

**LAKE SHORE ESTATES
HOMEOWNERS ASSOCIATION**

Visitor & Realtor Information
www.thelakeshorehoa.com

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MONTHLY ASSESSMENT BREAKDOWN

Effective 01-01-2023 = \$210.00 Per Home Owner

Landscaping	\$ 61.80
Trash/Recycling Pick Up	\$ 14.61
General Maintenance	\$ 17.15
Pond Maintenance	\$ 6.67
Association Insurance	\$ 1.92
Administrative Expenses	\$ 8.94
Utilities	\$ 13.73
Gate Maintenance	\$ 1.87
Gatehouse Labor	\$ 26.69
BMC Association Management	\$ 16.39
Capital Expense Reserve	<u>\$ 40.23</u>
TOTAL MONTHLY ASSESSMENT	\$210.00

For lake front lots, there is an additional landscaping charge attached to those locations.

Revision date: March 14, 2023

Lake Shore Estates
Homeowners Association
1700 Lake Shore Drive
Eugene, OR 97408
541-485-5253

GATEHOUSE HOURS

Monday thru Friday 8:00am – 5:00pm
Saturdays & Sundays 12:00pm – 4:00pm
Closed Holidays

***THINKING OF
LIVING IN
BEAUTIFUL
LAKE SHORE
ESTATES?***



Welcome to our lovely community . . .

Please read the following highlights from the LSE CC&Rs, 2018 Rules & 2021 Policies, including Addenda concerning voting procedures and rental activity from the 2008 & 2010 CC&Rs Amendments.

We are sure you will agree, the CC&Rs and Rules make and keep this community a great place to live!

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**"A wonderful place
to call home."**

TEN KEY ITEMS

(that make Lake Shore Estates a great place to live.)

1. **PETS:** No animals except dogs and cats, and no more than two (2) such animals, not to exceed **twenty-five (25) pounds** in weight, are allowed. No pets are allowed in the Common Areas or off the Owner's property within the Development unless accompanied by the Owner or the Owner's designee. When off the Owner's property, all pets at all times must be kept under 8' leash control. No pet is allowed on any other Owner's property.
2. **PARKING:** Residents must park in their garage, as there is no parking of vehicles, motorcycles, boats, or motorhomes allowed on the streets or alleys. Parking by guests, contractors, invitees, and licensees of Owners is intended to be temporary and is limited to not more than **fifteen (15) days**. Temporary parking of owner motorhomes shall be limited to the purpose of loading and unloading only and for a period not to exceed **twenty-four (24) hours**. If needed, new Owners will be allowed up to **thirty (30) days** to park in the street, rather than in their garage, while moving into their home.
3. **LAND USE:** All lots are to be used for single family or duplex residential purposes only. The Lake Shore Estates CC&Rs include limitations on rental activity which preserves a quality residential community.
4. **GAZEBO RULES:** The Gazebo may be reserved for personal use by contacting the Gatehouse and making a reservation. The Gazebo has a refrigerator, tables, chairs and a BBQ for resident use. Clean up must be completed no later than 10:00 a.m. the day following use. No commercial use of the Gazebo is allowed. All activities are limited to a maximum of 49 persons. **Quiet time hours are from 10:00 p.m. to 7:00 a.m. at Lake Shore Estates.** No amplification is to be used at any time.
5. **MAINTENANCE OF LOTS & HOMES:** Each Owner shall at all times keep and maintain his/her lot and the exterior of the house. This includes painting (as often as necessary), caulking, the replacement of trim, roof repairs, & all other necessary and proper maintenance.
6. **EXCESSIVE NOISE/NUISANCE:** No noxious or offensive activity shall be carried on or in or upon any part of the Development, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. Without limiting the foregoing, no wind chimes or any other noise-making device may be installed and/or maintained outside of the interior of any home in the Development that creates noise that may cause disturbance to or annoy neighboring residents.
7. **USE OF COMMON AREAS:** At no time shall an Owner, directly or indirectly through a member of the Owner's household, or guests, invitees, licensees, contractors, and/or lessees utilize the Common Areas in such a manner as to unreasonably interfere with the use and enjoyment of the Common Areas by any other person. Gazebo decks & lake paths are for **pedestrian traffic** only (e.g., no bike riding, skateboarding, skating, etc.).
8. **BOATS:** LSE boat owners may use the dock for launching and recovery. Boats are not to be moored at the dock. Children under 14 years of age must be accompanied by an adult when using the Boat House and dock.
9. **ADDITIONAL BUILDING, PAINTING & LANDSCAPING:** The Architectural Review Committee must approve any additional building, painting, or landscaping. This does not apply to minor gardening or maintenance.
10. **THE HOME OWNER ASSOCIATION:** The Association has a Board of Directors elected by the members. Each lot owner is considered a member and each member has one vote. The responsibility of the Board is to maintain and improve the development of Lake Shore Estates. The homeowner assessment is currently **\$210** per month. Please see the "Lake Shore Estates Homeowner Association Monthly Assessment Breakdown" which is included in this document.