



Lake Arrowhead

C O M M U N I T Y , I N C .

DEED RESTRICTIONS ASSIGNED TO LAKE ARROWHEAD COMMUNITY, INC.

IMPORTANT: If the wording of your deed differs from the following, contact the LAC Office.

1. The Premises conveyed hereby shall be used only for single family residential purposes. ****NO** trailers or mobile homes shall be allowed thereon; and no tents shall be allowed thereon, except that tenting by children only shall be permitted after a dwelling has been constructed on the **Premises** in compliance with the provisions of this deed. **NO** trade, business, or commercial activity of any nature shall be conducted on said Premises. No building or structure thereon shall be used for habitation until its construction has been completed in accordance with the plans and specifications required by the provisions of this deed.

2. **NO** “For Rent,” “For Sale,” or other signs or notices except signs identifying the **Premises** and or the purchaser thereof shall be allowed on the **Premises** conveyed hereby without **prior written consent** of **LAC**, which consent shall not be arbitrarily withheld; and upon any violation of this provision **LAC** shall have the right to enter upon the **Premises** and to remove such sign or notice and to destroy it.

3. **NO** building, wall, sewage system, well or other structure or installation shall be erected, placed, constructed, altered, or maintained on the **Premises** conveyed hereby until and unless its plans, specifications, and a map showing its location on the **Premises** have been filed with and approved in writing by **LAC**. Without limiting the generality of the foregoing, no dwelling shall be allowed on the **Premises** conveyed hereby unless its interior, if a one-story structure, exclusive of any attached garage, shall be at least **six hundred and fifty (650) square feet in size**, nor unless, if it be multi-storied structure, first floor, exclusive of any attached garage, shall be at least **five hundred (500) square feet in size**. All structures shall be situated on the **Premises** as per the applicable zoning ordinance.

4. **NO** animals shall be allowed on the **Premises** conveyed hereby except **household pets**, and **no livestock** or **poultry** of any nature shall be allowed thereon. (Maine has a leash Law.)

5. **ALL** buildings, structures, installations, and other improvements to be located on the **Premises** conveyed hereby **must comply with all municipal, state and other government laws and regulations** validly affecting said **Premises**; and if any provision herein differs there from such variance shall not be construed as a waiver by **LAC** of the necessity of compliance with the terms hereof.

6. **NO** noxious, dangerous, offensive, or unduly noisy activity that may be or becomes an annoyance or nuisance to owners of other land shall be permitted on any part of the **Premises** conveyed hereby. **NO** outdoor fires shall be permitted thereon except in fireplaces or barbecue equipment.

7. **Easements** and **rights of way** are hereby expressly reserved to **LAC** in, on, over and under each lot of the **Premises** and in the development for the following purposes:

A. For the erection, installation, construction and maintenance of poles, wires, lines and conduits, and the necessary or proper attachments in connection with the transmission electricity, telephone, community antenna television cables and other utilities and other similar facilities; and storm water drains, land drains, public and private sewers, pipe lines for supplying gas, water and heat and for any other public or quasi-public utility, facility, service or function, whether aboveground or underground.

B. For slope control purposes, including the right to grade and plant slopes and prevent the doing of any activity which might interfere with slope ratios approved **by LAC**, or which might create erosion or sliding problems or change, obstruct or retard drainage flow.

C. To permit the doing of every act necessary and proper for use, in common with other owners, of all parks, paths, trails, parking areas, swimming pools, beaches, tennis courts, recreational parks and greenbelt areas, **as LAC** may from time to time make available to owners of lots **of Lake Arrowhead**.

LAC shall have the right to enter upon all parts of the easement areas of each lot for any other purposes for which said easements and rights of way are served.

8. **NO tree having a diameter of six (6) inches or more** (measured from a point two (2) feet above the ground level) shall be removed from the **Premises** without the express written authorization of **LAC**. **LAC**, in its discretion, may adopt and promulgate rules and regulations regarding the preservation of trees and other natural resources and wild life upon the **Premises** and in the development.

9. **NO** elevated tanks of any kind shall be erected, placed or permitted on any part of the **Premises**, provided that nothing herein shall prevent **LAC** from erecting, placing or permitting the placing of tanks and other water system apparatus on the land of **LAC** for the use of the water company serving such **Premises**. Any tanks in connection with any residence constructed on the Premises, including tanks for the storage of fuels, must be buried or walled sufficiently to conceal them from neighboring lots, roads or streets.

ADDITIONAL BUILDING REGULATIONS:

1. The exterior of the building or structure must be completed within twelve (12) months from the date the **LAC** building application is approved.

NOTE: If your lot is within 500 feet of the water, additional regulations of Saco River Corridor Commission apply.

2. **The cutting of trees**, as mentioned in paragraph 8 above, without proper approval will result will result in a fine of **\$100.00 per tree**.
3. **Private wells** require specific approval and the Member must assume all liability for it and Provide check valves or other devices to insure that **LAC** water lines are not subject to Contamination from the private water source.

**** The Board of Trustees established the policy on 3/20/99 that RV (Recreational Vehicle) use in LAC is determined on a case-by-case basis to use while building. RV's not to be used for permanent habitation and not placed on lot until clearing operations have begun. After construction is completed, RV's should be parked in a location so as not to be unsightly.**