

Note: Reference herein to “Restrictions” shall mean the Amended and Restated Notice of Restrictions on Real Estate for Lake Conway Woods Association, Inc., Document # 20180080843, recorded 2/8/2018. Terms defined in those Restrictions are used in the same sense herein.

A. Maintenance

Lot Owners and tenants are responsible for maintaining the exterior appearance of their house, landscape, and other improvements on their Lots in good condition and repair.

1. The exteriors of all structures, including, without limitation, walls, doors, windows, roofs, and porticos, shall be kept in good maintenance and repair
2. No rotten wood or mildew on the home shall be visible from the street. Roofing materials and drip edge are exempt from this requirement.
3. Any tarp or other temporary roof repair must be removed, and the roof properly repaired within a three (3) month period. Extensions beyond the three (3) month period will require Board approval.
4. In the event of fire, windstorm, extreme weather, or other damage, the exterior of a structure shall not be permitted to remain in a damaged condition for longer than three (3) months, unless expressly accepted by the Board in writing. In the event of a natural disaster, the Board may grant blanket extensions.
5. If a Lot is not properly maintained and/or is deemed as a safety hazard, the Board may act to make necessary repairs and assess the Lot Owner for such repairs.
6. No exterior lighting may be directed outside of the Lot Owner’s property or result in an adverse visual impact to adjoining neighbors due to location, wattage or other features. Temporary holiday lighting is exempt from this requirement.
7. Lawns shall be maintained so that no grass or weed shall be longer than 12”.
8. Sidewalk and driveway edges must be maintained.
9. No plants, vegetation, or curbing shall encroach on the sidewalks, or be an impediment to persons on the sidewalk.
10. No vines or other unruly vegetation shall be left untrimmed in beds or yards visible from the street.

B. Trash Cans

Garbage cans, trash receptacles, recycle bins or other trash containers shall not be left on or near the street except as needed for collection. They shall be stored on the side or back of the house and not in the driveway or in front of the home.

C. Pets

In no event shall dogs be permitted upon public access areas or upon the Lake Lot unless under leash. All owners of pets shall be required and responsible to clean up any excretions of their pets.

D. Lake Lot

1. Keys to the Lake Lot will be issued by the Coordinator to members who have paid their dues. The gate to the beach shall be locked upon entry and exit. Climbing of the fence is prohibited.
2. Use of the beach lot shall be restricted to members of the Association who have paid their dues, members of the families and guests, provided guests are accompanied by a member. The number of guests permitted under the auspices of any member* shall be limited to six persons unless permission is obtained in advance from the Directors of the Association or their designee. Minor residents under the age of eighteen years, unaccompanied by an adult, are limited to one guest.

**Membership is held by the occupants of a property, normally a family, and the limitation to the number of guests applies to the number invited by the family unit rather than the individual members of the family or other groups occupying the member's property.*

3. No assemblage of more than twenty persons, whether members or guests, gathered for the same purpose, such as a picnic or private party, shall be permitted without the advanced permission of the Board of Directors. Requests for such use must be presented in person or in writing to the Board not later than the regular meeting next preceding the date of the event for which permission is requested.
4. Children under the age of 8 years shall be accompanied by an adult.
5. The northern 1/3 of the beach area is designated for beaching, skiers and small boats. The remaining 2/3 of the beach area will be reserved for swimmers and waders.
6. The lot shall be closed daily from 10:00 p.m. until 6:00 a.m. the following day to all uses with the exception of launching and retrieval of boats. Users in this capacity will respect the rights of lake lot neighbors with regard to noise and conduct.
7. No firearms or other weapons, including but not limited to pellet guns and bows and arrows, shall be permitted on the lot. Glass containers of any kind are also prohibited, and each member shall be responsible for the proper disposal of his own refuse and trash. A trash receptacle is provided for resident use.
8. There will be no parking of boat trailers on Tidewater from Carolwood to Summerwood at any time.
9. There will be no parking of cars or trailers on the lot. Residents parking on the street will not block ingress or egress of lake lot neighbors. Vehicles in violation will be towed at owner's expense.
10. No one over the age of 12 is allowed on playground equipment. The Association accepts no responsibility for injuries or damages on the property or caused by the use of the property.

11. Bikes, skateboards, or rollerblades are not allowed on the dock or on the playground equipment.
12. Dogs must be on a leash and their waste picked up. Aggressive dogs are prohibited.
13. No fireworks including sparklers or other ignited fire work will be allowed to be used.

E. Renting and Leasing

The Restriction prohibiting leasing or renting for less than twelve (12) consecutive months was imposed to preserve the single-family residential character of the community. In the event a Lot Owner wishes to rent their home while traveling, such action shall not be deemed a violation of this intention provided that the Lot Owner's furnishings remain in the home and the renting occurs no more often than once per year.