties (including lakeside), shall be of the same (one) material and color, front and back. Bay windows shall have the same type and color roofing as the main roof. When submitting requests, owners shall specify the proposed type of material and provide a color manufacturer's brochure or a sample along with the name of the color and the manufacturer. Owners should neither purchase materials nor contract for roofing projects until they have secured approval from the Committee. Owners may be required to remove unapproved roofs at their own expense.

[Back to top](#)

## **Rule #5: Landscaping**

**CC&R, Article IV, Section 2, "E"**

**CC&R, Article IV, Section 2, "H"**

### **General Rules**

All landscaping and re-landscaping projects, other than maintenance, trimming and the planting of seasonal flowers and winter grass, require Committee approval. It is the intention of the LCA to ensure that the overall landscaping theme is a well-maintained, lush green, which has made the LCA Community uniquely appealing to property owners. Although "desert" landscaping is prohibited, certain cacti or succulents may be permitted as accent features only and cannot be the primary landscaping focus. These must be approved in advance and will be done so pending Committee approval. Specific LCA approved drought tolerant plants and xeriscape landscapes are permitted, pending Committee approval. Non-organic ground cover, excluding approved artificial grass, cannot exceed 30% of the total landscaped area of any lot. See below for ground cover requirements.

### **Accurate Plans Must Accompany Application**

Accurately scaled plans for all landscaping improvements clearly indicating size, number, type, plant names, and location of all proposed plantings and any related accessories

must be submitted to the Committee. All LCA APA's must include a current **color** photograph of the proposed area.

Please note that the Rules apply to all landscaping visible from the lake, common areas, street and visible from neighboring properties.

- The front yard is described as “from the front door forward”.
- The back yard is described as “from the back door backward to the back property line and/or the lake”.
- The side yard is described as “the side yard area between the front and back doors”.

### **Prohibited Desert Themes and Plants**

Desert and no-maintenance landscape themes are prohibited. Ocotillo, Saguaro Cactus and other plants in the cactus family are prohibited. The use of some cacti, Agave, Aloe and other succulent plants may be permitted pending Committee approval and as accent plants ONLY. Lead Tree (*Leucaena leucocphala*), and Brazilian Pepper (*Schinus terebinthifolius*), both highly invasive and self-propagating.

---

### **Grass and Ground Cover:**

To achieve and maintain the LCA lush green look, yards and other landscaping visible from the lake, common areas, street or visible from neighboring properties shall have as predominant ground cover either grass, artificial grass or an approved dense vegetative ground cover. The maximum non-vegetative ground cover yard area (e.g. rock, pavers) is 30%.

### **Artificial Ground Covers and Rock (Excluding artificial grass)**

No more than 30% of the front yard or lakefront properties rear yard may be of non-growing materials, excluding driveways and walkways. Non-growing ground covers such as organic mulch are prohibited except in garden beds as approved by the Committee (bark/wood chips are prohibited). Decomposed granite and natural or earth colored stone may be used in conjunction with grass and other dense vegetative ground covers, as accent features only, and may not exceed 30% of the landscaped area. For stability, rock should be no smaller than 3/4 inch in size; maximum rock size should not exceed 1 1/2 inches in size. Non-growing ground covers extending the full extent or obvious majority of the yard area are prohibited. The front, side and lakeside yards, should have no more than 30% maximum rock, interspersed with grass and/or green ground cover or artificial grass.

Flower beds, natural and artificial grass shall be separated from non-growing ground cover by neat-appearing hardscape borders/barriers. Rocks, boulders and stones larger than 6 inches shall be considered accent features. River rock shall be no larger than 3

inches, with not more than 10% between 3 inches and 6 inches. Any variations may be permitted pending Committee approval. Lava rock, white or pink rock or other non-natural colored rock are prohibited.

### **Artificial Grass**

Color is to be green. Product samples (e.g., 12" by 12" square), brochure or company description and picture should be submitted with the APA. Artificial grass can be used only with professional looking installation including, but not limited to, site prep, grading, drainage and appropriate substrate and aggregate. A minimum 1 1/2-inch height and 60 ounce total weight of grass is required in front yard or lakeside is required.

