

LIBERTY LAKES HOMEOWNERS ASSOCIATION
BOARD ADOPTED GUIDELINES FOR VARIOUS IMPROVEMENTS

The Liberty Lakes Homeowner's Association (the "Association"), pursuant to its Articles of Incorporation (the "Articles"), is tasked with exercising architectural and environmental integrity over all lots in Liberty Lakes to maintain a visually first-class appearance and environment. Pursuant to the Association's Bylaws (the "Bylaws"), the Board of Trustees (the "Board") carries out this mission. In connection therewith, the Board enforces the rules and guidelines set forth in the Declaration of Subdivision Restrictive Covenants for Sections 1-3 (collectively, the "Declaration"). The Articles, Bylaws, and Declaration are available for reference on our website under "Documents." Click the following link for easy access: <https://www.libertylakespowell.com/documents/>.

Pursuant to the Declaration, **all plans and specifications for a permanent structure or improvement** (e.g., home addition, driveway expansion, fences, patios, decks, pergolas, fire pits, gardens, pools, etc.) **or exterior color or material change must be presented to the Board for approval.** In an effort to assist homeowners in this endeavor, the Board has adopted the following guidelines:

- Fencing: must be constructed of black aluminum at a maximum height of 48"; cannot contain spear/arrow/pointed finials for the safety of wildlife; wire meshing is not permitted; fencing not permitted on lots 2201-2218, 2230-2238, 3031-3034, 3076-3078, 3087-3092; all plans and specifications must be submitted to the Board for approval.
- Pergolas: must be constructed of wood and/or metal materials with four open sides; all plans and specifications must be submitted to the Board for approval.
- Gardens: one free standing garden per lot with maximum size of 12ft x 12ft; and/or one garden adjacent to house per lot with maximum size of 5ft x 15ft; fencing material around perimeter of garden to be black aluminum no higher than 40" with addition of black plastic coated mesh for critter control; regular maintenance is required (dead vegetation to be removed at end of growing season; fencing and structures to be maintained); all plans and specifications must be submitted to the Board for approval.
- Solar panels: all solar panels must comply with Liberty Township Zoning Code Section 7.19 – SINGLE PARCEL SOLAR FACILITIES, as may be amended from time to time; panel placement must not be visible from the front facing street; all plans and specifications must be submitted to the Board for approval.
- Pools: pursuant to Section 14 of the Declaration, no above-ground swimming pools are permitted on any lot. In-ground pools must comply with Liberty Township Zoning Code Section 7.14 - SWIMMING POOLS, SWIMMING POOL FENCES, AND SWIMMING POOL COVERS, as may be amended from time to time. Our community does not qualify at this time (4/2024) for the use of pool covers as none of our lots exceed the 1.5 acre minimum, therefore, fencing is mandatory. In addition to obtaining a permit from Liberty Township and meeting all other requirements detailed in said Section 7.14, all plans and specifications for an in-ground pool must be submitted to the Board for approval.
- Exterior colors: our community color palette was created in tan, beige, grey and white. Shadings in these family of colors will maintain a consistent, harmonious and visually pleasing community; all exterior color changes including but not limited to the body of house, trim, garage doors, etc must be submitted to the Board for approval.