

**LAKESHORE VILLAGE TOWNHOME COMMUNITY
HOMEOWNER ASSOCIATION (HOA)**

REALTOR AND NEW OWNER QUICK FACTS

- **LSV** is a 10-acre property with 45 buildings made up of 138 individual owner occupied units. We are a townhome community, **not** a condominium community.
- **COVENANTS, CONDITIONS AND RESTRICTIONS (CCR):** The HOA operates in accordance with the CCRs - filed for record in the Fayette County Court Clerk's Office in Deed Book 1128, Page 497, on August 1, 1975, and most recently amended on May 3, 2013. The CCRs, Bylaws, Policies and Procedures and Rules and Regulations are posted on the website at www.lakeshorevillage.org under the LSV Info tab.
- **RENTAL PROPERTY:** Properties purchased after **January 1, 2001 MAY NOT BE OPERATED AS RENTAL PROPERTY OF ANY KIND OR PURCHASED AT ANYTIME BE MADE AVAILABLE FOR USE AS B & B'S OF ANY KIND.** See CCR Article IX, Use Restrictions, Section 9, Leasing/Renting of Dwelling Units.
- **BOARD OF DIRECTORS:** The Lakeshore Village (LSV) Homeowner Association is managed by an [all-volunteer board of directors](#) made up of LSV homeowners. Board meetings are held on the second Tuesday of the month. An annual meeting is held each year in August. All HOA members are encouraged to attend these meetings. See CCR Article IV.
- **MONTHLY HOA FEE:** All property owners pay a monthly fee to the HOA for maintenance, with a portion going to a paint reserve account, and, depending on the location of the unit, a roof reserve account. See CCR Article VIII, Section 1, Article II, Section 5b, By Laws Article VII (b) and Policy and Procedure #1. Payment is due on the **1st of each month.** This fee does not cover any exterior siding, window, door, or guttering repair or replacement, personal landscaping, or, for units without a roof reserve account, roof repair or replacement.
- **INSURANCE REIMBURSEMENT:** All homeowners pay a monthly insurance reimbursement to the HOA for exterior liability coverage. See CCR Article VI: Insurance, Repair and Reconstruction. These insurance invoices are sent as an additional line item on the monthly HOA invoice.
- **LANDSCAPING:** Lakeshore Village HOA is responsible for maintaining the Common Areas of the property only. Landscaping on individually owned property (i.e., foundation plantings, annuals or perennials in beds, plantings inside fenced patios, etc.) is the responsibility of the property owner. In limited instances with the owner's permission, the HOA will trim large foundation shrubs; typically, but not limited to, Burning Bush.

Please contact the **Property Management office** for additional information at **859-436-7188** or lakeshorevillagelex@gmail.com.