



LAKE FOREST GLEN Homeowners Association

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LAKE FOREST GLEN COMMON AREA STANDARDS

DECKS - Written approval is required by the Board of Directors for the construction or re-construction of decks. Obtain deck details at the HOA office.

ACCEPTABLE ITEMS ON DECK – **Gas** barbeques only, outdoor furniture, potted plants, firewood, bicycles, children's toys and kayaks are permitted. Storage containers must be the approved models by **Rubbermaid** model# FG3747SWOLVSS, available at Lowes, Home Depot and Amazon; or **Keter** model# 211166, also available at Lowes, Home Depot and Amazon. (Please note 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 in common areas (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 the Lake Forest Glen Staff.

WIND CHIMES – Wind chimes are permitted on the rear deck area only.

BIRD FEEDERS – These are NOT allowed. Bears love bird seed, 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 front of the units on the 4x4 entrance post.

HOLIDAY DECORATIONS – Holiday decorations are allowed from November 1st to January 31st.

BICYCLES – 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 the same rules as vehicles.

REAR DECK OVERHANG/WALL – No bikes, toys, etc., will be permitted to hang from the rear deck overhang. No attachments of any kind to the exterior of the wall this includes shade tarps. (Please use umbrella(s) with stand).

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 NOT one or the other while in the common area.

UTILITY WIRING – The attachment of any utility wiring to the exterior of the building (including to front doors and windows) is prohibited.

EXTERIOR LIGHTS – Multiple strings of "Party" lights are NOT allowed. See holiday decorations above.

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