

# Lakewood 6 & 7 Homeowners Association

## Policy Manual

Effective Date: 1/6/2026

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### Purpose

This Policy Manual supports the 2022 CC&Rs. It provides additional context where needed but does not replace or modify the CC&Rs. Where any conflict exists, the CC&Rs govern.

CC&Rs available at: [lakewood6and7.com](http://lakewood6and7.com)

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### Article III — Definitions

See CC&Rs Sections 3.1–3.33.

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### Article IV — Residential Properties: Use & Improvements

#### 4.1 Animals

See CC&Rs Section 4.1.

#### 4.2 Commercial Use

See CC&Rs Section 4.2.

#### 4.3 Exterior Antennas

See CC&Rs Section 4.3.

#### 4.4 Fencing

See CC&Rs Section 4.4

Fence materials in Section 4.4.2

## **4.5 Maintenance**

See CC&Rs Sections 4.5 and 9.2.

The Board applies the "reasonable person standard," a legal test used by courts in property law, when making determinations of unsightliness and clutter. This addresses whether a reasonable person would consider the condition to significantly detract from neighborhood quality or property values.

### **4.5.4–4.5.5 Play Equipment**

See CC&Rs Sections 4.5.4–4.5.5.

Swings are considered "play equipment." Front yard swing variances may be considered under these conditions:

- Insufficient backyard space
- One swing per property, attached to existing tree
- Neutral colors only (black, brown, dark green/blue, beige, gray)
- Seat no larger than 40" wide x 2" thick
- Must not obstruct the sidewalk

No free-standing swing support structures will be permitted.

## **4.6 Material Storage**

See CC&Rs Section 4.6.

## **4.7 Rentals**

See CC&Rs Section 4.7.

## **4.8 Solar Panels**

See CC&Rs Section 4.8.

## **4.9 Signs**

See CC&Rs Section 4.9.

No signs are permitted in public view except those specifically listed in the CC&Rs. "Public view" includes signs visible through windows or on porches from public spaces or common areas.

“Political signs” are signs that support or oppose a specific political candidate, ballot measure, or other item appearing on a public election ballot.

Seasonal yard decor (inflatables, themed decorations, etc.) is not considered signage and follows Section 4.14 (Holiday Decorations).

Small notification signs are considered “similar” to “No Solicitors” signs. These would include signs like “Beware of Dog”, “Neighborhood Watch”, package delivery instructions, “Close Gate”, etc.

#### **4.10 Flags**

See CC&Rs Section 4.10.

Flag code specified in the CC&Rs does not control what types of flags can be flown, but rather the manner in which they are flown.

#### **4.11 Temporary Residence**

See CC&Rs Section 4.11.

#### **4.12 Unsightliness**

The Board applies the "reasonable person standard," a legal test used by courts in property law, when making determinations of unsightliness and clutter. This addresses whether a reasonable person would consider the condition to significantly detract from neighborhood quality or property values.

#### **4.13 Vehicles**

See CC&Rs Section 4.13.

#### **4.14 Holiday Decorations**

See CC&Rs Section 4.14.

#### **4.15 Mailboxes**

See CC&Rs Section 4.15.

#### **4.16 Storage Buildings**

See CC&Rs Section 4.16.

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## **Article V — The HOA**

See CC&Rs Sections 5.1–5.5.

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## **Article VI — Architectural Control Committee**

See CC&Rs Sections 6.1–6.4.

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## **Article VII — Common Area**

See CC&Rs Sections 7.1–7.1.11.

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## **Article VIII — Assessments**

See CC&Rs Sections 8.1–8.8.

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## **Article IX — General Provisions**

See CC&Rs Sections 9.1–9.6.

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## **Article X — Umbrella Association**

See CC&Rs Section 10.1.

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## **Article XI — Major Home Repair or Replacement**

See CC&Rs Sections 11.1–11.1.14.

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# Appendices

See CC&Rs Exhibits A and B for plat maps.

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## Revision History

<b>Rev</b>	<b>Date</b>	<b>Description</b>
0	Feb 2010	Initial release
1	Jan 2011	Membership dues increased to \$480/year
2	Jan 2013	Added Common Area section (ponds are private, recreational use restricted)
3	Aug 2019	Added Rooftop Solar Panels section
4	Jan 2026	Complete rewrite aligned with 2022 CC&Rs; removed duplicate content; added clarifications for maintenance, play equipment, signs, flags, and unsightliness