

Lynnwood Bluff Rules & Regulations

Effective Date: September 1, 2025

The following Rules & Regulations are established to preserve the quality of life, safety, and property values for all residents of Lynnwood Bluff. The Board of Directors is the governing body of the Homeowners Association (HOA). The Architectural Review Committee (ARC) is responsible for reviewing and approving all exterior modifications and additions within the community.

Residential Use - Section 10.1

- Properties are for residential purposes only. No business may operate without prior written approval from the Board and compliance with zoning laws.
- Each dwelling may be occupied by a single household, defined as a family or individuals living together as one housekeeping unit, and must comply with legal occupancy limits.

Leasing Policy - Section 10.3

- Leasing requires prior written approval from the Board.
- Lease terms must be a minimum of 6 months.
- No more than 20% of lots may be leased at any given time.
- Homeowners are responsible for providing tenants with all governing documents.

Exterior Structures and Modifications - Sections 10.2, 10.14, 10.16, 10.23, 10.27

- No detached structures (such as sheds or tents) are permitted without prior ARC approval.
- All fences, exterior modifications, or additions require prior ARC approval.
- Window air conditioning units are not permitted.

Landscaping and Yard Maintenance - Sections 10.4, 10.13, 10.25

- Vegetable gardens and statuary are permitted in backyards only.
- Gated yards must remain unlocked and free of debris or pet waste to allow access for community staff, contractors, or inspectors.

Trash Compactor Use - Section 10.6 – Nuisances (applied operationally)

- Homeowners must use the community trash compactor for household waste disposal only.
- Only household waste is permitted. Bulk items, furniture, electronics, and construction materials are prohibited.
- All waste must be placed inside the compactor; nothing may be left outside.
- Residents may not tamper with or force the equipment.
- Misuse or damage will result in a \$100 fine per incident, and the responsible party may also be billed for repairs or cleanup.

Vehicle and Parking Regulations - Sections 10.5, 10.37

- Boats, trailers, RVs, and jet skis may not be stored on the property.
- Parking on lawns or blocking sidewalks is prohibited.
- Vehicles with expired tags (over one year) or that are inoperable are considered violations.
- Homeowners may park up to two vehicles in assigned, numbered spaces.
- Overflow parking is reserved for temporary visitor use only, defined as not exceeding 72 hours.

Signs and Flags - Section 10.10 – Signs and Flags

- U.S. flags may be displayed without ARC approval.
- All other flags require ARC approval, valid for 6 months per application.
- All signs, including political, advertising, and real estate signs, require ARC approval. Temporary signs (such as garage sale signs) are also subject to approval.

Maintenance of Property - Section 10.13 – Maintenance of Lots and Section 10.16 – Window A/C Prohibition

- Homes must be maintained free of the following: - Mildew, dirt, or broken fixtures, damaged shutters, fascia or gutters, torn screens, broken windows or blinds, or missing house/mailbox numbers, fans or air conditioning units installed in windows.

Pets and Animals - Section 10.12 – Animals

- Household pets are permitted but must be leashed outdoors.
- Breeding or commercial use of animals is prohibited.
- Pet waste must be cleaned up immediately.
- The Board reserves the right to restrict nuisance or dangerous animals.

Play Equipment and Personal Items - Section 10.25 – Gardens and Play Equipment

- Basketball goals, toys, and exercise equipment must be stored out of sight when not in use.
- Play equipment must be placed behind the home and not visible from the street.

Communication and Energy Devices - Sections 10.7 – Antennas, 10.23 – Energy Conservation Equipment

- Placement of satellite dishes and antennas requires ARC approval.
- Doorbell cameras and solar panels must comply with ARC guidelines.

Violations and Enforcement - Sections 10.3, 10.6, 10.13

- Regular inspections will be conducted. As well, the community video surveillance system is regularly reviewed for violations.
- Violations will result in written notice and a 10-day opportunity to correct the issue.
- Fines of up to \$100 per day may be imposed for continuing non-compliance.
- The Board reserves the right to pursue additional corrective actions in accordance with governing documents and applicable law.