### **Trees**

All lots shall have a minimum of one tree in the front yard, a minimum of 24" box or larger and preferably equal to or greater than 6' tall from ground level when planted. The name of the tree and yard placement location shall be listed on the APA. Any removal or replacement of any tree requires Committee approval. Tree removal includes cutting or grinding out of the stump to ground level or below or totally removing the stump. .

The Committee is entitled to consider the placement location of all trees and palms and their proximity to house walls, the lake wall, and property lines and to determine the right tree/palm for the right place so as not to infringe on neighboring properties. Tree maintenance is also the homeowner's responsibility and to ensure that it does not infringe on neighboring properties.

### **Lakeside Back Yards**

Lakeside landscape is defined as yards on the waterfront that can be viewed from the lake and/or are visible from neighboring properties. The focus on the back yard is the same as for the front yard: lush green, minimum of one tree and ground cover planted to achieve 70% coverage. Every APA will be evaluated pending Committee approval given the architectural limitations of the property. Loose ground cover/rocks/dirt near or next to the Lake wall is prohibited.

Primary emphasis must be placed on maintaining the integrity of the lake wall and maintaining a neatly trimmed and furnished yard. Trees, palms and shrubs must be kept cut back so as to not touch the lake wall or water. Repair costs of any damage to the lake wall due to improper planting or violation of Rules or LCA CC&R's shall be borne by the owner of record at the time the damage is discovered.

### **Trees and the Lake Wall**

Newly planted trees must be planted according to these Rules so as not to damage the lake wall. Trees with heavy root systems such as, but not limited to, Ficus, Pine and deciduous trees shall be planted no closer than 15 feet to the lake wall.

- Palms shall be planted no closer than 8 feet to the lake wall.
- Rule of Thumb: Tree roots mirror branches in height, depth and width.

Existing trees and palms growing on or closer than 8 feet from the lake wall must be removed at the owner's expense if they pose a threat to the wall, as determined by the LCA Management. All new or "voluntary" sprouting palms or trees within 8 feet of the lake wall must be removed as soon as they are noticed.

Repair costs for any damage to the lake wall caused by a tree or otherwise, shall be borne by the owner of record at the time the damage is discovered.

### **Hardscaping Features**

If approved by the Committee, the following hardscape treatments may be used, if they are compatible with a lush green overall landscaping theme: patios, decks, sculptures, water features, planters, entry features, gates, walkways, walls, non-growing ground cover, and similar features and accessories. Plastic flowers in pots or placed in the ground are not permitted.

[Back to top](#)

## **Rule #6: Exterior Mechanical Devices** **CC&R, Article IV, Section 2, "C", "E", "L"**

All projects involving the installation, replacement, painting or re-painting of any structure or ground-mounted device, including evaporative coolers, air conditioners, solar energy units, lights, satellite dishes, and antennas, require Committee approval, unless specified herein. All wiring and piping for mechanical devices shall be installed so as not to be visible from neighboring properties and/or painted the same color as the surface beneath them. They must be attached neatly. Any obsolete or loose wiring or conduit must be removed.

### **Roof, Ground-mounted Air Conditioners and Evaporative Coolers**

Must be screened from view with material that blends or is painted to blend with the existing architectural materials and color. If louvers are used, they should be angled to fully screen the unit. All screening must be maintained and/or replaced if in disrepair.

### **Wall and Window Air Conditioners**

Are prohibited. Any exception must be submitted on an LCA APA and may be permitted pending Committee review. They must not be visible from the street, lakeside or neighboring properties.

### **Solar Energy Units**

The Association recognizes an Owner's right to install and use solar devices as defined by A.R.S. S44-1761. The placement of solar energy devices must be approved by the Committee prior to installation. The Committee may provide recommendations and impose reasonable restrictions on the placement of solar panels and other solar energy devices in accordance with applicable state and federal laws. To be considered for



approval, a solar energy device must comply with the following guidelines, to the extent compliance would not prevent the installation of the device, or impair the functioning of the device, or restrict or adversely affect the cost or efficiency of the device:

