



May 2013

# Chatham Pointe HOA

## Protective Covenants by Board Members

1. All architectural changes are to be approved by the Architectural Review Board. ARC Forms can be obtained from the management company or from the Chatham Pointe HOA website.
2. No boats, recreational vehicles, tractor trailers, or trailers are to be parked on the streets, driveways, yards, or side yards for more than 72 hours without board approval
3. No cars or trucks are to be parked in the yards, side yards, or backyards at any time.
4. All homes are to be well maintained aesthetically such as exterior paint, siding, fence, deck and awning upkeep.
5. No fans or air conditioners are to be placed in any windows.
6. All satellite dishes are to be placed where they cannot be seen from the street and are to be no more than 18in in diameter.
7. NO Parties at the pool. An owner may invite up to three (3) guests to the pool. Owners must be present at all times with their guests. Pool keys are not to be loaned to anyone.
8. Any parties at the Gazebo must be on the calendar with the management company and be approved by the board of directors.
9. Recreational vehicles, small utility trailers, and boats can be parked in the storage area at the owner's expense and must be registered with the management company. Any vehicle without registration will be considered abandoned and will be subject to being towed.
10. All dogs must be on a leash pursuant to the Metro Leash law. Owners are responsible to clean up after their pets.
11. For the safety of the children and residents please obey the 30mph speed limit and come to a complete stop at all stop signs.
12. For the safety of the children and residents only one basketball goal for each resident is allowed. Please put all basketballs goals up where they cannot be seen from the street when not in use.
13. The pool parking lot can be used for overflow parking after pool hours when it is closed. Parking at the pool must be approved by the board of directors. Any vehicle left at the pool for an extended period of time or without proper registration will be subject to being towed.
14. The walking trail is for use by Chatham Pointe residents only. Please be courteous to your neighbors.
15. If any homeowner or their dependents are found to be vandalizing any property of the Chatham Pointe HOA they will be required to repair or replace at the homeowner's expense.
16. Trash and recycle carts must be stored out of public view except on collection day.
17. Brush may be placed out for pickup no more than fourteen (14) days prior to collection start date.
18. No Owner may lease a lot to a Third Party unless such Owner has resided on the Lot for two (2) or more years prior to the leasing of the Lot.
19. No Owner may lease a Lot to a Third Party for fewer the twelve (12) months. Subleases shall not be allowed.
20. Chatham Pointe is zoned RS-Residential Single Family. No businesses are allowed to be operated or run from any lot.

Note: These Protective Covenants by Board Members supersedes those revised in 09/06 and amended on 08/16/2010 and 10/18/2010