

## **LOWHOA Covenants & Restrictions**

The Covenants and Restrictions were created for the purpose of enhancing and protecting the value, attractiveness and desirability of the lots or tracts in our subdivision. The following rules and restrictions are condensed; actual legal descriptions can be downloaded at: <http://www.lowhomeowners.org/rules>

### **Lake Restrictions**

Prohibited from:

- Operating any boat operated by a combustible motor on the lake.
- Stocking fish in said lake, without the written consent of the Association or using minnows as bait while fishing in said lake.
- Disposal of pollutants in the Subdivision sewage system, streets or storm drains.
- Owners and residents, shall enjoy the right and privilege to use said lake for reasonable recreational purposes, as long as said persons displays a lake use tag, as provided by the Association, while utilizing the lake.

### **Pet Restrictions:**

- No animals, livestock, or poultry of any kind shall be raised, bred, or kept in the Subdivision.
- Lot may have up to three, in aggregate total, dogs, cats, or other household pets, provided they are not kept, bred or maintained for any commercial purpose.
- All household pets must be properly restrained at all times, and any outdoor household pet shelters must be placed in the rear yard of the Lot.

### **Home Restrictions:**

- No structure, outbuilding, swimming pool, solar panel, satellite dish or antenna shall be erected, placed or altered on any Lot in this Subdivision until the building plans and plot plans showing location of such structure have been approved in writing by the Association.
- No trees six inches in diameter or more, other than dead or diseased trees, shall be destroyed or removed without the written approval of the Association.
- No intoxicating liquor shall be manufactured or sold in any residential Lot in the Subdivision, and no noxious or offensive trade or activity shall be carried on upon any Lot.
- All Owners shall maintain their property.
  - Maintenance shall consist of the exercise of reasonable care to keep buildings, driveways, sidewalks, landscaping, lighting, and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear excepted.
  - Maintenance of landscaping further means the exercise of generally accepted garden management practices necessary to promote a healthy, weed-free environment for optimum plant growth.
  - No refuse, garbage, ashes, waste, debris, or any offensive substance or material shall be kept or allowed to remain on the Subdivision premises, except temporarily in adequate containers suitable for that purpose.
- No trucks (other than pick-up trucks for personal use), heavy-duty commercial vehicles, light-duty commercial vehicles, trailers, campers, or vehicles other than passenger cars or vans may be parked or maintained in said Subdivision unless they are kept in garages.
- No inoperative cars or boats may be parked on the roadways or driveways in the Subdivision, or where they can be seen from the street.
- There shall be no extended overnight parking on the roadways in the Subdivision by any vehicle. (Overnight parking in excess of one week shall be deemed extended overnight parking)
- No sign of any kind shall be displayed to public view on any Lot except one sign of not more than five square feet advertising the property for sale or rent. Open house signage may be displayed between Thursday and Monday.
- Without the prior approval having been granted in writing by the Association, no enclosures or fences shall be constructed along the approximate borderline of any Lot which would exceed six feet in height.
- No fence or wall shall be erected or altered at a place nearer to the street than the minimum building set back line, unless similarly approved.
- No fences or enclosures shall be erected on the frontage of any Lot, being the address side of the Lot.
- All Lots in said Subdivision shall have installed an operative outside yard light controlled by a photoelectric cell, or timer, so as to be turned on at sunset and turned off at sunrise.