

# STANDARDS OF CASTLE COVE COMPLIANCE GUIDELINES

REVISED DATE: January, 1998

Listed below is a summary of the more commonly encountered specific standards of the Covenants which are 1) explicit within the Covenants, or 2) as stamped on the original building plans as filed with the county, or 3) as established by the Architectural Improvement Committee in keeping with the Covenants.

1. Any major improvement, addition or modification to existing properties require approval of the Castle Cove Architectural Improvement Committee prior to implementation. (Refer to Article IV, of the Castle Cove Covenants, and to the attached Rules and Regulations.
2. Mailboxes and posts must be uniform throughout the Development and must conform to the following:
  - A. Be "Size 2"
  - B. Be painted Rust-O-Leum "Leather Brown"
  - C. Be in a state of good repair.
3. Each front lawn must have at least two (2) living trees with each having a minimum trunk diameter of 2" measured 4" above the ground.
4. Each lot and any improvements thereon must be diligently maintained (i.e. attractively landscaped, mowed regularly, painted/stained where appropriate, cleaned, etc.). Reference Section 8.1.
5. Each lot must have a front yard light operated by an automatic "dusk-to-dawn" device.
6. No vehicle or equipment shall be parked on any street in the Development for more than 48 consecutive hours. Reference Section 9.3.
7. No boat, camper, trailer, etc. shall be parked in view from either the street or adjacent lots for more than 48 consecutive hours. Reference Section 9.4.
8. Clotheslines and hanging of laundry within view from any street or adjoining property is prohibited.
9. Chain link fences are prohibited on all private lots. Any other fence must be approved by the Architectural Improvement Committee as to size, location, height and composition. Reference Section 4.3.
10. Lake front properties are prohibited from installing any fencing, boathouses, pools, plantings and or other items, which are not in harmony with the general surroundings of the lake area. Reference Section 4.3 and Section 7.11.
11. Above ground swimming pools are prohibited. Reference Section 7.11.
12. Existing swales and drainage contours are to be maintained by the Property Owner. They shall not be filled in or otherwise obstructed. Reference 8.2.
13. Pets shall be reasonably confined, controlled, cared for and cleaned up after so as not to be a nuisance to other residents. (Refer to City-County general ordinance 107 (1988)).
14. Posting or display of any signs on areas designated as "Common Property" or "Common Areas" must meet the following requirements:
  - A. Must be for one of the following occasions:
    1. Garage Sales

## **Exhibit C**

2. Open Houses
  3. Special private occasions (ie. parties, birthdays, birth announcements, etc.)
  4. Lost or found pets
  - B. Shall not be for:
    1. Political candidates or issues
    2. Commercial products
  - C. Shall be displayed for a period of time:
    1. Not to exceed four (4) consecutive days, and
    2. Start no earlier than one day before the event, and
    3. End one day after the event.
  - D. Have the name and address of the Castle Cove resident responsible for the sign or poster placed legibly on it.
15. Storage barns and other similar structures may be approved only when they are to be positioned and designed so as to be inconspicuous on the lot (i.e. along a tree line or very near the house.).  
Reference Section 4.3.

Petition for changes and variances to these guidelines should be made to the Castle Cove Owners Association.