- No solar energy device may encroach on the Common Area or the property of another Owner.
- Solar panels installed on the roof of a residence or other structure on the Lot must be mounted parallel to the roof plane, so as not to break the roof ridgeline to the maximum extent possible.
- The solar energy device shall be installed in the most unobtrusive manner possible to limit, to the extent possible, the visual impact of the device when visible from neighboring properties, including the lake.
- Panels, framing, hardware and piping must match the roof color as closely as possible. Frames of the panels must use a non-reflective finish.
- All conduits, exposed cables, control panels, and other exposed equipment, must be painted to match the structure/surface that they cross. All painted materials must be maintained in good condition and repainted as necessary.
- Exterior mounted electrical devices, boxes, and conduit must be painted to match the color of the area where the items are mounted.
- Owner shall keep the device in good condition and repair at all times.
- The solar energy device must comply with all city, county, state, and federal laws, regulations, and codes. The owner must obtain any applicable permits from governmental entities.
- Owner shall be liable for any damage or injury caused by, or connected with, the solar energy device.

The APA must contain the following information/documentation:

- The dimensions of the panels.
- Dimensions of the surface where the panels are to be installed.
- Location of the portion of the surface where the panels are to be installed.
- Positioning of the panels on the surface.
- Photo or brochure showing the panels to be installed, including the materials and color of panels.
- Location where any related equipment or necessary parts are to be installed.
- Any screening to be used to conceal or lessen the visibility of the solar energy device.

## **Wind Turbines**

Shall be painted or anodized to blend in with the adjacent roof area.

### **Exterior Lighting**

Shall be installed so as not to infringe on any neighbors' rights of enjoyment of their properties. Motion sensor lighting shall be encouraged for security and safety around the exterior of the home.

### **Installation of Satellite Dishes and Antennae**

An Owner may install an antenna (including a satellite dish) that is protected/governed by the Federal Communication Commission's Over-The-Air-Reception Devices rules (the "OTARD" Rule) without prior written approval from the Committee. All other antennas/dishes must be approved by the Committee prior to installation.

The following devices are **protected** by the OTARD Rule and shall be referred to herein as Permitted Devices.

- A "dish" antenna that is one meter (39.37") or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
- An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or receive or transmit fixed wireless signals other than via satellite.
- An antenna that is designed to receive local television broadcast signals.

Permitted Devices must comply with the following regulations:

- No antenna may encroach upon the Common Area or the property of another Owner.
- Antennas, masts, mounting materials, and any visible wiring/cabling must be painted to match the color of the structure to which they are installed, provided that the painting does not interfere with acceptable quality signal, void the manufacturer's warranty, or unreasonably increase the cost of installation.
- The antenna must comply with all city, county, state, and federal laws, regulations, and codes. The Owner is responsible for obtaining all applicable governmental permits.
- Installation must be pursuant to the manufacturer's instructions.
- In order to protect against personal injury and property damage, an antenna may not be placed in a location where it may come into contact with a power line and must be properly grounded and secured.
- The Owner is responsible for all damage caused by or connected with the antenna.

- The Owner shall keep the antenna in good condition and repair at all times.
- If an antenna imposes a serious, immediate safety hazard, the Association may seek injunctive relief to compel the removal of the antenna. Permitted devices must be placed on a Lot in such a manner so as not to be visible from neighboring properties, including the lake, if in doing so will not: (1) unreasonably delay or prevent installation, maintenance or use of Permitted Device; (2) unreasonably increase the cost of installation, maintenance or use of Permitted Device; or (3) interfere with the Permitted Device's ability to receive an acceptable signal quality. If such a location is not feasible, the Permitted Device must be placed on the Lot in the least visible and conspicuous manner possible, without interfering with the Permitted Device's ability to receive an acceptable signal quality. It is the Owner's responsibility to identify a location for installation of the Permitted Device that is the most efficient and least conspicuous to neighboring properties. An Owner must obtain approval from the Committee prior to installing any screening.

All other antennas/dishes/exterior radios must be submitted for approval by the Committee. To be considered for approval by the Committee, such devices must be ground mounted and not visible from neighboring properties, including the lake. HAM, citizen band and other similar antennas are prohibited.

[Back to top](#)

## **Rule #7: Decks, Docks, Gazebos, Patios, Ramadas, Playground Equipment, Sheds**

**CC&R, Article IV, Section 2, "E"**

**CC&R, Article IV, Section 3, "C"**

All projects involving construction, modification, replacement, painting or re-painting of decks, docks, gazebos, patios and ramadas require Committee approval. All placement of, including but not limited to, gazebos, ramadas, playground equipment and awning patio covers are limited to the side and back yards. Side yard starts from front door going back.

