

LAKEWORD



VOLUME VI # 2

JUNE 1995



A Quarterly Publication of **LAKEWOOD PROPERTY OWNERS ASSOCIATION**

P. O. Box # 7 - Arkdale, WI On Castle Rock Lake in Adams County.

President - MIKE TEMPLETON Vice Pres. - TOM WALSH

Editor: George Robinson - (708) 455-1190 or (608) 339-3349

THE PRESIDENTS CORNER

Vol 302 Page 825

As a part of this article, I have enclosed page 4 of Article III of The Declarations, Covenants & Restrictions governing the Lakewood Homeowners Association and their properties. **Business signs on owner's property ARE NOT ALLOWED.** This has once again become an issue. The position of the board is that the properties in Lakewood are zoned for residential use only, and as such, we are not going to allow business signs on the lots or on the structures. The homeowners we have contacted in the past have voluntarily complied with this provision by removing such signs upon request. We do not wish to make a court case of this, but this will be our only choice in the event of non-compliance. We will do what we can to keep Lakewood the attractive place that it is.

I will be up for reelection in May of 1996. If you disagree with the policies of the Board, the way to change them is to vote in new members. I believe that the lakefront property increases the value of our property and is a strong point in the selling of your property. The general feelings of the homeowners in attendance at the annual meeting was to continue on making small improvements each year and to continue with moderate dues increases as we have. Please feel free to write your comments and request to have them published in "LAKEWORD" for all to read. This is your publication and is a place you can express your viewpoint regarding Lakewood and be heard.

Your dogs are not permitted to run loose in Lakewood. The county has a leash law which requires you to have your dog on a leash and be in control. Have a nice summer at Lakewood.

Mike Templeton

ARTICLE III.

Use Restrictions

3.1 Single Dwelling. No building or structure shall be constructed upon a Lot other than a single family residence and a one or two-car garage, and no lot shall be used for other than residential purposes.

3.2 Signs. No signs of any kind may be erected on any portion of a Lot or attached to any building or structure on a Lot except such signs as may be erected by the developer or signs designating a lot number and/or Lot owner's name.

ARTICLE IV

Membership and Voting Rights

4.1 Members. Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation, such as a land contract vendor whose purchaser is in possession. Such membership shall be appurtenant to and may not be separated from ownership of any Lot. Every lessee of a Lot who holds a written lease having an initial term of at least 12 months shall also be a member of the Association.

4.2 Voting Rights. The Association shall have two classes of voting membership:

(a) Class A. Class A members shall be all Owners of Lots and shall be entitled to one vote for each Lot owned.

(b) Class B. The Class B member shall be the Developer, who shall have one vote. The Class B membership shall cease upon written notice to the Association no later than December 31, 1986.

When more than one person holds interest or interests in any Lot, the vote shall be exercised as they among themselves determine. Any person or entity qualifying as a member of more than one class, may exercise those votes to which he is entitled for each such class of membership.

-4-

All association members should have a copy of the By-Laws and Declarations, Covenants & Restrictions. If you do not have one, they are available from the Secy/Trsr @ a cost of \$5.00 to cover postage and the copying cost. Be informed so you know not only your obligations but also your benefits of membership,

VICE PRESIDENTS REPORT

Another year has passed us by and we are set to plan our second annual 4th of July picnic. Last year we had a few late commitments and about half a dozen walk ins. As a result, we ran a little short of chicken. Please help us a little better by responding at least 10 days in advance so we can buy enough to go around.

This years picnic will be Saturday the first of July at 1:00 P M. We will furnish meat, soft drinks, silverware, plates and napkins. Please bring chairs and card tables to eat on and bring a dish to pass.

I want to congratulate and thank the people on helping to keep our park clean - especially David and Karen Lindeman and Tony Deja and his family. All help is appreciated. Remember, this park belongs to us all. Please keep all dogs on a leash, and boaters watch out for people in the swim area; especially the little ones.

Have a wonderful summer.

Tom Walsh

PICNIC NOTICE

This year's annual Independence Day Picnic will be on Saturday, July 1, 1995 at 1:00 P M and of course will be at the Lakefront Park Pavilion. This date was chosen with the hope it will conflict with a minimum of other 4th of July weekend plans.

Entrée dishes and utensils will be provided, (see V Ps report). Side dishes to pass may be supplied along with any special diet items required by some members. Last year there were not enough picnic tables or chairs for all who attended, so it is suggested

LAKWOOD PROPERTY OWNER'S ASSC.
POST OFFICE BOX # 7
ARKDALE, WI 54613

if you have a card table and lawn or folding chairs, a few would be in order. Please coordinate with Tom Walsh so we don't have tables lined up from the water front to the parking lot.

It is important that you **RSVP** at least **10 days in advance - by June 21st** so we know how much food to buy. Come eat and enjoy.

The Lakewood Board of Directors

GARBAGE DUMP HOURS

WEDNESDAY - 5:00 TO 7:00 P. M.

THURSDAY 10:00 A. M. to 1:00 P. M.

SATURDAY & SUNDAY 1:00 to 4:00 P. M.

These are summer hours (until Oct. 15) All trash and garbage must be in clear plastic bags and all plastics, aluminum, glass, newspapers and cardboard must be separated. In the interest of the environment and a spirit of cooperation with the local township, please comply.

THANK YOU

If you wonder why we are down to a 2 page newsletter, we're not getting member contributions to fill more. What would you like to see here? I do not do poetry well, and don't feel we should fill the space with nonsense. Would reprints or notices from other publications be helpful?

*Daffynition: Senior Hula : Geriatric Gyration.
Man is the only animal that blushes - or needs to.*

Mark Twain



Jon & Victoria Weisner
LOT_NO_S 149
3154 Wolfe Court
Naperville, IL 60564

