**Covenants**

 **(In Brief)**

***ARCHITECTURAL CONTROL* -** Modifications to building, fence, wall or other structure require ACC Review.

***EXTERIOR MAINTENANCE* -** Owners are responsible to maintain their properties in a neat and attractive condition.

***Lots* -** All Lots, together with the exterior of all improvements located thereon, shall be maintained in a neat and attractive condition.

***Land Use and Building Type***. Lots shall be used only for residential purposes.

***Fences and Walls* -** No fence or wall shall be erected, placed, altered or allowed to remain on any Lot nearer to any street than the minimum building setback line. (Rear and side yards may be enclosed with decorative fencing, but chain link or woven wire type fencing will not be permitted) Front yards

may not be enclosed in any way.

***Nuisances* -** No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the

neighborhood.

***Temporary Structures* -** No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence ( temporarily or permanent).

***Signs* -** No sign of any kind shall be displayed to the public view on any Lot (except For Sale or Rent)

***Garbage and Refuse Disposal* -** No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers.

***Sight Distance at Intersections* -** No fence, wall, hedge or shrub which obstructs sight lines at elevations between two and six feet above the streets shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property line and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended.

***Recreational Vehicles* -** Recreational vehicles such as trailers and campers, shall not be parked within prominent view (and shall not be used for dwelling purposes).

***Boat docks*** - are permitted as provided by the rules and regulations of the Corps of Engineers; however, the construction, location, installation and maintenance of said docks shall be subject to the control of the architectural

control committee.

***Exterior of Buildings* -** No alteration shall be made to or on the exterior surfaces of any building located on any Lot unless (a) consented to in writing in advance by the architectural control committee, or (b) made by or at the instance of the Declarant.

***Construction* -** During the construction of dwellings as provided herein, the Declarant may authorize in writing that not more than two trailers or temporary buildings be placed on not more than two Lots, to be used as construction and/or sales trailers but not for residential purposes. Such trailers

or buildings shall be maintained in a clean and orderly manner at all times, and shall be subject to the control of the architectural control committee.

***Governmental Regulations* -** All governmental building codes, health regulations, zoning restrictions and other requirements applicable to the Properties shall be observed. In the event of any conflict between any provision of any such governmental code, regulation or restriction and any provision of this Declaration, the more restrictive provision shall apply.

***Pitt Bull Terrier Ownership –*** Ownership of any Pitt Bull Terrier(s) is prohibited. Note: *Pitt Bull Terrier* shall be defined as any *American Pit Bull Terrier* or *Staffordshire Bull Terrier* or *American Staffordshire Terrier* breed of dog.