A description or picture of the structure should be included with the APA, stating the size, height, material, color and the structure's location. The finished color of all such structures shall be the natural color of the building material, or an approved LCA stain color or LCA approved base or trim color of the house. All structures are to be maintained in good condition and repaired or replaced when necessary (includes fabric tears, faded material, chipped and faded paint).

If a City building permit is required for any wall, patio cover or other permanent structure proposed as part of any yard improvement, then a copy of the City building permit shall be provided prior to construction and be submitted with the project application.

### **Tree Houses and Playground Equipment**

Tree houses and playground equipment that extend to a height as to affect the privacy of neighboring properties, may not be erected without the written approval of the Committee. The APA should include a picture of the yard, equipment location and description of the equipment including size, height, color and picture or brochure, if available, permitted in front yards.

### **Sheds and Other Non-attached Structures**

Sheds and/or other non-attached structures, e.g. ramadas, gazebos, etc. require an LCA APA and must be approved by the committee. They may not exceed 8 feet in height. Sheds must be painted the base color of the house and should be placed on a homeowners' property so as to blend with the architectural surroundings.. All non-attached structures are to be well-maintained and repaired or replaced as required to maintain an aesthetically pleasing appearance.

### **Lake Wall**

No part of any structure, including docks, shall be allowed to rest on the lake wall, and no stakes, poles or other support devices shall be driven into or on top of the lake wall or rest on the lakebed. No structure, except docks, shall be allowed to overhang the lake. All deck or dock footings must be set back a minimum of one foot from the interior cement edge lining of the lake wall.

Any repair costs for damage sustained to the lake wall as a result of a wall, pool, dock, deck, vegetation, trees, or other, shall be borne by the owner of record at the time the damage is discovered.

### **Docks**

Shall be built in accordance with LCA specifications and be installed in a professional manner. No structures, except a dock, shall be permitted to overhang into the lake. Docks may not protrude from the lake wall more than 5 feet or rest on the lake wall. All docks may be approved pending Committee review. Consult the LCA Office for details or questions.

Watercraft must be attached to the dock only, not the lake wall, trees, or any other property structures. Homeowners are limited to 4 watercraft per residence. All watercraft must be securely moored or stored. ALL watercraft whether stored on the homeowners' property, moored to their dock or the LCA's Marina, must have and display a current LCA Registration.

### **Space Below the Edge of the Deck and Ground on Overhanging Decks**

Must be landscaped or enclosed with decorative block, lattice or solid planking, painted or stained to match the deck or base color of the home. All spaces below must be maintained and or replaced if in disrepair.

[Back to top](#)

## **Rule #8: Gates, Fences, and Walls** **CC&R, Article IV, Section 2, “E”, “V”**

All projects involving construction, modification, replacement, painting or re-painting of gates, fences and walls require Committee approval. There are various City zoning designations within the LCA, each with varying setback and height standards. It is the homeowner's responsibility to check with the City regarding setback and easement requirements and to apply for a City Building Permit, if one is required, for any proposed changes or additions to walls, patio covers or other permanent structures as a part of any property improvement. A copy of the City Building Permit shall be provided and submitted with the LCA APA prior to construction.

### **Outside Walls and Common Areas**

If a homeowner's outside wall faces a common area or greenbelt (excluding front yard fences or walls facing the street), the LCA will either paint the wall or the homeowner must paint it with a LCA approved color in order to ensure conformity throughout the community. Please check with The LCA Office for further clarification.

### **Fences or Walls Separating Owner Properties**

Shall be constructed of wood, masonry, wrought iron or a combination of these materials. The wall or fencing that separates Owner properties shall be a maximum height of 8 feet. Construction, finishing and painting shall be the joint responsibility of the property owner/s involved.

### **Fences or Walls in Front Yards**

City Code determines front wall height and this varies by City tract or street. To ensure compliance, a City Permit is required with all front wall applications. If the LCA height restriction is lower than the City, the LCA Rule supersedes.

