

The
3R's
for

**LAKE VIEW PARK
LOT OWNERS**

RIGHTS-RESTRICTIONS-REGULATIONS



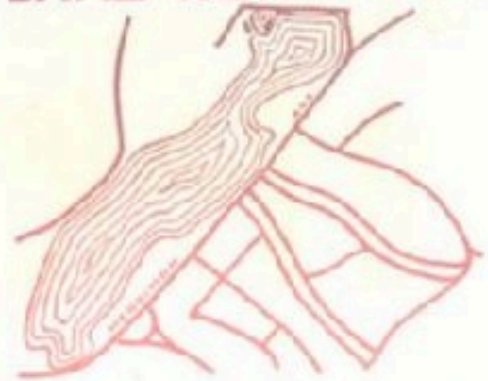
**LAKE VIEW PARK COMMISSION
Asheville, N. C.**

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To the Property Owners
of
LAKE VIEW PARK



The Lake View Park Commission feels that it should make a report to all lot owners and we are taking this method of doing so. It is lengthy, but we wish you would consider it as seriously as you do the annual financial reports that you receive from the companies in which you have an interest.

The Lake View Park Commission, as trustees for the lot owners, holds the title to Beaver Lake; the land surrounding the lake; the parkways; the planted strips along the streets; the circles; the triangles at the end of roads or at their intersections; the half-moon and triangle at Midland Drive; the swimming pool; the bath house; the lots used as a beach; the parking lot in the rear of the swimming pool; and other property. All

of these properties belong to the lot owners and the Commission serves as their representative. To maintain this property and keep its tidy appearance, it is very necessary that all lot owners cooperate.

The deed conveying to you your Lake View Park property contains several clauses which should be brought to your attention.

The PARK COMMISSION



The clause relating to the selection of the Park Commission is:—

"That upon a date to be fixed by the secretary, and pursuant to 30 days notice to all lot owners, and annually thereafter, between the hours of 4 and 7:30 P. M., at a place to be designated by said secretary, said lot owners of Lake View Park shall elect by ballot three Park Commissioners, and a Treasurer, who shall be lot owners, each voter to be entitled to cast one ballot for each lot owned. The Commissioners and Treasurer receiving the majority votes cast in said election shall be declared elected by the owner or owners, and shall constitute the Park Commission. The Treasurer shall take charge of all Park funds and dispose of same by order of the Commissioners. Commissioners shall have supervision of the Park, and direct all work contemplated by these presents, and shall order all disbursements by the Treasurer."



The clause relative to restrictions is:—

"That they will not erect or suffer to be erected on the land above described any commercial or manufacturing establishment or factory, or house or building to be used as an apartment house, tenement house, boarding house, two-family dwelling house, sanitarium, sanitorium, or hospital of any kind, or at any time use or suffer to be used any building or buildings erected thereon for any such purposes; that they will not erect or suffer to be erected on said land any residence to cost less than

Dollars, exclusive of heating and plumbing; that in building on said land they will build on the building line as shown and indicated on the plat hereinbefore referred to, at a point distant at least fifteen feet from the side property line; will face or front said house on the street designated on said plat as the front of said lot, and shall prior to constructing said house submit to the party of the first part hereto, or its duly authorized agent appointed for that purpose, the complete and detailed plans and specifications for said house, which said plans and specifications shall be approved by the party of the first part, or its said agent, before the construction of said house, or any part thereof, is begun, and that in the construction of said house said plans and specifica-

tions, as so submitted and approved, shall not be departed from or varied in any particular without the consent in writing of the said party of the first part, or its said agent; that they will not build more than one residence on any one lot, as shown and designated on said plat, but may build thereon a garage or stable in keeping with the premises and residence built thereon, and of sightly appearance and subject to the approval of the party of the first part, or its duly authorized agent as aforesaid. That no building shall be erected upon a subdivision of a lot as shown on said plat except when such subdivision forms an addition to a lot so shown thereon and then only upon compliance with all other restrictions herein contained. That they will not, during a term of fifty years from date hereof, sell, convey, lease or let said land, or any part thereof, to a negro or person of any degree of negro blood, or any person of bad character."

The Commission has appointed a Restriction Committee consisting of:

Mr. Paul F. Chamberlain, Chairman

Mr. Earl Eller

Mr. E. F. Morgan

Col. J. H. Laubauch

Mr. K. W. Partin

It is the duty of this committee to study and analyze all plans and specifications for new constructions and to recommend the approval or disapproval of these plans. Already several have been handled. At present there are some violations of restrictions in Lake View Park. It is the intention of the Restriction Committee to make every effort possible to get these violations corrected and to see that no future violations occur. This is a very active and important committee and we think the lot owners are fortunate to have such a representative group of successful business men to serve on this committee.

