

Common Questions Regarding Compliance

Q. Why am I receiving this notice?

A. You've received this notice because your property appears to be out of compliance with neighborhood standards for maintenance and appearance.

Q. Are the standards written down?

A. Yes. They are set forth in Article III of the Lakemoor Modified Protective Covenants 2008. The Board of Directors adopted a set of clarifications in 2024. Both documents are available at www.kenlake.org.

Q. Who decides that a property is out of compliance?

A. A three-member Compliance Committee, a subcommittee of the Board of Directors selected by the Board, makes the final decision on which properties merit a notice.

Q. How does the Compliance Committee make those decisions?

A. Our property management firm, VIS, drives through our community once per month to photograph any property that they think might possibly be out of compliance. Photos are also taken of dumpsters to begin a 30-day tracking process (see below). Photos are then reviewed by the Compliance Committee to determine whether the photos do show a property out of compliance. First violations receive a courtesy notice, which allows the owner 30 days to take action to:

- Correct the violation
- Appeal the notice
- Contact VIS if the notice was sent in error, wrong address, etc. Violations not corrected, appealed, or otherwise resolved are noted on the next month's drive-through. A fine may be sent at this point.

Q. What are the most common problems?

A. The Compliance Committee periodically shares a summary of its recent activity. Historically, some of the most common problems have included:

Unkempt yards (unmowed lawns, weeds, piles of debris, or building materials)

- Refuse carts stored in front of homes or left on the street more than 24 hours
- Dumpsters left on the street beyond the 30-day limit without extension requests
- Dilapidated fences
- Cars parked on lawns or weedy gravel parking spots
- RVs parked more than three days on without asking for extensions
- Excessive moss on driveways or roofs Notices may also be issued for fences, outbuildings, or other structures erected or trees removed without Architectural Control Committee (ACC) notification or approval.

Q. How common are these notices?

A. A tally showed that, across our neighborhood's 289 homes, 38 notices were issued in the past 12 months, with all but three of them resolved after the initial courtesy notice. The remaining three were fined.

Most of the notices involve trash containers left out too long, improperly parked vehicles include RVs and boats, unkempt yards and outside storage.

To track recurrences, VIS maintains a 12-month record of notices.

Q. Can I appeal?

A. Yes, you can appeal. To file such an appeal, you may contact the Board through info@vismanagement.com.

Q. How can I avoid a repeat?

A. In some cases, concerns can be avoided by notifying the Board of Directors in advance. Examples include long-term landscaping projects, unavoidable (temporary) relocations of vehicles, or exterior storage associated with renovation work.