

RE: Amended Declaration of Protective Covenants

April 30, 2024

Dear Homeowners,

The amendment to our covenants, which was submitted to all Lakefield West Homeowners by the Board of Directors on September 21st has been approved by a vote of 65%. The full documents will be added to our covenants. A shortened version, below, will be added to the Lakefield West Rules & Regulations.

Enclosed, please find a copy of the complete amendment to the Declaration for your records.

Home Rentals

A home in Lakefield West must be owned by the current or new owner for a period of 12 consecutive months prior to being eligible to be leased.

Leases are limited to not less than four months and three leases in a calendar year. Short term, transient, or temporary rentals of less than four months, such as AIRBNB, or VRBO type rentals are prohibited.

All rentals must receive prior approval before lease is activated. The completed application must be submitted timely (no less than two weeks before start date) with all applicable fees to GRS.

The property must be in good repair with no outstanding violations.

The property must be current with all assessments. The HOA reserves the right to collect delinquent assessments through rental payments.

All access devices must be authorized through the management company (GRS). The devices will be deactivated after the lease ends. It can be reactivated with a new lease approval or other approved use.

All tenants must abide by the same requirements as the owner of the property. However, the owner is still responsible for all compliance with R&R.

Tenants must acknowledge that they have read and will comply with association covenants, Rules & Regulations.

Sincerely and Thank You,

The Lakefield West Board of Directors