



LAKERIDGE ESTATES RESTRICTION SUMMARY

This is merely a summary of the restrictions and does not represent a comprehensive overview of the LakeRidge Estates of Lubbock Restrictions. Please refer to the recorded document for full definition of the Restrictions at www.HawkizeMgmt.com under the Lakeridge Estates tab or in your ownership portal.

Improvements	• Before any improvements or changes to the exterior of the home, the owner shall present the requested plans in writing to the ARC. Changes include rain gutters, solar panels, swimming pools, electrical generators, fences, roofs, pergolas, shops, sheds, storage units, outdoor fireplaces, beehives, mailboxes, turf, xeriscape, awnings, Cabanas, etc. (Not a complete list)
One-Family Dwelling and Other Structures	• Dwellings constructed on all lots must be approved by the Architectural Review Committee (ARC) prior to commencement of construction. Any structure on the premises must be approved by the ARC prior to commencement of construction. No building, fence wall, or other structure or Landscape Improvement shall be erected, placed or altered on any lot in the Lakeridge Estates Subdivision nor shall any exterior addition or alteration be made until a set of building plans, specifications, and a plot plan showing the location, nature, height, shape and materials of such building, fence, wall or other structure or improvement, addition or alteration has been approved in writing as to the conformity and harmony of its external design with existing structures in Lakeridge Estates subdivision and as to its compliance with these restrictive covenants by an Architectural Control Committee composed of three (3) officers of, or appointed representatives of, the Association.
Construction	• Dwellings must be constructed of masonry brick and/or stucco. All side walls shall conform to the Building Code

	of the city of Lubbock, Texas, and where such walls shall be exposed, the same shall be of finished masonry materials, which materials shall be of the same masonry, color, design, and texture as the front of the structure unless the ARC otherwise permits.
Trailers	No trailer, camper, or boat shall be parked, stored, or maintained on any lot in such a way as to be visible from the fronting street.
Roof	- The roof overhang on the zero side of all dwellings on lots 48-63 may not exceed 18 inches and must be guttered with downspouts at east and west ends. - Roof overhang on zero side of all dwellings located on lots 148, 149, 150, 154, 155, 156, 157 and 158 may not exceed 24 inches and must be guttered with downspouts at east and west ends. Lots 247-264, and 306-314 must be guttered with downspouts on the east and west ends (no overhang specified). - Composition asphalt shingles may be used as roofing material and must have a minimum of 30-year warranty and be of wood or earth tones only.
Fences	No fence, wall or hedge or combination thereof shall be greater than 7' in height. No wire or woven fence is permitted on any part of lot.
Square Feet	Dwellings constructed on all lots shall contain at least 2,400 sq. Ft. Of heated and/or air-conditioned living space exclusive of garages, porches, basements, and outbuilding.
Animals	Each lot owner will be allowed to keep and maintain 2 household pets provided such household pets are kept within the area of the lot and do not create noise or odor which is offensive to adjoining lot owners. The raising and keeping of hogs, horses, poultry, fowl, or other livestock on any property in the Lakeridge Estates Subdivision is strictly prohibited.
Activities	No noxious or offensive activity or nuisance shall be carried on upon any lot, or shall anything be to be done thereon which may become or be an annoyance to the neighborhood.

Signs	No sign of any kind shall be displayed at public view, except that one sign of not more than 6 sq. Ft. May be used by builders to advertise property for sale or rent during the construction and sales period. * As listed under the Texas election code, political signs may be displayed for a time period of 30 days prior to election day and 10 days after election day.
Dumping	No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Waste shall not be kept except in sanitary containers. All equipment for the storage and disposal of such materials shall be kept in a clean sanitary condition.
Garage	Each residential dwelling shall provide garage space for minimum of two (2) automobiles.
Vehicles	No reference to specific types of automobiles in the Covenants and Restrictions; however, no trailer, camper, or boat shall be parked, stored, or maintained on any lot in such a way as to be visible from the fronting street.
Parking	No reference to parking in the Covenants and Restrictions. City of Lubbock has general traffic and parking codes and fire safety regulations. Vehicles parked in a cul-de-sac cannot obstruct fire apparatus access or block the mandatory 40-foot paved turnaround radius required by the City of Lubbock Subdivision Design Standards. City Code prohibits parking within 10 feet of a fire hydrant or blocking a driveway, sidewalk or intersection radius. In Lubbock, passenger vehicles must be parked on a paved driveway or designed parking surface. Vehicles parked in the street must be operable.
Cul-de-sac Parking	City of Lubbock has general traffic and parking codes and fire safety regulations. A cul-de-sac is considered a public roadway. Parking “nose-in” or “tail-in” (perpendicular/angle parking) on a residential street is illegal unless the city has specifically installed signs or painted lines authorizing angle parking for that exact spot. The Parallel Parking Rule

