

Pointe Haven IV Homeowners Association
Rules and Regulations

- 1- **No building, fence, wall or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, heights, materials, and location of the same shall have been submitted to and approved in writing as to harmony and standardization of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association. In the event said Board fails to approve or disapprove such design and location within forty-five (45) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.**
- 2- **All Patio Homes will utilize the same external paint colors as established by the Board of Directors.**
- 3- **Land Use and Building Type. – All lots shall be used for single-family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single-family Patio Home dwelling. Any building erected, altered, placed or permitted to remain on any lot shall be subject to the provisions of Article VII of this Declaration of Covenants relating to architectural control. No business employing persons other than the lot owner may be conducted in a residence. No activity may be carried on that will attract unreasonable vehicular traffic.**
- 4- **Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.**
- 5- **Junk Vehicles. No inoperable vehicle or vehicle without current registration and insurance will be permitted on the premises. The Board of Directors shall have the right to have such vehicles towed away at the owner's expense.**
- 6- **Recreational Vehicles. No boat, motor boat, camper, trailer, motor or mobile home, or similar type vehicle shall be permitted to remain on any Lot, or in parking spaces, at any time, unless by consent of the Board of Directors.**
- 7- **Commercial Vehicles. No commercial or similar type vehicle (e.g. vans, trucks, motorized equipment used for business purposes) shall be permitted to remain on the Properties at any time, unless prior written consent is provided by the Board of Directors.**
- 8- **Temporary Structures. No structures of a temporary character are allowed on a lot, including, but not limited to, a trailer, tent, shack, garage, barn, or other out-building.**
- 9- **Animals. No animals, livestock, or poultry of any kind shall be kept or maintained on any Lot or in any dwelling, except that dogs, cats or other household pets may be kept or maintained provided that they are not kept or maintained for commercial purposes, and provided further that they are not allowed to run free and are at all times properly leashed and personally escorted. When escorting their pets, owners shall ensure that pet waste is picked up and disposed of properly to ensure sanitary conditions and maintain the beauty of the neighborhood.**
 - 10- **Awnings. Retractable awnings may be installed over patios, subject to approval by the Board of Directors.**
- 11- **Vehicle Repairs. No repairs to any vehicle may be made in driveways, streets, or yards; only in garages and not visible from the street. No inoperable vehicle, whether or not containing current registrations, shall be permitted to remain in any driveway or on any street.**
- 12- **Trash Pickup. Trash may not be put out for pickup any earlier than the night before the scheduled pickup. All trash receptacles shall be removed to an out-of-sight location by the end of the day of pickup.**
- 13- **Pond Fishing. Fishing from the pond in the Common Area is prohibited. The Association shall post and maintain signs in the Common Area advising fishing from the pond is prohibited.**

