

Covenants/Board of Directors (BOD) Guidelines Overview

This is a summary of the Covenants and BOD guidelines for Lighthouse Pointe. For exact wording and more detail please review the Declaration of Covenants, Conditions and Restrictions for Lighthouse Pointe Subdivision available on your HOA website. **When you purchased in Lighthouse Pointe you agreed to abide by these Covenants and Restrictions.** (Covenants introductory paragraph.)

As with all rules and regulations there may be extenuating circumstances that could allow for a temporary or permanent deviation. If you feel you have such a situation contact the LHP BOD (contact information on HOA website.) **BEFORE** you take action.

Homeowners Association Membership and Dues (Articles III & IV)

As a property owner in Lighthouse Pointe you are an Association member. Each lot has one vote in Association actions. As an association member you agreed to payment of dues. Currently dues are payable semi-annually on January 1 & July 1.

Architectural Control & Guidelines (Articles V, VI & VII)

In general, a change to anything about your home that your neighbors can see or may be impacted by, or can be seen from the roadway must be presented to the ACC. If you will have a **dumpster** during construction it **must reside on your property** and not in the street for safety reasons. **Please notify the Association of anticipated length of dumpster presence.**

All items must conform to the general architectural style, colors and materials of the homes in our community and be an asset to the neighborhood. ALL new construction and modifications must also adhere to all state and local building codes.

Example items requiring **Architectural Control Committee (ACC)** review and approval are:

- **Exterior dress of your home:** shutters, paint, brick, siding, gutters, etc.
- **New home construction**
- **Home additions/remodeling**
- **Fences** – Back yard fences must start no closer than 15' from the front of the home, be no more than 6' in height, and of natural unpainted/stained wood color. No chain link fences are allowed. Waterfront property may also have metal or PVC open view style fence. Specific information on waterfront fences must be supplied to ACC for approval.
- **Decks**
- **Mailboxes/stands** – conform to design of boxes & stands on your street
- **Out/storage buildings** – to be placed behind 6' back yard fence and no more than 9.5' total height from ground. Must comply with Santa Rosa County requirements (see HOA website for information). Copy of county approval required to ACC.
- **Ponds, pools**
- **Driveways/concrete slabs, walkway paths**
- **Landscaping** – All homes are to have grass and bedding areas in front yard. No one shall change the natural contours of the land causing undue and harmful flow of surface water drainage to any adjoining or nearby properties. Drainage easements shall not be obstructed in any way.
- **Waterfront lots** to include **docks, seawalls** and similar items.

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Information for making application to the ACC is available on your HOA website along with a Submission Form.

Property Maintenance and Appearance (Article VII)

Maintain structures, improvements, yards, driveways, sidewalks, landscaping, etc. in a good condition to secure the aesthetics of the subdivision.

- **trash cans** are NOT to be stored IN DRIVEWAYS but out of view from the street – behind fence or screen – if neither is available then neatly beside home as far back from street as possible
- **sidewalks, curbs and drives** neatly edged with rust and/or mildew stains removed
- **lawns** watered and mowed regularly
- **weeds** controlled
- **dead plants and trees removed**

Satellite dishes and clothes lines shall not be visible from the street or adjacent lots. The FCC allows you to have a satellite dish and we respect that requirement. We only ask that you locate it such that it does not detract from the neighborhood.

No boats, jet skis, trailers, motor homes, campers and other recreational or work vehicles shall be visible from the street (park them behind your 6' fence).

Allowed signage: real estate sales/rentals signs. **Temporary signage** for yard/garage sales or special events (non-commercial) and **no longer than 7 days**. **Political preference** signs are allowed during election periods, as allowed by law, and must be removed within 48 hours after election.

No vehicles, equipment or non-landscape items may be kept on grassy areas of lawn at any time.

General Restrictions (Article VII)

No dumping on vacant lots

No business trade or activity shall be carried on or maintained within the neighborhood, which may become an annoyance or nuisance to the neighborhood, i.e. vehicle repair in driveways, short-term (less than 1 six months) rentals.

No animals, livestock or poultry may be raised or kept on any lots except for pets, provided they are not maintained for commercial purposes.

No more than 2 household pets on any lot at any time.

Use of the Waterfront and Tot Parks (Article VII)

Use of all parks and their facilities is limited to property owners, their family, guests and invitees, and shall be at their own risk. These areas are owned and maintained by Lighthouse Pointe HOA for the enjoyment and recreation of our property owners.

- Tot Parks and waterfront park **close at 9PM or dusk, whichever is earlier**.
- **Use ONLY the cooking/grilling equipment supplied at waterpark**, not portable equipment or open fires.
- **No motorized vehicles, boats or watercraft** allowed within the waterparks.
- **No boats or watercraft may be moored** to the dock in the waterfront park.