

COVENANT 6

CURRENT LANGUAGE:

The exterior of all structures must be completed within one (1) year after **construction of the structure shall have commenced**, except where such completion is impossible or would result in great hardship to the homesite owner or building due to strikes, fires, national emergency or natural calamities. **No earth, stone or gravel from foundation work shall be allowed to remain on the homesite in an unsightly manner.**

SUGGESTED REVISION:

The exterior of all structures must be completed within one (1) year after **the beginning of actual construction of the dwelling** except where such completion is impossible or would result in great hardship to the homesite owner due to strikes, fires, national emergency or natural calamities. **Exterior renovation projects must be completed within one year of the date of ARC approval of plans.**

Rational for suggested changes:

- Improve flow of the first sentence
- Add a time limit for renovation projects
- Delete language about unsightly remains, since Covenant 8 already addresses that

_____ **I approve the Covenant Revision**

_____ **I disapprove the Covenant Revision**

NAME _____

LOT # _____

SIGNATURE _____

DATE: _____

COVENANT 13

CURRENT LANGUAGE:

No structure of a temporary character shall be placed upon any homesite at any time, **provided, however, that this prohibition shall not apply to shelters used by the contractor during the construction of the main dwelling unit, it being clearly understood that these latter temporary shelters may not, at any time, be used as residences or permitted to remain after completion of construction.** The design and color of structures temporarily placed on a homesite by contractors or subcontractors shall be subject to the reasonable aesthetic control of the Association. **No trailer, tent, barn, or similar outbuilding or structure shall be placed on any homesite at any time, either temporarily or permanently.**

SUGGESTED REVISION:

No structure of a temporary character shall be placed on a homesite at any time, **except by the contractor during the construction, major repair or renovation of the main dwelling unit. Temporary structures may not be used as residences and must be removed after completion of the construction, repairs or renovations.** The design and color of structures temporarily placed on a homesite shall be subject to the reasonable aesthetic control of the Association. **Contractor utility trailers, dumpster trailers or similar trailers used solely for the convenience of the contractor are permitted on a homesite during the period of construction, renovation, or repair.**

Rational for suggested changes:

- Improve readability of first sentence
- Add renovation and repair provision
- Permit contractor trailers to be present (when originally written, contractor utility trailers containing tools may not have been common, and most renovation contractors now do not use dumpsters, but rather use debris trailers)

_____ **I approve the Covenant Revision**

_____ **I disapprove the Covenant Revision**

NAME _____

LOT # _____

SIGNATURE _____

DATE: _____

COVENANT 19

CURRENT LANGUAGE:

No boats, trailers, nor recreational or commercial vehicles shall be parked on any homesite except in an enclosed garage.

SUGGESTED REVISION:

In general, no boats, trailers, recreational vehicles or commercial vehicles (owned by the homeowner) shall be parked at a homesite except in an enclosed garage. However, with advance notice to the ARC chairman, a homeowner may park any of the aforementioned trailers or vehicles in their driveway for a period not to exceed 48-hours. This window is available once per calendar month contingent upon no history of repeated violations of this covenant.

Rational for suggested changes:

- As written, an owner technically could not bring a trailer onto their property to load a car or wash or repair a boat or pack a camper van, even for an hour
- This revision would allow flexibility to accommodate those activities while still protecting the aesthetics of the community.

_____ **I approve the Covenant Revision**

_____ **I disapprove the Covenant Revision**

NAME _____

LOT # _____

SIGNATURE _____

DATE: _____