

LAKWOOD PROPERTY OWNERS ASSOCIATION
POLICY FOR THE USE OF
LAKWOOD COMMON AREAS AND AMENITIES

WHEREAS, Article VIII, Use Restrictions, Section 4, of the Lakewood Declaration of Covenants, Conditions, and Restrictions (“CC&Rs”), provides that “in addition to any and all restrictions herein provided, it is expressly acknowledged and agreed that the Board of Directors may establish additional reasonable rules and regulations concerning the use of the Common Area, facilities located thereon, and individual Lots; and

WHEREAS, the Lakewood Common Areas, which consist of the lake, community beach and pavilion, and Lakewood Park, including the community basketball court and Meadowland fishing pond, are owned by the Lakewood Property Owners Association (the “Association”) and are built, supported, maintained, and insured from assessments (dues) paid exclusively by Lakewood Lot owners. As such, the Common Areas exist solely for the recreation and enjoyment of Lakewood residents, are managed and controlled by the Association and its policies, rules, and fees thereto established by the Board of Directors, and are NOT open for public use. For the purposes of this policy, a Lakewood resident is defined as a lot owner and their immediate family residing at the Lakewood address or the legal lessee of a Lakewood home and their immediate family residing at the Lakewood address.

After due consideration, the Board does hereby adopt the following policy for the use of Lakewood’s Common Areas and amenities:

Non-resident guests using Common Area amenities MUST be accompanied by a Lakewood Lot owner at all times. No Lakewood resident may give permission, verbally or otherwise, for any non-resident to use Lakewood Common Area amenities without their presence. Further, no resident or Lot owner may reserve the use of a Common Area amenity on behalf of a non-resident individual or group.

No for-profit business activities shall be conducted on any Common Area at any time.

Any youth under the age of 14 using the community beach and pavilion complex must be accompanied by a parent or adult guardian at all times.

Violations of this policy will be addressed as a Covenants violation and will be subject to fines as specified in the Lakewood Schedule of Fines and revocation of Common Area use privileges by the Lot owner. Non-residents who are observed using Common Area amenities without the presence of a Lot owner will be reported to local law enforcement for trespassing and will be subject to prosecution.

Approved 11/8/2023