



LAKE FOREST GLEN
Homeowners' Association

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LAKE FOREST GLEN COMMON AREA STANDARDS

- **DECKS** Written approval is required by the Association manager or the Architectural Committee for the construction or re-construction of decks. Obtain deck details at HOA office.
- **ACCEPTABLE ITEMS ON DECKS** Gas barbeques only, outdoor furniture, potted plants, firewood, bicycles, children's toys and kayaks are permitted. Storage containers must be the approved model by Rubbermaid, model #FG3747SWOLVSS, available at Lowes, Home Depot and Amazon, or by Keter, model #211166, also available at Lowes, Home Depot and Amazon. (Please note that there are kayak storage racks near the maintenance shed.) **NO propane heaters are permitted per the NT Fire Dept.**
- **PLANTS** *Front of unit:* In the common area between building and asphalt, homeowners may, at their own expense, plant in ground bedding and shrubs of their choosing. **NO TREES OR JUNIPERS ALLOWED, THESE ARE THE ONLY PROHIBITED PLANTS.** Units are permitted to have no more than two 5 gallon (max size) containers of earth tone color on the front porch area. No pots, planters, or containers of any kind are permitted on common area (landscaped area) or asphalt. *Rear of unit:* Within deck or would-be deck area bounded by privacy fences, owner may plant in ground (not on deck) or in containers (5 gallon max size, earth tone as in front). All other plantings must be approved on a case-by-case basis.
- **HANGING PLANTS** Hanging plants will be allowed on front of units. There will be a normal growing season as determined by the climate and hanging plants shall be removed at the end of the season. Planters must be maintained and in good repair and in neutral tones or they will be removed by Lake Forest Glen staff.
- **WIND CHIMES** Wind chimes are permitted on the rear deck area only.
- **BIRD FEEDERS** These are NOT allowed. Bears love birdseed, which leads to many problems. Please, **NO bird feeders** – for the safety of the local wildlife.
- **AMERICAN FLAG/MIA FLAG** Only the American Flag and the MIA Flag are permitted to be displayed. Flags are only to be hung in the front of the units on the 4 x 4 entrance post.
- **HOLIDAY DECORATIONS** Holiday decorations are allowed from November 1st to January 31st.
- **BICYCLES** Bicycles may not be stored or secured to the front porch and/or common areas. No bicycle shall be parked or stored within the landscaped areas of Lake Forest Glen. Please keep bicycles on rear deck.
- **MOTORCYCLES** Motorcycles must be parked on the asphalt in front of your unit or in the overflow lot. Motorcycles must follow same rules as vehicles.
- **REAR DECK OVERHANG** No bikes, toys, etc., will be permitted to hang from the rear deck overhang. Deck items allowed: firewood, GAS ONLY bbq, patio furniture, bicycles, kayak, potted plants, children's toys, LFG-approved storage container (see Architectural Standards).
- **DOGS** Unattended dogs must be confined within the owner's unit or on the rear deck only. All dogs **MUST** be on a leash **AND** under the control of a responsible person while in the common areas.
- **UTILITY WIRING** The attachment of any utility wiring to the exterior of the building (including to front doors and windows) is prohibited.

Note: The installation, attachment of, or placement of any item not specifically approved in this document is not allowed without written approval from the Board of Directors.