	according to Lubbock City Code 20.04.003 and Texas Transportation Code 545.303 state any vehicle parked on a two-way street must be parked parallel to the curb, facing the direction of traffic, with the right-hand wheels within 18 inches of the curb. Perpendicular parking inherently leaves two or four wheels away from the curb. Lubbock City Code 20.04.006 strictly prohibits parking any vehicle in a manner that obstructs or restricts the normal flow of traffic. Since a cul-de-sac's primary design is to allow emergency vehicles, school buses, and delivery trucks to turn around safely, a protruding vehicle constitutes a hazardous obstruction.
Basketball Goals	No reference to basketball goals in the Restrictive Covenants with the HOA. According to City Code Administration and Lubbock Right-of-Way Management Regulation, placing any permanent or portable basketball structure on a public roadway or easement is considered an illegal encroachment violation. A cul-de-sac is public property designed entirely for the movement of traffic. Placing a hoop at the end of the curb creates an obstruction for essential municipal services, including street sweepers, trash collection trucks and emergency fire apparatus. If a city vehicle (like a garbage truck or fire engine) strikes a basketball hoop left in the street right-of-way, the homeowner can be held financially liable for damages to the city vehicle. City Code prohibits structures that encourage children or residents to play actively inside active vehicle turning radiuses, creating safety hazards. The basketball hoops cannot block sidewalk access for the handicap or pedestrians.
Landscaping	The only reference found states "should a hedge, shrub, tree, flower or planting be so placed, or afterward grow, so as to encroach upon adjoining property, such adjoining encroachment shall be removed upon request of the owner of the adjoining property."

Antenna	No radio tv antenna shall extend more than 5 ft. Above the highest point of the roof of any building, and no antenna shall ever be maintained on any lot not containing a building. No visible tv disk, satellite receivers, or devices performing a like, or similar function shall be permitted.
Setbacks	- The front yard must be minimum of 15 ft. From the front property line except lots 116, 117, 118, 119, 252, 253, 257, 258, 259, 309, 310, 311, 318, 319, 326, 327 and portions of lots 251 and 254 which shall be minimum of 5 ft. From front property line. - The rear yard must be a minimum of 5 ft. From rear property line. - Lots 199-305 will have 20 ft. Front yard setback except that cul-de-sac lots may have minimum 5 ft. Setback with exception of any garage which shall have a minimum of 20 ft. Of setback. The side yard setback will be 5 ft. On each side. Corner lots will have 10 ft. Setback adjacent to any alley or street. Dwellings shall contain at least 3,000 sq. Ft. Of heated and/or air-conditioned living space exclusive of garages, porches, basements, and outbuilding. - Lots 315-330 side yards of side of lot upon which 5 ft. Access easement, and a 2 ft. Eave overhand easement as shown on plat must be minimum of 10 ft. In depth from such side lot property line, the 5 St. Access easement being a portion of said 10 ft. The 5 ft. Access easement shall be an access easement for the benefit of the adjoining property owner. No side yard shall be permitted or required on the side of the lot opposite the side on which the 5 ft. Casement for the adjoining lot is shown on the plat, and on that side of the house no doors, windows, or other openings will be permitted except as herein stated. The roof overhang on the zero side of all dwelling constructed on lots 315-330 must be guttered with downspouts on the north and south ends – roof overhang may not exceed 24 inches. Dwellings shall contain at least 1,800 sq.

	Ft. Of heated and/or air-conditioned living space exclusive of garages, porches, basements, and outbuilding. Dwelling must be constructed of masonry brick and/or stucco. Roof pitch should be 7/12 unless approved by ARC.
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