



## **SUMMARY OF RESTRICTIVE COVENANTS FOR BOGUE WATCH**

- Any house constructed must be completed within one (1) year subsequent to commencement of construction.
- Construction must be commenced within five (5) years from the date which a building permit may be obtained after original purchase from Developer. Once lot is resold, time period does NOT start over.
- All Lots shall be used for residential purposes exclusively.
- All houses shall have a minimum of 2,000 square feet of enclosed heated living area (exclusive of porches, decks and garages). No house shall exceed fifty feet (50') in height and no other structures shall exceed sixty feet (60') in height; provided, however, that houses built on waterfront lots may be restricted to less than fifty feet (50') in height.
- The initial annual HOA dues shall be \$1,800.00 per Lot per calendar year. Each annual HOA dues shall be fully payable in advance on the 1<sup>st</sup> day of January each year.
- It shall be the responsibility of each Owner to prevent the development of any unclean, unsightly, or unkempt condition of buildings or grounds on a lot. Each Owner shall maintain such Owner's Lot and shall keep underbrush and weeds mowed.
- No noxious, unlawful or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or a nuisance to the neighborhood. No plants, poultry, animals, junk, junk automobiles, or devices or things of any sort, the normal activities or existence of which are in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of other property in the neighborhood shall be placed, kept or maintained on any Lot.
- No exposed or exterior radio or television transmission or receiving antenna shall be erected, placed or maintained on any part of a lot.
- No billboards or advertising signs of any character shall be erected, placed, permitted or maintained on any lot.
- No home, tent (other than small overnight tents used by children which remain in place for less than 24 hours), barn, shed, shack, trailer, mobile home, modular home, tree house or other similar out-building or structure shall be placed on any lot at any time, nor shall above ground swimming pools be permitted.
- Each Owner shall provide for parking of vehicles off alleys, private lanes, streets and roads.
- There shall be no outside storage or parking upon any portion of the properties of any mobile home, modular home, trailer (either with or without wheels), motor home, tractor, truck (other than personal-use pick-up trucks and sport utility vehicles), commercial vehicles of any type, camper, motorized camper or trailer, recreational vehicle, boat or other water craft, including jet skis, wave runners and similar craft, boat trailer, motorcycle, motorized go-cart, golf carts or other related forms of transportation devices, except if adequately screened from view or otherwise permitted in writing by the Homeowners' Association.
- Trees may be removed without prior written approval within the building foundation area of the main Dwelling and within twenty (20) feet of the main Dwelling provided that the location of the house has been approved in writing by the Homeowners' Association.
- All houses built on Lots shall be required to have at least a two car garage or adequate parking in an area underneath the house for the parking of two cars. No garage shall be converted to living area without prior HOA approval.
- Any fences, walls or animal pens sought to be constructed on any lot shall require the specific written approval of the HOA as to location, size, composition, configuration, exterior materials, color and other similar matters. No hedge, shrubbery or vegetation of any kind shall be grown or placed in the form of a fence on any lot across the front street line of the lot or on either of the side lines of the lot unless approved by the HOA.
- No sprinkler or irrigation systems of any type that draw upon water from creeks, streams, rivers, lakes, ponds, wetlands, canals, or other ground or surface waters within the subdivision shall be installed, constructed, or operated without written approval from the HOA.
- No ponds, lakes or recirculation water ponds shown on any map of the subdivision shall be used for swimming, boating, diving or fishing, nor shall the use of any personal floatation devices, jet skis or other such items be permitted on any pond or lake except as permitted by the rules and regulations of the HOA.
- No artificial vegetation with the exception of specialty use areas such as common area putting greens shall be permitted. Exterior sculpture, fountains, gazebos, arboretums, flags, and similar items are subject to approval by the HOA.
- All yard accessories and play structures, including basketball backboards and any other fixed game, shall be subject to HOA review and prior approval.
- No leasing or renting of any house shall be permitted for a term of less than two (2) weeks, nor shall any less than the entirety of any house be leased.
- No cutting or removal of trees, shrubbery, or landscaping of any kind shall be made within any buffer area shown on any recorded plat of the subdivision, except with the prior written consent of the HOA.