

Village at the Bluff

Summary of Covenants, Conditions & Restrictions

Quiet Hours: Quiet hours are after 10pm and before 7am. Nuisances are prohibited within the project.

Smoking: Smoking is prohibited entirely within the project. Smoking includes, but is not limited to the carrying, burning, smoking, handling, or otherwise controlling any tobacco, marijuana, vaping, or other similar product or device of any type whatsoever.

Animals: All animals need to be registered with the HOA. No more than 2 common household pets may be kept. The Unit owner shall not allow the Animal to leave the unit unless it is on a leash and accompanied by the unit owner. Animals must be properly licensed and registered with the city. Feces must be cleaned up immediately. Excessive barking, howling, whining, harassing or threatening passerby's is not permitted.

Parking: No Owner shall be permitted to park in the parking areas designated for visitors. No Owner shall be permitted to park in the street overnight. No trailers, including, without limitation, camping, storage or work trailers, are permitted to park on the street overnight. No motor vehicle, which is inoperable, shall be placed in an Owner's driveway or any Common Area for more than forty-eight (48) hours. No parking shall be permitted upon any lawns or upon any sidewalks.

Signage: No signs, banners, promotional flags, directional signs, campaign or political signs are permitted on any unit or common area. For sale or for rent signs no larger than eighteen inches by eighteen inches (18" x18") may be displayed in the inside window of the Unit.

Holiday Displays: Any holiday displays may be displayed 45 days before the holiday and must be removed within 14 days after the holiday.

Rubbish & Trash: Each unit owner shall see that their yard is kept in clean sanitary condition. No lot or part of the Common Areas shall be used as a dumping ground for trash or rubbish of any kind. No items may be stored outside the Unit with the exception of a garbage can.

Exterior of Residences: The owner may not alter the exterior of any building, limited common area, or common area without written consent of the Board.

Open Flame Devices: The outdoor use and storage of open-flame devices is strictly prohibited.

Fences: Fencing shall be permitted only around each Unit's patio; provided, however, any such fence must be installed by a licensed contractor, and consist of the same height, vinyl material and design, and color as the perimeter fencing surrounding the subdivision. Plans for fencing must be submitted to the Board for approval.

Satellite Systems and Antennas: No satellite dish, exterior radio or other antennas shall be placed upon any structure without prior written approval of the Board. Television or data communication dishes which are approved for installation must be on the rear of the unit in a location that minimizes visibility.

Offensive or Unlawful Activities: No noxious or offensive activities shall be carried upon any Lot, Unit, or Common Area, nor shall anything be done or placed upon any Lot, Unit, or Common Area which interferes with or jeopardizes the quiet enjoyment of other Lots, Units, or Common Areas, or which is a source of nuisance or annoyance to other residents.

Rentals: Any unit used as a rental must have at least a 6 month contract in place. Lease agreement and tenant contact information needs to be provided to the HOA. Short term rentals are prohibited. Owners are responsible for providing their tenants with HOA information and ensuring they are in compliance.

Security Cameras: Before installing any security cameras, ring doorbells or motion activated lights, an approval request must be submitted. The installed device's color needs to blend in or aesthetically match the surroundings. Installation should not impact the unit's siding or exterior. There cannot be a negative impact on other units. Any footage liability is strictly upon the owner.

Fines will be assessed as follows:

1st Offense: Written Warning

2nd Offense: \$50.00 Fine

3rd Offense: \$100 fine

All Offences there after \$150.00