

Valley View POA
Cover Sheet Rules and Regulations
From Covenants
2018

No construction is to Commence on any lot without VVE ARC Committee approval.

-The following are the areas that will be fined without ARC Committee approval.

- 1) Decks- Written request ARC
 - a) Permits from Township
 - b) Survey of lot with drawing of deck placement
 - c) Permit from ARC of VVE showing deck has been approved
 - 2) Pool- Written request ARC
 - a) Permits from Township
 - b) Survey of lot for set back or drawing provided by the lot owner
 - c) Permit provided by VVE ARC
 - d) Fence around pool if required by Township or ARC
 - 3) Additions of any type on property- Written request ARC
 - a) Permits from Township
 - b) Survey of lot with setbacks
 - c) Blueprints of addition
 - d) No more than 3 car garage total to any property
 - e) Permit from VVE ARC
 - 4) Sheds- Written request ARC
 - a) Permits from Township
 - b) Maximum Sq. Ft. total 400 sq. ft.
 - c) Only one shed up to 400 sq. ft. - total of 2 units totaling 400 sq. ft.
 - d) Survey of lot or accurate drawing of placement with setback
 - e) Setbacks:
 - No closer than 15 ft. from sideline
 - 10 ft. from rear
 - 20 ft. from swale lot
 - If lot has wetlands- Government rules apply on Wetland Setback
 - See setbacks in covenants
- Page 6 Line 12
Permit from VVE ARC
- 5) Fences- Written request ARC
 - a) Print of lot with placement of fence and installation
 - b) Setbacks of fence
 - i) 10 ft. front from 15 ft. side to road
 - ii) 10 ft. side

- iii) 10 ft. rear
- iv) 10 ft. from swale on property
- c) Style color and height must be approved by ARC

6) Wind Turbine

7) Ham Radio Tower

8) Rentals - Home rentals

No rentals on your property less than 6 months

1-Rental tenant must fill out rental form

2-Owner will be solely responsible for damage/trash/damage to Association property

3-Tenant must be registered with ARC Committee

4-If tenant is not registered owner fine will be levied against lot owner

5-Rentals are for single families only

6-No single rooming allowed

9) Vehicles/Motorized

A- All vehicles on lot must be registered and insured

B- No vehicles are to be parked on the front yard except possibly if you are having a family gathering or picnic. ARC must be notified if street parking is needed.

C- Vehicles are to be parked in the driveway at all times.

D- Any violations will result in a fine levied against owner

10) Speed Limit in Valley View Estates is posted at 25 mph unless posted less.

-Please adhere to the speed limit

-No Passing on VVE Roads "What so ever"

-Exception-If a car is pulled over or slows down and waves you around them

11) School Bus Stop.

-Get there on time

-Don't make the bus wait, it ties up the entrance

-Pull onto shoulder where there is space

-Parents should get out of car to make sure kids are safe getting out of the car.

We will get covenant forms for:

Rentals

Pets

Additions, Decks, Pools, Fence and Sheds

Valley View Estates
Highlights of Rules and Regulations

1- No construction is to commence on any lot without Valley View Estates ARC Committee approval- Forms below are to be reviewed and presented to ARC Committee.

1- Cover Letter and plot plan

2- Rules and regulations for homeowner and builders need to review.

2- The following construction items need Valley View Estates ARC Committee Review

1- New construction page 5 of 9, sub 10/11

2-Additions

3-Decks page 7 of 9, 15

4- Pools page 7 of 9 , 15

5- Sheds page 6 of 9/12

6- Fences page 6 of 9, B & C

3- The above items need acceptance by the VVE ARC Committee. Non Compliance will result in a fine and stop work order