

SUMMARY OF RESTRICTIONS AND COVENANTS

1. Every owner has a right to access and use the common areas. Walk easements and common areas are noted on the plat.
2. Every owner is a class A member of the association and entitled to one vote for each lot owned
3. All owners must pay a monthly assessment fee in quarterly installments at the rate set by the board. Failure to pay within 5 days results in a daily service fee of \$5.00 per day effective from the 1st day of the month and can lead to a lien or other legal action against the property if not paid. Assessments will be uniform for each lot.
4. No building, fence, wall, antennas, etc shall be erected nor any building alterations made until plans are submitted to the Architectural Control Committee and approved in writing by the committee to assure harmony of buildings and surroundings. Requests must be on the "Architectural change Request" form to Newcomb, Inc.. Privacy fences between residences are not permitted.
5. Lots shall be used for single-family residential purposes only. No business that can be observed or heard from the outside the resident is permitted.
6. No signs shall be displayed to the public view except for one sign for not more than 5 square feet advertising the unit for sale or rent. Indiana legislation changes in 2010 state that this prohibition does not apply to political signs but that associations could control size and number. Our policy is for no more than 5 signs total, no more than one sign per candidate and the size is not more than 5 square feet, same as the for sale sign..
7. Dogs/cats must be leashed or contained when outside. Person walking a pet must clean up after it. Owner shall remove pet from subdivision if pet emits excessive noise that can be heard outside the residence
8. No outdoor recreational equipment such as pools, spas, hot tubs, swing sets, slides and sandboxes, etc shall be permitted. No outdoor fires, clothes lines or equivalent apparatus are permitted.
9. Regular overnight parking will be in garages. Passenger vehicles may be occasionally parked in the unit's driveway.
10. Garbage and refuse containers shall be kept in the garage and placed at the curbside no sooner than the day before and removed no later than the evening of the scheduled pickup.

Covington Reserve Phase III
Board of Directors
Oct 27, 2014 Rev 1