

THE COVES NORTH HOMES ASSOCIATION RULES

ARCHITECTURAL

Architectural control is provided for in the Coves North Declaration of protective Covenants.

Fences:

- A. A detailed plan of proposed fence, including exact area, height, type of materials, and a description of the finished look shall be submitted in writing to the Board for review.
- B. Fences constructed without prior written approval from the Board may be:
 - 1. Given written approval as exists.
 - 2. Given temporary approval until complying changes are made (90 days being the maximum time for changes to be made, unless good cause can be shown).
 - 3. Given written disapproval and require removal of structure.
- C. Fences may be constructed of wood only.
- D. The finished side must face outward, unless a fence is jointly built by adjoining neighbors.
- E. Fences should be constructed from the rear most corner of the house. Exceptions may be granted for inclusion of a side door, etc., on an individual basis.
- F. Corner lots require special consideration and regulations, but generally the same rules apply as for regular lots, however, the fence shall run parallel to the streets and not forward of either neighbor's front fence line.
- G. In all cases the Board has the right to determine and approve or disapprove any individual application concerning the construction of fences or any other structure.

Decorator Fences:

- A. The same general fence regulation will apply.
 - 1. Plans for decorator units must be submitted to the Board for approval.
 - 2. Front yard corner decorator units may be no more than approximately two feet in height and may not be constructed as a continuous fence.
 - 3. The Board shall request and hear the views of adjoining neighbors before approval.

Dog Runs (Kennel):

There are very strict regulations for the building of a dog run.

- A. A detailed drawing must be submitted to the Board.
- B. A solid wood fence at least the height of the dog run must be erected around the regular yard area so that the run may not be visible to the public view.
- C. The Board shall request and hear the views of adjoining neighbors before approval.

Swimming Pools:

- A. Plans must be submitted to the Board, prior to construction, for approval.
 - 1. Plans must include area, type of materials, finished look and a detailed diagram.
 - 2. A City building permit should be obtained and included
- B. Unapproved pool construction shall have a maximum of 90 days to comply with the Board's notice. The Board shall have the authority to grant an extension if "good cause" can be shown.
- C. Pools may be constructed no higher than ground level. No above ground swimming pools will be approved.
- D. Swimming pools shall be constructed in the back yard area only.
- E. Owner shall be required to construct an approved wood type fence around the entire back yard area.

Sheds:

- A. Detailed plans shall be submitted to the Board with a diagram attached.
- B. Neighbor's opinion shall be obtained prior to construction or approval.
- C. Unapproved shed type building shall have a maximum of 90 days to comply. Extensions shall be granted only if "good cause" can be shown.
- D. Shed or buildings shall be constructed of wood only. The finished side of the construction must face out.
- E. Sheds may be constructed in the back yard area only.

Lake

The following are the simple rules that have been implemented to control and preserve the area in and immediately around the lakes in THE COVES NORTH.

- A. Swimming, boating, ice skating, winter sports and fishing are done at one's own risk. There will be no lifeguards or lake patrolmen provided on the lakes.
- B. No parking of cars allowed on the dams.
- C. Fishing for non-lake lot owners will be confined to boats and the dam area only.
- D. All boats must have some kind of light if on lake after dark.
- E. Any fish caught should be taken home. Do not throw any fish back in the lake after being caught. No cleaning of fish at the lake area.
- F. Boats are limited to canoes, row boats and small sailboats.
- G. Motors of any type are prohibited.
- H. Access to the lakes for those other than lake lot owners will be confined to the dam area.
- I. No refuse is to be discarded in or around lake property.
- J. No rafts or docks are permitted to be built on the lakes. No rafts may be moored in the lakes.
- K. No boats belonging to lake lot owners are to be left in the water unattended.

- L. Boats belonging to non-lake lot owners are not to be left at the launch area unattended or beached on private property.
- M. Remind your children not to throw rocks from the dam into the lakes. The rocks are there to protect the dam.

Any persons who willfully and repeatedly disregard these rules and regulations will jeopardize their lake privileges.