

Covenants Overview

This is not a legal document. This is a layman's summary of the "high points" of the Covenants. For exact wording and lots more detail please review the Declaration of Covenants, Condition and Restrictions for Lighthouse Pointe Subdivision

Homeowners Association Membership

Association members are the owner(s) of record for any lot within the subdivision. Each lot has one vote in Association actions.

Architectural Control

Items requiring **Architectural Control Committee** review and approval are:

Any exterior structure or improvement on your lot - examples:

- Home construction and additions
- Fences
- Decks
- Mailboxes
- Out buildings
- Ponds, pools
- Driveways

For waterfront lots this includes docks, seawalls and similar items.

(Take note some of these items require you to obtain County Authorization/Permitting also.)

We need a site plan showing layout of the property, adjacent structures, roads, property lines (a photocopy of your original plat can work great for this) and on that indicate the changes planned. Please make note of materials, color and any other information you think will help us understand quickly what you intend to do. If a hand drawn sketch describes what you want to do then that's fine. **This does not have to be a work of art, just an informative drawing.** Do note that if this information is required by the County they may want a more professional drawing. Check with them.

Basic requirement here is that all items conform to the general architectural style of the home and our community and be an asset to neighborhood.

You can mail your submission to Sandi, email it to us via our website, or just hand it to a Board member. The Covenants allow 30 days for the review, however, we will process them as quickly as possible.

Property Maintenance and Appearance

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

- trash cans stored out of view from the street
- sidewalks and drives neatly edged and rust stains removed
- lawns watered and mowed regularly
- weeds controlled

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

Boats and boat trailers, motor homes, campers and other recreational vehicles not visible from the street (park them behind your 6' fence).

No signs displayed to public view except for real estate sales/rentals signs.

Use of the Waterfront and Tot Parks

Use of all parks and their facilities is limited to homeowners, their family, guests and invitees, and shall be at their own risk.

Parks close at 9PM.

Use ONLY the cooking/grilling equipment supplied, not portable equipment or open fires.

No vehicles, boats or watercraft allowed within the parks.

No boats or watercraft may be moored to the dock in the waterfront park.

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