

# CLERMONT LAKE PROPERTY CONTROL GUIDELINES

The Lake Clermont Property Control Committee (subsequently referred to as "the committee") is appointed by the LCPOA Board of Directors and charged with administrating the Covenants of the Association. The primary function of this committee is to strive for adherence to the Covenants by all owners in a consistent manner.

A positive and inviting visual appearance of the community as viewed from the street or from neighbors is critically important to maintaining property values for all concerned.

**All owners are expected to notify the LCPOA Board of Directors or the LCPOA Property Control Committee prior to any major exterior maintenance project, construction project or prior to making any modifications to the exterior of their house.**

The LCPOA Covenants specifically address certain situations as summarized below but this is not an all inclusive list as owners are expected to adhere to the intent of the specifications as well as to those described in the document.

## **PROPERTY CONTROL REGULATIONS:**

All **plans and specifications for any structure or improvement** shall be subject to and shall require the approval in writing of the Lake Clermont Property Control Committee, before any such work is commenced. Not limited to but to include the following:

- Satellite dishes
- Location and orientation of buildings, fences, driveways
- Construction material
- Color schemes for roofs and exteriors
- Proposed landscape planting

“Improvements” include such things as removal of trees, replacement of roofing, modifications to driveways & walks, modification of siding, additions to existing structures of any kind or any other major construction or maintenance project.

No **pier, dock, float, boat shelter** or other structure shall be constructed or placed on or extending into Clermont Lake **except with the written approval of the Committee.**

The Committee shall have the **authority to establish regulations** pertaining to the height, size requirements, and construction material of all other types of structures, including but not limited to fences, walls, driveways and copings.

**All property lines shall be kept free and open.** No fences shall be permitted on any lot or lot-lines **unless in the sole opinion of the Committee, a fence or other enclosure will contribute to and be in keeping with the character of the area.**

## **GENERAL PROHIBITIONS AND REQUIREMENTS**

- No **outside toilet** shall be permitted on any lot except as required by applicable governmental regulations.
- No **temporary residence**, mobile home, trailer, camper, tent, or other building shall be placed on or erected on any lot.

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- No ***animals or livestock*** of any description, **except the usual household pets not regarded by the Committee as dangerous to persons or property**, in reasonable number, shall be kept on any lot.
  - No ***sign of any kind*** may be erected upon any lot **except after applying to and receiving written permission from the Committee**.
  - No ***stripped, partially wrecked, or junk motor vehicle*** shall be permitted to be parked or kept on any street or lot. Any vehicle parked or kept on any street or lot must be properly registered by NCDMV.
  - Every ***storage tank***, including fuel storage tanks, shall be buried below the surface of the ground or screened by fencing or shrubbery to the satisfaction of the Committee.
  - Every ***outdoor receptacle*** for ashes, trash, rubbish or garbage shall be installed underground, screened or so placed and kept as not to be visible from any street or waterway.
  - All ***outdoor poles, clothes lines*** and similar equipment shall be so placed or screened by shrubbery as not to be visible from any street.
  - All ***lots shall be well maintained*** and no unattractive growth or accumulation of rubbish or debris shall be permitted.
  - No ***vehicle shall be parked on any street*** in the Subdivision.
  - No ***truck larger than a 3/4 ton pickup truck shall be parked for storage overnight***, on any lot in such a manner as to be visible to the occupants of other lots or the users of any street.
  - Following initial construction of the residence, ***no tree over four inches in diameter shall be removed*** from any lot **without the prior written consent of the Committee**.
  - ***No trash, ashes, garbage or other refuse shall be dumped*** in the Subdivision.
  - No outside burning of wood, trash, leaves, garbage or household refuse shall be permitted.
  - No ***recreational vehicle (RV), boat, boat trailer or trailer of any kind*** (that is visible from the street) shall be placed or allowed to remain on any lot or street within the subdivision longer than 24 hours **unless the owner thereof has received written consent of the Committee**.
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Questions or requests can be directed to any member of the LCPOA Board or to any member of the LCPOA Property Control Committee or by sending an email to the [lakeclermontpoa@gmail.com](mailto:lakeclermontpoa@gmail.com)

Every effort will be made to respond to your request or question within 24 hours of receipt.

### LCPOA Property Control Committee

1. Ronnie Hewlette (Chairman)
2. Kathy Dodge
3. Jean Mobley

Please visit the Lake Clermont website (<http://www.lakeclermont.org> ) for additional information.