- Walls less than 15 feet from the front property line shall be a maximum of 3 feet high, except on corner lots where the maximum height cannot exceed 2'6".
- Fences and walls in the "required" front yard, as defined by City Code are typically measured 6" behind the interior edge of the sidewalk or the curb if there is no sidewalk.
- It is the homeowner's responsibility to ensure that fences, walls or any structures are not placed in a public utility easement (PUE).
- Fences, walls or gates in the front yard shall be constructed of wrought iron, masonry, stone, wood slats, or a combination of materials. Walls attached to the home are to be painted the base color. (See Rule #3 for details on wood fences or smaller walls.)
- Owners are responsible for consulting with the City regarding setback requirements for their lot and obtaining all required City approvals and permits.

- City approval for any fence or wall does not guarantee Committee approval of or vice versa.

### **Lakeside Gates, Walls, Retaining Walls**

Gates, walls, retaining walls on the lake side shall be constructed of a combination of wrought iron, masonry, stone and/or wood slat materials and shall be limited in height. Lakeside walls shall be a maximum of 5 feet high. Walls near the water's edge must be stair-stepped down.

Any wall or structure built within 5 feet of the lake wall shall be installed in a professional manner and have a minimum one foot setback from the lake wall. Any repair costs for any damage sustained to the lake wall as a result of a wall, pool, dock, deck, etc., shall be borne by the owner of record at the time the damage is discovered.

Retaining walls must be built with a minimum of one-foot setback. Height limitation will vary with the requirements of the retaining wall. See color below for fences, gates and railings.

The Committee is entitled to consider the effect of the proposed improvement on the outlook from the adjacent or neighboring property. (See LCA CC&Rs, Article IV, Section 2, "E", "V" as noted above in Rule #8.)

### **Color and Materials for Fences, Gates and Railings**

Fences and walls shall be constructed of wood, masonry, stone, wood slats, wrought iron or a combination of these materials. Fences and walls shall be a natural sealed, approved stained color, or the LCA approved base or trim color of the house.

Wrought iron gates and railings shall be black, charcoal or the base or trim color of the house except where wood is inserted between wrought iron elements. The wood inserted between wrought iron elements shall be a natural sealed color, or approved stain color.

[Back to top](#)

### **Rule #9: Signs CC&R, Article IV, Section 2, "S"**

No signs whatsoever (including, but not limited to, commercial, political and similar signs) which are visible from neighboring property shall be erected or maintained on any lot or parcel of property within The LCA Community except;"

### **Legal Signs**

A legal sign is allowed when it is required by legal proceedings.

### **Residential House Address Number Sign**

May be approved pending Committee review.

### **Construction Signs**

During the time of construction of any building or other improvement, one job identification sign not larger than 18 by 24 inches in height and width is allowed.

### **For Sale, Rent, or Lease Signs**

Sign size: One for sale, rent, or lease sign and one sign rider attached to the for sale, rent or lease sign will be allowed on a homeowner's property, including a sign that indicates that the homeowner is offering the property for sale, rent, or lease by owner. The size of the sign offering a property for sale, rent or lease shall not exceed 18 by 24 inches and one attached industry standard sign rider, which shall not be larger than 6 by 24 inches. All signs must be professional in appearance: handwritten signs are prohibited. A "For Sale, Rent, or Lease" sign is allowed for the selling, renting, or leasing of the property only and not for the purpose of soliciting any other business.

The mounting post for the signs shall be in conformance with industry standards, but not to exceed 7 feet in height. Helium balloons or other "eye-catching" attachments to the sign or post are prohibited. All signs must be maintained (paint, clean, etc.). Except for "For Sale, Rent, or Lease by Owner" signs, all signs will show the agent's name, phone number and brokerage as required by the Arizona Department of Real Estate.

### **Number and Placement of Signs**

The number of for sale, rent or lease signs per property is limited to one, placed on a frame/post in the front yard of the property for sale. The sign shall not be posted on a tree, bush or other protuberance on the property. No sign shall be allowed to rest on the lake wall. No part of the sign or post shall extend beyond the property line, lake wall or beyond property fence. A sign may not be placed between the sidewalk and the street passing the property.

### **Signs May Not Be Placed in Multiple Areas**

Not in the common areas, or at street entrances, except for open house signs that may only be put up and must be taken down on the day of the open house. Helium balloons or "eye-catching" attachments to open house signs are prohibited.

### **Sign Removal**

The real estate for sale, rent or lease sign is to be taken down the day the home is closed, rented, or leased and/or recorded (sold) and is to be removed by the seller of the property or their realtor/representative.

