Dear Lakewood Hills No. 2 Homeowner,

The Architectural Control Committee (ACC) Annual Inspection was completed on June. If you have already addressed any item cited, thank you. The purpose of the inspection is to ensure that townhomes are in compliance with the deed covenants and the Architectural/Community Standards, Lakewood Hills No. 2 dated January 2001. More importantly, maintaining the townhomes and yards in good condition aids in protecting and preserving the appearance and financial value of our townhomes. We are happy to report that for the most part, our community is in compliance with the standards.

However, this year there are a large number oftownhomes whose front steps and stoops are very dirty. It is possible that the Canadian smoke was part of the reason for this or possibly the rain just has more dirt in it. Additionally, several homes have pet waste containers on the front stoop and not hidden in the shrubs, or trash bins which have not been placed inside the fenced yard. These may seem like minor issues but do affect the overall appearance of our community. Your cooperation in addressing these items is greatly appreciated.

In the coming weeks the Board will be delivering a booklet to each townhome with easy to access information about what you need to know about living in Lakewood Hills No. 2. 1t will include information about trash pickup, parking policy, pet waste, external changes to townhomes and a copy of the Architectural/Community Standards, Lakewood Hills No. 2 Homeowners' Association, January 2001. This and additional information are available on the *www.lakewoodhills2.com* website. Efforts are also underway to redesign the website for more ease of use

As a reminder, before you make any changes to the exterior of your home, prior ACC approval is required. Please review the information on the www.lakewoodhills2.com website and download and email the Architecture Change Request Application to acclakewoodhills2@gmail.com.

A few things to remember when making exterior changes:

- Homes must have approved house color schemes – there are lots of options
- Windows must have 6 pane grids/mulions to maintain the colonial style of the neighborhood
- Fences must be stockade
  Roof colors should complement the house and not have a high degree of color variation
- Composite deck material must be wood grained and wood tone in color
- Railings, gutters and downspouts must match McCormick Paint Old Carriage Brown
  Rust-Oleum Hammered Copper Paint is suggested for coppertone roofs

Please be mindful that your neighbors might be affected by the way you maintain your townhome, such as when your down spout directs water into your neighbor's foundation, lead walk or yard. Be aware that overgrown front and backyards, animal waste, and residual trash left in the common areas attract rodents and other pests.

As always, if you have any questions, feel free to contact your Board and ACC members.

Best Regards,
Jan Gnerlich
President, Lakewood Hills #2 Community Association The Board and the Architectural Control Committee

Jan Gnerlich