

Nautical Reach Rules and Regulations

****For Exact Legal Wording Please see Article X, Section 10
of the Recorded Restrictive Covenants****

- All exterior modifications, including but not limited to: fences, play sets, pools, sheds, etc... must be approved by the Nautical Reach Architectural Review Committee (ARC). If items are not approved and are not built in accordance to the Community Documents the Board can impose fines of up to \$100.00 per day until the property comes into compliance. Please see section 9.1 of the community documents for a full list of the ARC standards.
- All properties are to be maintained regularly. This includes mowing the grass, edging the sidewalks and driveways, and making sure the beds around the home are free of weeds.
 - o ****If the property has a drainage easement. It is the owner's responsibility to mow and maintain.**
 - o ****If the property has a fence, the area outside the fence must be mowed and maintained to the property line.**
- Sheds must match the home by having the same siding and roofing color and material
- Fences must come off the rear corners of the home. Fences are not permitted in any drainage easements and the decorative side must face out. No chain-link fences permitted.
- Except for vehicles being used by persons providing services to the Declarant or the Association, no vehicles are permitted to be parked on the street in the right of way. Basketball goals should not be stored in the street or right-of-way. Both are a safety hazard and do not allow for easy access by emergency vehicles.
- Unless used as a primary source of transportation or parked in a garage (with the door closed), no part of the subdivision may be used for the parking of any trailer coach, house trailer, mobile home, automobile trailer, motorcycle, camp car, recreational vehicle, camper, truck which exceeds ¾ ton, boat, boat trailer, or any vehicle with letters or other markings over four inches tall or wide.
- No sign, awning, canopy, flag (except the American flag), shutter, radio or television antenna shall be placed upon the exterior walls, roof, or any part of the property.
- All pets must be kept on leashes when not in a fenced in area. All pet owners must clean up after their pet. Both of these items are not just rules but enforceable criminal laws.
- All trash and recycling bins must be stored out of view from the road as well as from any other lot, except on trash pickup day.
- No noxious or offensive activity that shall become an annoyance or nuisance to residents shall be carried on in the community.
- There is to be no curtains, shades or other window coverings or linings to be hung inside or outside any windows, doorways, and/or patio doors which will show any color on the outside other than white tones.
- No open fires shall be permitted on any part of the subdivision.
- No outdoor clotheslines are permitted.
- No person shall operate an all-terrain vehicle, utility vehicle, dirt bike, golf carts, or go-cart on any common area of the HOA including but not limited to lots, paved streets or roads owned or maintained by the HOA.