ASSESSMENTS



The clause relating to assessments reads:—

"That they (the lot owner) will pay annually on or before the first day of January of each year hereafter to the Park Commission hereinafter provided for, 10¢ per front foot of the lot above described (the front to be governed by the front of residence built on said lot; if the residence is built on the corner of two streets and front both, the owner may select his front, and this right shall not apply to an alley); as a fund for beautification, preservation, improvements and repairs of the public parks, public sidewalks, public streets and driveways within Lake View Park, which said sum shall constitute and become from the date hereof, each and every year, a first lien on the above described lot in favor of said Park Commission; if the said sum or sums shall not be paid as herein provided, then it shall be the duty of the said Park Commission, by its treasurer, to give the said parties of the second part 30 days notice of such default, and if the same is not paid on or before the last day of notice, then the Treasurer of the Park Commission is hereby constituted a trustee, etc."

Assessment notices have been duly mailed in accordance with this clause of your deed. The majority of the lot owners have paid their assessments very promptly which has enabled the Lake View Park Commission to maintain and preserve the parkways, planted strips, shrubbery, and in other ways beautify the entire development and

thereby make it a better place in which to live. For those who have been so prompt in paying these assessments, we extend our sincere thanks. To those who have not paid these assessments, we earnestly request that they send the treasurer their check for all past due assessments.



The Commission has made it possible for the lot owners to enjoy boating and fishing on Beaver Lake. A boating and fishing club has been organized to promote these sports. The committee is composed of:

Mr. Arnold Phillips, Chairman
Mr. Paul Boling Mr. Max Israel
Mr. M. L. Hine Mr. C. L. Kellogg
Mr. H. B. Kyles

Rules and regulations governing boating and fishing have been drafted and the committee would be glad for any lot owner of Lake View Park to join this club. The lake has been stocked and a warden has been employed to protect these fish from those who would encroach upon the lake. The committee would like for the lot owners interested in these recreational activities to get in touch with them so that all property owners may enjoy these privileges, which are available to lot owners only.



The Beaver Lake Swim Club, Inc., leases from the Commission the swimming pool, bath house, beach, appurtenances, etc. This swimming pool is operated primarily for the benefit of lot owners of Lake View Park. Unfortunately, the expense of this is such that memberships must be accepted from some who do not own property in Lake View Park. These outside memberships pay higher membership dues than the lot owners. Governors of the swim club are:

Mr. Hal R. Cory, Chairman
Mr. Wm. E. Smathers, Secretary
Mr. Joseph Dave Mr. Frank Nesbitt
Mr. C. E. Morgan Mr. Garrett Wilson

These gentlemen are giving much time to provide adequate swimming and recreational facilities for Lake View Park lot owners. They welcome the cooperation and suggestions from lot owners in the operation of this swimming pool.



Mr. Garrett D. Wilson, Superintendent of Lake View Park, supervises the crew responsible for the maintenance of our property and the mowing of grass along the roadways, in the parkways, triangles, circles, etc. This crew also looks after the shrubbery and trees of the parkway along the roadways and gives all of their time primarily to the beautification of Lake View Park. Mr. Wilson, a retired businessman from another city, is devoting much of his time to this beautification and preservation program.

Of course, in operations this large, it is necessary to have legal advice, and every attorney residing in Lake View Park has assisted the Commission in every way possible.

All of the gentlemen serving as commissioners, legal advisers and committee members are serving without compensation, and in many cases without thanks, and we feel that Lake View Park is indeed fortunate to have so many public spirited and community minded men and women among the lot owners. Because of the interest of these people, the future of the beautification program is assured.



The Commission and the above committees naturally have some plans looking to the future. The war has seriously handicapped us in undertaking an expanded program for beautification of Lake View Park, and has hindered us in carrying on the present program. Now that the war is over and as manpower and materials become available again, it is the hopes of the Commission and the various committees to launch an expanded program which we hope will make Lake View Park the most attractive subdivision in Western North Carolina. To do this, we will have to call on some other lot owners to serve on committees and give us some of their time, abilities, ideas, and financial support.

It is our hope that every lot owner of Lake View Park will become interested in keeping up the appearance of this development and help us to go even further than we have in the past.

The various committees and the Lake View Park Commission would appreciate any suggestions you may make, and above all, we would like your help in a material way.

Respectfully submitted,

LAKE VIEW PARK COMMISSION
W. Randall Harris, Chairman
W. Bowen Henderson, Secretary-Treasurer
Hal R. Cory William E. Smathers