

TWIN LAKES HOME OWNERS ASSOCIATION, INC.
RULES AND REGULATIONS

APPROVED AMENDMENT NO. 1
October 6, 2011

The following amendment to the *Rules and Regulations* approved by the Board of Directors on August 4, 2011 is hereby proposed. This amendment provides for additional rules that were approved at the October 6, 2011 Board of Directors Meeting held at 6:00 pm at the Centerpoint Church located at 1801 South Miller Road. This Amendment No. 1 was approved by a 5-0 vote of the Board of Directors and becomes effective on the date of approval.

APPROVED LANGUAGE: (IN RED)

B. ARCHITECTURAL GUIDELINES

- 52. Propane/Natural Gas Tanks** – Propane/Natural Gas tanks for any use, including but not limited to pool heaters, generators, and/or hot water heaters, shall only be permitted if the tanks are buried in accordance with local regulations and meet all required permit and set-back requirements. For properties with existing above ground tanks, tanks shall be screened from view from the public right-of-way if located in side yards; tanks shall be maintained and be free of rust and peeling paint.
- 53. Pool Equipment/Water Softener Screening** – Where pool equipment and/or water softeners are located in side yards where it may be visible to the public right-of-way, the equipment must be screened from view with landscaping and/or a 4-foot fence (reference Fence Requirements for permitted style and types. An AC approval is required for equipment screening.

C. MAINTENANCE

1. **Driveway and Sidewalk Maintenance** - All hard flat surfaces such as, but not limited to, concrete and pavers, shall remain in good repair and maintained such that they are free of mold, mildew, dirt and stains at all times. Driveways must remain free of litter, trash, newspapers, cigarette butts, etc. at all times. Driveways or sidewalks that have shifted or lifted must be repaired or replaced due to safety concerns as well as aesthetics. All repairs or replacements, unless permission is obtained from the AC, must use the same material as was originally built (i.e. concrete, pavers, etc.). **In addition, all concrete curbing in the right-of-way, adjacent to properties shall be maintained (pressure washed) such that they are free of mold, mildew, dirt and stains.**