



2nd Amendment of Covenants: Lake Clair Place Homeowner's Association Your Vote Matters

To approve this amendment, **at least 2/3 (66 2/3%) of homeowners must vote YES. Not voting will result in a NO vote.**

What's Changing? (Simple Explanation)

The HOA is updating the community rules to better manage rentals, protect property values, and keep our neighborhood safe and well-maintained.

The main update limits how many homes can be rented and sets clear rules for leasing. It also clarifies that homeowners are responsible for their tenants and for any damage caused to the community. **Full copy of the LCPHOA Second Amendment is attached.**

Key Updates at a Glance

✓ **Rental Limit**

Only **20% of homes** in the community can be rented at one time

✓ **No Short-Term Rentals**

No Airbnb, vacation rentals, or renting individual rooms

✓ **Minimum Lease Term**

All leases must be **at least 6 months**

✓ **HOA Approval Required**

All rentals must be approved before tenants move in

✓ **Tenant Screening**

Background checks required for all tenants 18+

✓ **Lease Limits**

Maximum of **2 leases per year per home**

✓ **Occupancy Limits**

Limits on number of residents based on home size

✓ **Security Deposit**

\$200 deposit required for each rental

✓ **Grandfathered Rentals**

Current rentals can continue until the home is sold or lease ends

✓ **Owner Responsibility**

Owners are responsible for tenant behavior and any damages

✓ **Community Use = Your Risk**

Use of common areas (playgrounds, lakes, etc.) is at your own risk

Why This Matters

These updates help:

- Maintain property values
- Prevent overcrowding and short-term rentals
- Ensure accountability for renters and owners
- Keep Lake Clair Place a safe and desirable community



How to Vote

Please mail your completed ballot, fully filled out and postmarked by Saturday, June 6, or vote in person on:

Saturday, June 13 from 11AM -2PM at:

Front entrance of Lake Clair Place

Hot Dogs & refreshments will be provided FOR ALL RESIDENTS!

Come meet neighbors, eat & cast a ballot!