

Lookout Landing Phase III House Rules

The following House Rules are provided as a summary of rules that apply to all present and future owners, tenants and occupants of any home within the Lookout Landing Phase III Association. In most cases additional information is available in the Association's Declaration of Covenants, Conditions and Restrictions.

Nuisances

Quiet hours are between 10pm and 8am. During this time televisions, stereos and /or musical equipment shall be played at a substantially reduced volume. Activities such as snow blowing, lawn mowing, skateboarding, playing basketball, loud voices, etc. shall be prohibited.

Pets

No animals, livestock, or poultry of any kind shall be raised, breed, or kept in any unit, except domestic dogs, cats, or other normal household pets, provided they are not kept, bred or maintained for commercial purposes. Pets are limited to two in total. Pets must be cleaned up after immediately. Barking should be managed at all times especially during quiet hours. Excessive barking will be treated as a nuisance.

Exterior Modifications

Modifications to the exterior of a residence; changing paint, additions like sheds, porches or fences or modification of landscaping, require written approval from the Lookout Landing III Homeowners Association PRIOR TO STARTING THE PROJECT. Complete the appropriate design review approval form and submit it to the management office. Please note there is an approved landscape plan on file for each home. Homeowners who want to make significant changes to the existing plan should submit a design review form.

Fences

"Jacked-up" or leaning fence posts shall be repaired, if fence boards are stained or sealed they must be maintained in that condition. All fence posts and framing must be installed on the inside of the fence facing the home and all slats must be on the outside of the framing facing away from the homeowner's house. (Stringers on the inside). Please read Exhibit G of the Declaration for additional details and if building a fence complete the appropriate design review approval form and submit it to the management office.

Maintenance and Repair

Each homeowner is responsible to maintain their home, including decks, fences and landscaping. All homes should be kept in a neat, clean and well maintained manner including, but not limited to: no peeling paint, free from any junk or trash and no damage to siding, garage doors, or fences. Landscaping and rockery areas will be maintained which includes, but is not limited to: weed free, eliminating bare spots in rocks and keeping landscaping fabric hidden.

Refuse

Trash pickup occurs on Thursday mornings. Trash containers must be removed from the curbside by Thursday evening and must be screened from street view at all other times.

Landscape Easements

There are five landscape Easements in our Association. The upkeep and maintenance of these easements are the responsibility of the lot owner. This means easement lot owners must replace all plants that die, keep the area free of weeds and keep trees and shrubs uniformly pruned. To maintain consistency the homeowner

cannot change or modify the easement without approval from the Association by completing the appropriate design review form and submitting it to the management office.

Grass, Trees and Shrubs

A Minimum of two evergreen trees of not less than six feet in height and one deciduous tree of not less than eight feet in height and a minimum of four shrubs not less than two feet in height are to be maintained on the front portion of each lot. Dead or damaged front yard landscaping must be replaced in 30 days of receiving written notice from the Association. Residents are responsible for the proper maintenance of their grass meaning it must be kept weed free, green and mowed.

Vehicle Parking

All vehicles must be kept in your garage **except** for one operable and property registered and maintained passenger vehicle used for personal transportation on a regular and recurring basis, which may be parked in the driveway. There is an application for Exemption to Park Additional Vehicles in the Driveway, but, this application will NOT be considered if you do not have a minimum of two vehicles used on a regular and recurring basis parked in your garage and more than three licensed drivers in the house.

Holiday Lights

Holiday lights can be installed after October 1 and must be removed by March 15th of each year, or as soon as snow conditions make it safe to remove. If snow depth prevents timely removal, please keep the holiday lights turned off after March 15th. All other holiday décor is expected to be removed immediately following the holiday (Easter, Halloween, Thanksgiving, etc.).

Signs

No signs shall be displayed on Homeowner's land except when selling the property one may be displayed.

Homeowner Association Meetings

The Annual and Budget Homeowners meeting is held each year in October to set the current year's budget and elect Board Members. Notification will be mailed to all Homeowners of record.

Violations and Fines

First Notice- Warning, 30 days to correct except parking and other short-term violations which are seven.

Second Notice- If not corrected in given time a \$50 fine will be assessed.

Third Notice- If not corrected in given time a \$200 fine will be assessed.

Fourth and Final - A \$200 fine will be assessed EVERY calendar month until violation is corrected and lot owner has contacted the management office that the correction has been made.

Our Association is professionally managed by Property Management Service, Inc. Any questions, requests, Design Review Applications submittals, or complaints should be sent to PMSI and it will be forwarded to the Board of Directions. Contact information is as follows:

Crystal McDonald, Lookout Landing III Homeowners Association, c/oPMSI

Mail: P.O. Box 92130 Anchorage, AK 99509-2130 Physical: 601 West 41st Avenue, STE 201, Anchorage AK 99503 Email: info@pmsialaska.com Office Phone: 907-562-2929

The Board of Directors reserves the right to amend these House Rules from time to time and can evaluate infractions on a case by case basis with the right to assess additional fines as deemed necessary. This is NOT an inclusive list of rules that apply to residents of Lookout Landing Phase III, consult your Association's Articles of Incorporation, Bylaws and Declaration of Covenants, Conditions and Restrictions to obtain all rules and restrictions that apply.