



South Haven

CCR Quick Reference Guide

Architecture and Design Review Purpose

8 (First Filing) and 5.5 (2nd and 3rd Filing)– No residence or building of any kind, no improvement which extends above ground level, and no fence shall be erected, placed, altered or permitted on any lot unless and until the construction plans, specifications, elevations, and a plan showing the location of the structure shall have been approved in writing. Without the Architectural Reviewer's prior written approval, a person may not construct a dwelling or make an addition, alteration, improvement, installation, modification, redecoration, or reconstruction of or to the Property, if it will be visible from a street, another Lot, or the Common Area of the Property.

A/C and Heating

Resolution - Air conditioning equipment may not be installed in the front yard of a dwelling. Window units are prohibited.

Animals

15 (First Filing) and 6.4 (2nd and 3rd Filing) – No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes. No animal, bird, fish, reptile, or insect of any kind may be kept, maintained, raised, or bred anywhere on the Property for any commercial purpose or for food. The only animals permitted on the Property are customary domesticated household pets, which may be kept subject to rules adopted by the Board. Pets must be kept in a manner that does not disturb the peaceful enjoyment of other residents of Subdivision Lots.

Business Use of Lot

1 (First Filing) and 6.7 (2nd and 3rd Filing) – All lots taken or developed from the above- described property are for residential use only. A resident may use a dwelling for business uses, such as telecommuting, personal business, and professional pursuits, provided that: (1) the uses are incidental to the primary use of the dwelling as a residence; (2)the uses conform to applicable governmental ordinances; (3) the uses do not entail visits to the Lot by employees or the public in quantities that materially increase the number of vehicles parked on the street; and (4) the uses do not interfere with the residential use and enjoyment of neighboring Subdivision Lots by other residents.

Fence

9. (First Filing);C.7 (2nd/3rd Filing); Resolution – Fences shall be constructed only of wood, brick, ornamental iron, or other material approved in writing, provided that barbed wire and net wire fences are prohibited. No fence shall exceed eight (8') feet tall, except any fence that is erected on a lot that is adjacent to a lake, which shall not exceed four (4') feet and shall not be within twenty (20') feet of the lakes common top bank unless determined otherwise. All other rules and specifications regarding fences in the governing documents are to be strictly followed.



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No fence or wall shall be erected, placed, or altered on any lot closer to any street than the minimum building set back line, nor any nearer any street than the location of the front of the house. Any portion of a fence that faces a street, alley, or Common Area must have a "finished side" appearance. Retaining walls must be constructed entirely with Architectural Reviewer-approved materials, however, railroad ties may not be used for a retaining wall visible from a street. The use or application of a stain that cures in a solid color or paint is prohibited. Wood fences may be left in their natural state. No wood fence may be stained to alter the fence color from a natural wood color. Notwithstanding any other provision in this Section, fences on Lots having frontage or bordered on any property line by any Common Area, including any lake, shall be constructed in such a manner as to preserve the lake view, or view of the common areas, recreational areas, park areas, or pathways from any other Lots. On these Lots, rear fences on the back property line shall be constructed of wrought iron, wood, or other Architectural Reviewer-approved material to a height of no more than 4 feet.

Garage Usage

3 (First Filing) and C5 (2nd and 3rd Filing) – Each dwelling must have an attached garage for at least two standard-size cars. No garage may be converted to be used as a living area. It must remain a garage designed to house automobiles.

Lot Maintenance

18 (First Filing) and 6.6 (2nd and 3rd Filing) – Lot owners shall keep their respective lots or tracts mowed and free from noxious weeds. Both the Lot and the dwelling must be maintained in a manner so as not to be unsightly when viewed from the street or neighboring Subdivision Lots.

Mailbox/Plaque

C.9 (2nd/3rd Filing) and Resolution - All mailboxes in the association are to be of uniform character and style. Each Owner is required to purchase and maintain the association- approved mailbox. All mailboxes shall be anodized aluminum and shall be painted black. OBJ- Objectionable Action

13. (First Filing) and 6.5 (2nd and 3rd Filing) – No objectionable or offensive trade activity shall be conducted on any lot, nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood. No Lot or Common Area may be used in any way that: (1) may reasonably be considered annoying to neighbors; (2) may be calculated to reduce the desirability of the Subdivision as a residential neighborhood; (3) may endanger the health or safety of residents of other Subdivision Lots; (4) may result in the cancellation of insurance on the Subdivision; or (5) violates any law.



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Parking Vehicles

19 (First Filing) and C.16 (2nd and 3rd Filing 2nd Amendment) – Boats, vehicles, campers or trailers of any kind or parts, appurtenances of any boat, vehicles, campers or trailers shall not be kept or stored on any lot nearer to the street than the minimum setback lines as set forth in these covenants, and must be stored behind a fence as set forth in these covenants. If the subject property is adjacent to a lake, a fence must be erected on the side rear of the property, the boundary of the property that is adjacent to the lake according to the provisions of Paragraph 9 of these covenants.

Residential Usage

11 (First Filing) and C.15 (2nd and 3rd Filing 2nd Amendment)– No structure, of a temporary character, trailer, mobile home, basement, tent, shack, barn, or other outbuildings shall be used or employed on any lot or tract at any time as a residence, nor allowed on any tract for a prolonged period of time so as to detract from the appearance of the subdivision.

Screening

19 (First Filing) and 6.13 (2nd and 3rd Filing) - No equipment shall be kept or maintained on any lot in any manner, which would detract from the appearance of the subdivision. An Owner may be required to screen anything determined by the Architectural Reviewer to be unsightly or inappropriate for a residential subdivision. Screening may be achieved with fencing or with plant material, such as trees and bushes, or any combination of these. If plant material is used, a reasonable period of time is permitted for the plants to reach maturity as an effective screen. As used in this Section, "screened from view" refers to the view of a person in a passenger vehicle driving on a street or alley, or the view of a person of average height standing in the middle of a yard of an adjoining Subdivision Lot.

Signs

Resolution - No signs of any kind shall be displayed to the public view on any lot or tract, except customary signs advertising the lot or tract for sale or rent and/or one customary school-related sign which is in good taste, well maintained, and do not exceed three (3') feet tall by five (5') wide.

Vehicle Visibility

10 (First Filing) and C.14 (2nd and 3rd Filing 2nd Amendment)– No house trailers, mobile homes, buses, commercial vehicles or trucks shall be kept, stored, repaired or maintained on any lots or tracts, servitude or right of way, in any manner which would detract from the appearance of the subdivision.