

Welcome to LHA!

Since 1917, the Lakeshore Homes Association (LHA) has protected the aesthetic quality and architectural integrity of our neighborhood. CC&Rs (covenants, conditions, restrictions) that go with the deeds to properties are managed by the Association and an advisory Neighborhood Preservation Committee reviews changes to the exterior of properties.

Remodeling? Replacing windows? Major landscaping project or tree removal?

Anything that affects (changes, repair, replacement, addition, new) the *exterior* (all sides) of your structures requires prior written approval from LHA. Examples:

- Replacing windows
- Moving a door
- Changing roofline
- Building balcony or deck
- Storage shed
- Handicap ramps
- Installing sport court
- Rebuilding a garage
- Adding a greenhouse
- Repair, replace fence
- Gazebo, pergola
- Tree house
- An addition
- Change porch
- Solar panels
- Retaining walls >3'
- Outdoor kitchen

Changes to your *yard* including fencing or tree removal also require prior written approval from LHA.

Trees

- Removing or mutilating (cutting more than 25% or harming growth) any kind of tree anywhere in the homeowner's yard if its trunk diameter exceeds 12" (=37.5" circumference) at a height of 4'.
- City of Oakland approval may be required for trees 4.5' tall, oak trees 4" diameter (12" c) and other trees 9" diameter (28" c).

Fences

- A fence may not be over 4' high above finished grade anywhere it is in front of the front plane of the house.
- Six feet is max for back and side yard fences.
- Retaining/decorative walls > 3', wall + fence, wall + plantings? Rules apply.
- Review Neighborhood Preservation Explanations & Descriptions document on our website.

Additional Neighborhood / City Regulations

Refuse bins

- Must be concealed or screened so are not visible from any street. Move bins back from curb the evening of your waste pick-up day.

Parking

- Vehicles cannot remain *parked* more than 72 hours without moving per Oakland code §10.28.030.
- It is unlawful to leave *inoperative vehicles* anywhere visible from the street, driveway or other public/private property more than 72 hours per City code §10.64.170.
- Boats, trailers, RV's, trucks, etc. can't be parked longer than 24 hours on the street or property.

Posting signs

- Posting any sign or notice on utility poles, light posts, sign posts or street trees is not allowed and subject to fine.

It's also illegal by City code §12.32.060 and §5.06.020.

Nice to Know Neighborhood info

Exterior Colors: LHA does not approve nor proscribe colors for our homes' exteriors.

Satellite Dishes: Are not regulated by LHA.

Pollarding Street Trees: Within LHA boundaries are 400+ sycamore trees lining our streets. Every 5-7 years, all are pollarded – an age old pruning style used on certain trees. It's a unique look originally used to grow and harvest firewood or timber without killing the tree.

Association Facilities: LHA owns 9 open spaces / parks, maintained for your use. LHA does not own nor operate a clubhouse, pool, playground, or sport court.

Our *office* is located at 907 Underhills Road – we're open M-F, 10-1:00, but are occasionally out in the neighborhood working. You can call us before stopping by at (510) 451-7160.

Excerpts and highlights from *LHA governing documents* including CC&R's, Bylaws, or Neighborhood Preservation Explanations, expressed in lay terms. Refer to these documents for details. Find them in your closing documents, LHA Welcome packet, and/or on LHA's website along with LHA's policy and application forms.

www.lakeshorehomes.net/administration