

**LAKE SHORE ESTATES
HOMEOWNERS ASSOCIATION**

Visitor & Realtor Information
www.thelakeshorehoa.com

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MONTHLY ASSESSMENT BREAKDOWN

Effective 01-01-2026 = \$250.00 Per Home Owner

Landscaping

Trash/Recycling Pick Up

General Maintenance

Pond Maintenance

Association Insurance

Administrative Expenses

Utilities

Gate Maintenance

Gatehouse Labor

AMS Association Management

Capital Expense Reserve

TOTAL MONTHLY ASSESSMENT \$250.00

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

Revision date: December 16, 2025

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

GATEHOUSE HOURS

Monday thru Friday 8:00am – 4:30pm
Closed Saturdays & Sundays
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 con-
cerning 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. **The Homeowner Association:** The Association has a Board of Directors elected by the members. Each lot is considered a member and each member has one vote. The Board is responsible for maintaining and improving the development of LSE.
2. **The Operating Fund and The Reserve Fund:** All monies paid to the HOW are deposited in the Operating and Reserve Accounts. These funds are used by the Association, as apportioned by the Board, to properly maintain LSE.
3. **Parking:** Residents must park in their garages or driveways. Parking of vehicles, motorcycles, boats, or motor homes on the streets or in alleys is prohibited. Visitors are to park only on the sidewalk side of the street. They cannot park **on** the sidewalk or block walkways to residents' entrances. Where there is no sidewalk, visitors are to park on the side of the street where there are no garages. Our streets are narrow and these rules provide for passage of emergency vehicles. New residents and their guests must adhere to the **14 MPH** speed limit and use caution when driving within the community. Please see the CC&Rs for other parking information.
4. **Pets:** No animals except dogs or cats are allowed. The maximum is two pets per lot and each animal is not to exceed 25 pounds. Pets must be on an eight feet or shorter leash when off residents' property. Pet owners are responsible for picking up any waste.
5. **Maintenance of Lots and Homes:** Owners shall at all times maintain their lots and home exteriors. This includes painting, caulking, trim, roof repairs, removing excess spiderwebs and all other necessary and proper maintenance.
6. **The Architectural Review Committee (ARC):** The ARC must approve any additional building, painting, or landscaping.
7. **The Common Area:** The HOA maintains the LSE common areas for use by LSE residents. For example: the Lower Gazebo may be reserved with a refundable cleaning deposit. The Gazebo has tables, chairs, BBQ and a refrigerator for use.
8. **Land Use:** All lots are zoned single family or duplex residential purchase only.
9. **Quiet Hours:** Quiet hours are to be observed between 10:00 pm and 7:00 am. Wind chimes are not permitted.
10. **Feeding Wild Birds and Animals:** Feeding of birds, squirrels, or other wild animals is prohibited in order to control for rodents.