

# HARBOR OAKS DEED RESTRICTIONS 2/7/2011

Following is a partial list of the Harbor Oaks deed restrictions for convenient reference. For complete and legal details, see the “Protective Restrictions and Covenants and Landowners’ Agreement” and “2010 Amendment to Harbor Oaks Protective Covenants” on file at the County Clerk’s Office for your particular unit. Each and every exception must be approved by the current Board of Directors (not the ARP). No exceptions that may have been granted in the past are “grandfathered”.

1. No dock, building, structure or improvement may be made without approval of the Architectural Review Panel (ARP). Owner, not contractor, is responsible for obtaining ARP written approval. Construction must begin within three months after approval.
2. Building setback details per the Protective Restrictions and Covenants.
3. No fences nearer the street than the front building line, nor taller than 6’.
4. Lot owners must maintain their bulkheads. If not, the Harbor Oaks Property Owners Association (HOPOA) may perform the maintenance and lien the property for the charges.
5. 15’ maximum mooring distance from bulkhead unless otherwise shown on the original plat.
6. 6’ minimum distance from property lines for boat slip/lift/dock.
7. No nuisance lights due to brightness or direction.
8. Waterways free of debris, trash, garbage, and hazards to navigation.
9. No structure on, in, or under waterways, except docks, piers, or mooring posts approved by ARP.
10. No floating objects are allowed in any waterway except properly moored boats.
11. Occupied and vacant lots must be kept mowed and free of trash. If not, HOPOA may perform the maintenance and lien the property for the charges.
12. No rental of garages, rooms, or outbuildings.
13. No signs except for one “For Sale” sign.
14. House trailers, buses, trucks, or similar vehicles may be temporarily parked only if and where approved by ARP. No vehicles may be permanently parked or kept on the street.
15. No trash containers or clotheslines may be visible from the street or waterways.
16. No horses, cows, pigs, poultry, oil wells, or outdoor toilets are allowed.
17. No asbestos or metal siding.
18. Utility lines must be underground.
19. No temporary structures.
20. No storage of building materials until ready to build.
21. Rental of houses less than 30 consecutive days are prohibited and rentals must be to single families only.
22. No load bearing walls will be constructed nearer than (12) twelve feet to the water front property line.