### **Garage Sale Signs**

Garage Sale signs are allowed only while the sale is in progress. Signs cannot be attached to city-owned light poles, traffic signs or traffic signals per City code.

### **Security Signs and "Beware of Dog" Signs**

Shall be limited in size to 216 square inches and are limited to one sign visible from the street and one visible from the lake.

### **Political Signs**

Under A.R.S. S33-1808(N). A political sign is “a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer”.

- Such signs shall be located on the owner’s property only and not on common areas owned by the LCA or the condominium association or in other areas prohibited by the City.
- Signs shall not be displayed more than 71 days prior to a specified primary election.
- Such sign shall be removed within 15 days after a specified general election.
- For a sign for a candidate in a primary election who does not advance to the general election, such sign shall be removed within 15 days after the primary election.
- The maximum aggregate total dimensions of all political signs on an Owner's lot shall not exceed 9 square feet.

### **Home Business Signs**

Are not prohibited per City code.

### **For Sale Signs on Motor Vehicles, Trailer, Machinery, etc**

Are prohibited.

### **All Signs**

Permitted signs shall be located so as not to create a traffic hazard as determined by the LCA Staff or the City.

- Signs shall be properly maintained.
- Neon illumination in, on, or around a sign is prohibited.
- All decisions of the Committee concerning signs permitted hereunder shall be deemed final and binding upon the applicable Owner as to whether such signage is in compliance with the rules.

[Back to top](#)

## **Rule #10: Miscellaneous Items CC&R, Article IV, Section 2 “E”, “K”**



All projects involving installation, replacement, painting or re-painting of basketball backboards, playground equipment, lamp posts, mailboxes, awnings, canopies and similar features or accessories visible from neighboring properties require Committee approval.

### **Application of Rules – Front and Back Yards**

Lakefront homes should consider that they have two front yards for purposes of landscaping, decoration, painting, etc. Any projects or additions for the lakefront (backyard) will be subject to all Rules pertaining to front yards.

### **Basketball Backboards**

Backboards mounted on walls and roofs shall be transparent or painted white or the house base or trim color. Freestanding backboard posts and/or bases shall be white, black or the base or trim color of the house.

The location of all wall or roof-mounted backboards and/or permanent or portable freestanding basketball goals may be approved by the Committee and should be located so as to minimize visual impact from the street and neighboring properties.

Portable basketball goals are permitted, but shall be kept in the location approved by the Committee when not in use.

Poles, bases, backboards, and nets must be maintained in good condition, free of rust, paint chipping or discoloration, cracking, torn nets, bent rims, etc. All basketball rims must have nets installed and must be maintained in good condition.

### **Spas**

Above-grade spas that are visible from neighboring properties from the lake side or otherwise, require Committee approval.

### **Flags and Flag Poles**

Homeowners are advised to use brackets mounted on the house or garage to display flags on appropriate holidays or events, according to national standards. The following flags do not require Committee approval:

- The American Flag, any historic version of the American Flag, including the Betsy Ross Flag,
- Official/replica flag of the U.S. Army, Navy, Marine Corp, Air Force, Coast Guard, or Space Force
- The POW/MIA Flag
- State of Arizona Flag
- Any Indian Nations Flag
- Gadsden Flag

- First Responder Flag
- Gold Star Service Flag
- Blue Star Service Flag

The above flags are to be flown/displayed in a manner consistent with the Federal Flag code. All other flags require Committee approval.

Holiday flags must follow seasonal lighting and decorating guidelines. Team/sports flags must be removed immediately following the season ending for that sport. All flags and poles must be well-maintained. Tattered, torn or severely faded flags must be replaced. Vertical flagpoles require Committee approval as to size and location. No more than two (2) flags, of any kind, may be displayed at one time on any given Lot.

### **Accent, Landscape, Security and Seasonal Lighting and Decorating**

Seasonal lighting and decorating does not require Committee approval, unless it creates a hazard or infringes on a neighbors' right to quiet enjoyment. This (hazard creation and infringement issue) also applies to accent, landscape and security lighting. Complaints by other homeowners may constitute grounds for order of removal or adjustment. All seasonal lighting and decorations may be installed within 30 days prior to the seasonal event and are to be removed within 30 days following same. Accent and landscape lighting may be utilized year around in white lights or subdued colored lights. All accent and landscape lighting must follow seasonal lighting guidelines (excluding the 30 day limitation) and require Committee approval.

