



Homeowners Association
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LAKE MOUNTAIN ESTATES HOMEOWNERS ASSOCIATION

PHASES II, III & IV

GENERAL INFORMATION

This manual has been prepared for all homeowners and residents of Lake Mountain Estates, Phases II, III and IV. Please read it and keep it available for reference. It provides information intended to provide you with a better understanding of the Association's CC&R's, rules and regulations, financial status, the facilities and related activities.

Lake Mountain Estates was established in 1978 as primarily a retirement community. In 1983 when Phase I was completely sold, it withdrew from the Association. Phase I has no ownership in the clubhouse, pool or any other common property located in Phases II, III and IV. They do share a twenty-two percent (22%) interest in the RV storage area. The Association for Phase II, III and IV became known as Lake View Homeowners Association from 1982 thru 1992, but the community was still advertised as Lake Mountain Estates and primarily a retirement community. In 1992 the Association changed the home association name to Lake Mountain Estates Homeowners Association. The name is similar to Phase I's name but the two (2) Associations are entirely separate.

Lake Mountain Estates Phases II, III and IV is a Senior Community established in compliance with the 1988 Federal Fair Housing Act. The policy of this community and its facilities is foremost and primarily for the use and enjoyment of the resident members. Guests or visitors are accommodated when such accommodation does not infringe upon the convenience or right of enjoyment of the resident members.