Spring, 2024

Dear Neighbor,

The Board of Directors of Lakewood Hills No. 2 Homeowners' Association is happy you live in our community. This booklet has been compiled to provide you with easy access to important information necessary to sustain the quality and appearance of our community. More importantly, maintaining our townhomes and yards in good condition aids in protecting their financial value.

The 75 homes comprising King's Grant were built in 1980 on Gavelwood and Golden Iris Courts. The Architectural/Community Standards derived from the Covenants enables the Association to approve exterior changes to the properties and enforce maintenance standards. To attain the desired objectives, architectural and maintenance standards were established and documented in the Architectural/Community Standards, Lakewood Hills No. 2 dated January 2001.

Annually in the late Spring/early Summer the Architectural Control Committee (ACC) conducts an inspection of all townhomes for compliance with the Architectural/Community Standards. A copy of the Architectural/Community Standards, the last cover letter to owners, the checklist used in the inspection and a copy of the Architecture Change Request Application are included in this package. Please review the documents.

As an owner, you are responsible for complying with these standards. As a renter, of course, your landlord is responsible for complying with items specific to the structural nature of the townhouse, however, we ask that you comply with items within your control as a renter related to maintenance, specifically the sections on **Storage**, **Trash and Lawn and Landscaping**.

This booklet also contains the standards for those important items impacting our community on a daily basis: **Parking**, **Trash and Recycling and Pet Waste**. Please become familiar with them.

Please visit our website, **www.lakewoodhills2.com** for additional, helpful information about our community, You are encouraged to sign up to receive informative e-mail. We welcome everyone to attend semi-annual Homeowners' Association Meetings held in the Spring and Fall, as well any community social events.

If you have any questions, please feel free to contact Board members at **lakewoodhills2.board@gmail.com** or ACC members **acclakewoodhills2@gmail.com**.

'Jan Gnerlich, President
Lakewood Hills No. 2 Homeowners Association

Sincerely,

Janet Gnerlich