

Deed Violations

Lakemont Community Association is a deed-restricted neighborhood. The HOA inspects the neighborhood monthly for violations to ensure a safe, clean neighborhood that retains its property values. Property found to be in violation will receive a letter detailing the violation, along with a photo. The first letter is a warning, giving the homeowner a set number of days to correct the violation. Please do your part to review the concern and ensure that you contact the HOA to resolve the violation. Avoid receiving a second notice and/or non-compliance notice. As pursuant to Section 209 of the Texas Property Code, all future action taken by the Association that incurs a cost is billable to the homeowner. We sincerely appreciate your time and attention to this matter.

COMMON DEED RESTRICTION VIOLATIONS



DETERIORATING FENCE

-Regularly inspect your fence for any necessary repairs. Fences are expected to be in good condition. Rott boards are in violation of the Deed Restrictions documents.

EXTERIOR PROPERTY

(i.e., painting, roof repair, sheds, loose gutters, etc.)

-Maintain the exterior of your home in good condition or make any necessary repairs in a timely fashion. Any change, alteration, addition, or modification to the external (outside) appearance of your home must receive prior approval from *ACC Committee.

*If you are doing updates and /or changes to the outside of your home please make sure to contact Graham Management and request the required form before you start the work. You can also find the ACC application form on your homeowner portal: at <https://graham.cincwebaxis.com/>.

Failure to follow the correct procedures could result in but not limited to violations and fines.

TRAILERS, INOPERATIVE VEHICLES, CAMPERS, AND/OR BOATS OR BOAT TRAILERS STORED, PARKED, OR KEPT IN DRIVEWAY OR STREET.

-Be sure to store all trailers, inoperative vehicles, or boats/boat trailers inside the garage or in a storage facility.

UNKEPT YARD

(i.e., tall grass, weeds, and decaying foliage)

-Maintain yard trimmed and free of weeds regularly. If you are unable to do this yourself, get referrals from neighbors or friends for a reputable lawn service company.

Together we make a difference. Thank you for your *support.*



Turn on camera app



Frame the QR



Click the pop-up

Scan to Login to your Online Account



Have a question about the violation? Need more time?
please visit the HOA portal website at <https://graham.cincwebaxis.com/>

ACC

Architectural Control Committee

Following procedures for Architectural Control Committee approval can be confusing! When do we need to submit an ACC form for home changes?

Ready to start that new project this year?

A little background may help, as the word “Architectural Control Committee” seems to appear everywhere in our deed restrictions. ACC rules are established even before builders start construction, and an ACC Committee oversees many aspects, at least on the exterior, of your home as it is built. Later, as homeowners make changes and additions, the ACC rules still apply to homeowners to ensure the community appearance remains harmonious.

ACC does a great deal more, though. The submission process helps discover unanticipated problems before you build or buy. It is important not to build on an easement, to consider the elevation and drainage impact, and to select materials and sizes that are appropriate for the structure and will hold up. There are esthetic considerations also, and even when we think we want complete flexibility, an ACC Committee helps to avoid neon green when we thought it would look pale green! Not sure if you need approval. Contact Graham for any questions.

General ACC Instructions



Turn on camera app



Frame the QR



Click the pop-up

LIST OF COMMON PROJECTS THAT REQUIRE APPROVAL:

Exterior Painting

Fencing (Repair and Replacement)

Roof (Repair and Replacement)

Patios, Sheds, and Decks
Any structural additions/changes
(room addition, patio, dock)

Exterior lighting on house and yard

Sidewalks and driveways

Play equipment

Swings and hammocks

Annual Deed Restriction Calendar*

Homeowners can benefit greatly from using a deed restriction calendar. This tool helps to keep track of important dates, ensuring that tasks are completed on time and avoiding potential fines or penalties for non-compliance. By following the guidelines outlined in the calendar, homeowners can help maintain a safe and well-maintained community for all residents to enjoy. However, it's important to remember that the deed restriction calendar is only a tool and [shouldn't replace the governing documents.](#)

JANUARY

- RIDING SEMI-LIGHT - HOLIDAY SEASON
- ACC IMPROVEMENT

FEBRUARY

- FREEZE COURTESY LETTER
- TRIM TREES
- ROOF CLEAN UP

MARCH

- HOLIDAY LIGHTS
- EXT. REPAIRS, WOOD, PAINTING
- CONCRETE WORK
DRIVEWAYS & SIDEWALKS
- MILDEW/ALGAE
- REMOVE DEAD PALM FROND
- TREE TRIMMING, PLANTING
- LANDSCAPING/LAWN CARE

APRIL

- YARD CLEAN UP
- PLANT GRASS, TREES,
PLANTS, SHRUBS
- CONCRETE WORK
DRIVEWAYS & SIDEWALKS
- REMOVE DEAD PALM FROND

MAY

- DRIVEWAYS
- SIDEWALKS
- FENCES
- REMOVE DEAD PALM FROND
(LAST MONTH FOR FROND)

JUNE

- EVERYTHING
- STOP TREE TRIMMING TILL COLD WEATHER

AUGUST

- EVERYTHING

SEPTEMBER

- EXT. REPAIRS, WOOD, PAINTING
- MILDEW/ALGAE

OCTOBER

- EXT. REPAIRS-WOOD
- MILDEW/ALGAE

NOVEMBER

- TRIM TREES

DECEMBER

- BEGIN TRIM TREES
- RIDING LIGHT - HOLIDAY SEASON

YEAR AROUND ITEMS

- UNAPPROVED MODIFICATIONS
- FENCE
- REPAIR WORK NEEDED

***Violations beyond this scope can still result in enforcement actions.**