### **Mailboxes**

Mailboxes, whether freestanding or attached to a house, wall or fence, shall conform in color, material and placement requirements of the United States Postal Service. Mailbox surrounds of any material require Committee approval. Mailbox location changes must be approved by the US Postal Service prior to changing location. Check with your postal carrier for details.

### **Painted House Numbers on the Curb**

The house address numbers may be spray painted on the curb. To ensure a standard appearance and font, numbers should be painted in a professional manner and not painted by hand. Standard height of numbers is typically 4"; color is typically black numbers over a white or gray rectangle background. For security and emergency situations, every home should have the address number visible, day and night.

### **Trash Containers and Collection**

Trash containers should not be placed for collection more than 24 hours before the collection day and should be removed from collection site the same day as collection, or no more than 24 hours after collection. On bulk-trash pick-up days, items cannot be placed curbside more than 5 days before the pick-up day (Thursday before pick-up day).

[Back to top](#)

**Rule #11: Motor Vehicles, Watercraft, Trailers, Commercial Vehicles, Machinery and Equipment**  
**CC&R, Article IV, Section 2, “F”, “G”, “P”**

No mobile home, trailer of any kind, truck camper, commercial, construction vehicles, moving truck or similar box-shaped truck, cargo van, panel truck, permanent tent or similar structure shall be kept, placed, maintained, constructed or repaired, nor shall any motor vehicle be constructed, reconstructed or repaired upon any property or street (public or private) within the LCA Community in such a manner as will be visible from neighboring properties.

The above provisions shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during and used exclusively in connection with the construction of any improvement approved by the Committee.

**Emergency Vehicle Repairs**

Are defined as those unexpected repairs necessary to maintain a motor vehicle in a safe operating condition to enable it to be operated safely on private and public roads and highways. These repairs include, but are not limited to, replacing a starter, alternator, battery, wiper blades or tire repairs. These repairs are also intended for a vehicle or vehicles that are used on a regular or daily basis (primary vehicle/s) for transportation, work, school, errands, etc. Repairs or work that is done, but not limited to, vehicles that are being restored, reconstructed or are meant for resale, are not included in the definition of “emergency repairs” (see paragraph 1 under Rule #11 above). Motor vehicle repairs are prohibited as a home business at any residence within the LCA Community by any person/s (see CC&R, Article IV, Section 2A).

**Truck Camper**

Truck camper is defined as any automotive vehicle built on a truck or bus chassis and equipped as a self-contained traveling home or any specially equipped trailer or automotive vehicle used during casual travel and camping and shall include, but not be limited to motor homes, pickup trucks with camper shells that exceed the height of the roof of the truck and any other type of recreational vehicle. Trucks that have a shell that is the cab-height and color of the truck, that is factory or after-market installed and that is used as primary transportation, may be approved pending Committee review.

**Commercial Vehicles**

Commercial vehicles are defined as any one ton or larger vehicle, or those less than one ton vehicles designed or used for commercial purposes. These include, but are not limited to, p/u trucks, vans, flatbeds, etc.

Recreational vehicles (RV's), e.g., ATVs, Class A, B and C, RVs, Travel trailers, 5th Wheels, boats and those designed for sleeping, and living are prohibited from parking

within the LCA Community except for 48 hours within a consecutive 8-day period for loading, unloading and cleaning. Tempe City Code Article VIII, Sec. 19-139(a).

### **Placards, Signs and/or Decals**

On any vehicle are limited to one 4 square foot area per side (approx. 2ft. x 2ft. or 288 sq. inches).

### **Vehicle Covers**

Are permitted and include, but not limited to cars, trucks, vans and motorcycles. Covers are defined as a cover designed for a specific vehicle type to prevent damage from weather and other harmful elements. Covers must always be maintained. Covers that are tattered, torn, stained, are in disrepair or have outlived their useful life are prohibited and must be replaced. Makeshift covers that are not specifically designed as vehicle covers such as tarps, plastic, etc. are prohibited. The only exception would be for temporary protection such as protection from overspray when painting a house or a similar type situation. They must be removed immediately following their temporary need. All exceptions require Committee approval.

