

Covenant 9: Remove

Covenant 11. All buildings to be erected, altered, placed or permitted to remain on any lot shall be for one single residence and the necessary outbuildings for the convenience of the Lot Owner. These may include a garage for not more than three (3) cars, one (1) guest house and one (1) caretaker quarters all of which shall be considered part of the residential lot.

Owners must be absent during any rental period. Owners may not rent their residential lot, or any portion thereof, for less than thirty (30) consecutive days. Only one lease agreement is allowed for the residential lot at a time. If the residential lot, or any portion thereof, is leased or occupied in violation of this Section, the Association will be authorized, in addition to all other available remedies, to levy fines against the Owner, which fines may be set forth in the Association's Covenant and Rule Enforcement Policy or in its Rules and Regulations. Leases may not be subleased or assigned without prior Board approval.

Tenants shall enjoy the privileges of the Owners if such privileges are extended to the tenants by the Owner by written agreement; in which case, the Owner may not exercise privileges pertaining to the leased property during the term of the lease. Such assignment of privileges shall be specified in said lease agreement. The right to vote remains with the Owner and cannot be assigned or transferred to the tenant. An executed copy of the lease agreement (rental amount redacted), clearly stipulating tenant's privileges and obligations and tenant's knowledge of restrictive covenants and regulations, shall be provided to the Secretary of the Association not less than seven (7) days prior to the date of commencement of the lease.

No residential lot, or any portion thereof, shall be rented or occupied for transient, vacation, or hotel purposes, including AirBnB, VRBO and other such vacation rental arrangements for less than thirty (30) consecutive days.

Approved April 2024

Paulette Church, President