### **Unregistered, Abandoned, and/or Inoperable Vehicles**

Any vehicle that is abandoned, inoperable, visibly damaged and/or unlicensed or without current registration, is not permitted to remain on a homeowner's property (except in an enclosed garage) or on a city street for a period longer than 24 hours. This includes wrecked, damaged, under-inflated tires, and vehicles missing parts such as doors, hoods, etc., even if kept under cover. Per City Code, all vehicles must have current registration. Such vehicles are also covered under the City Article 1 21-1 to 21-3.  
[www.tempe.gov/citycode/21.nuisances.htm](http://www.tempe.gov/citycode/21.nuisances.htm).

### **Construction and Commercial Vehicles**

No construction or commercial vehicle, machinery, or equipment of any kind shall be kept or placed on any property or street except as is usual and customary in connection with construction and maintenance projects that have obtained Committee approval.

Under no circumstances shall any vehicle of any description be parked on landscaped areas within the LCA Community.

### **Watercraft**

Electric powered watercraft, kayaks, canoes, peddle boats and sailboats are permitted on the lake. All watercraft types must be registered each calendar year with the LCA (see the LCA front desk). Up to 4 boats per residence are allowed.

All watercraft are to be kept in a well-maintained and safe operating condition. Any boat that is inoperable or visibly damaged or deteriorated, is not deemed seaworthy and is visible from neighboring properties, is not permitted to remain at the homeowner's dock or residence. Bimini's, boat covers, seat cushions, floor covering and paint should be maintained in neat condition and not torn, faded or chipped. Boat cushions, covers, PFD's (life jackets) or other loose objects, should be secured so as not to be blown into the lake

and create a boating, navigational, personal safety hazard or to become entangled in any LCA water pump or equipment.

The mooring of all watercraft is limited to private docks, and available slips at the LCA Marina. Temporary/limited mooring at common area docks is permitted during daylight hours only. All moored watercraft must be secured at the bow and stern with lines or spring lines to cleats fastened to a private dock, the LCA Marina, or a common area dock. Lines or spring lines must be appropriately sized to watercraft size so as to prevent the watercraft from becoming loose at any time, and posing a navigational, property, or personal safety hazard. Owners of loose watercraft are legally liable for damage caused by their watercraft to the LCA lake wall, any LCA property, other watercraft, personal property, or personal bodily injury. . (See Fishing and Boating Rules, 4.1). The South end of the LCA Marina is reserved for day use only. Overnight mooring of watercraft at common area docks other than the LCA Marina is prohibited except for emergency purposes only. LCA Management must be notified. When moored properly to a private dock, watercraft must not extend over an Owner's property line.

All watercraft are prohibited from being moored or attached to the LCA lake wall, trees, buildings, or any other object at any time.

### **Storage**

All watercraft that are stored or moored either on or off the water, regardless of location, that have open cockpits that retain water(kayaks, canoes, peddle boats, sailboats, etc.), must be stored in such a fashion so as not to retain water, which will promote the breeding of harmful, irritating or nuisance insects.

The LCA recommends that all watercraft owners carry watercraft liability insurance.

The LCA and Coastguard recommend that all persons aboard watercraft who are under 8 years of age, or who are non-swimmers, wear personal flotation devices (PFDs) or have PFDs available for every person according to the watercraft's legal capacity. See Fishing and Boating Watercraft Safety.

Inflatables of any kind, wake boards, boogie boards, and surf boards, and swimming in the lake are strictly prohibited!

For a complete list of watercraft rules, see the Fishing and Boating Rules.

### **[Back to top](#)**

The foregoing LCA Architectural Rules were approved by the Committee members in accordance with the Declaration of Covenants, Conditions, and Restrictions by signature below on the date indicated. This issue of the Architectural Rules supersedes all past issues. The Committee may, from time to time and in its sole and absolute discretion

adopt, amend and repeal by unanimous vote or written consent these rules to be known as "Architectural Committee Rules". See CC&Rs, Article VIII, Section 4.

\_\_\_\_\_  
Mike Sotak, LCA Board Liaison

\_\_\_\_\_  
Date

\_\_\_\_\_  
Roz Lloyd, Member

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jim Ramsey, Member

\_\_\_\_\_  
Date

\_\_\_\_\_  
Clair Smith, Member

\_\_\_\_\_  
Date