

SOPHIA LANDING “QUICK COVENANT” INFORMATION
(For Comprehensive list, see Article XII- Restrictions & Covenants)

1. All lots within the property are to be used for residential purposes only, excepting Commons Areas and Association Amenities.
2. ACC approval must first be obtained for any construction or installation.
3. In-ground swimming pools may be allowed (with advance ACC approval); *above-ground pools are prohibited.*
4. No outbuilding is to be constructed without advance ACC approval.
5. A reasonable number of domestic pets may be kept (not to exceed 3 pets outdoors at any time); pets must be securely contained on the owner’s lot and must not cause unsanitary conditions or become a nuisance.
6. No noxious, offensive or illegal activities are to be carried on upon any lot.
7. No fences are to be erected without prior ACC approval and must be of constructed of approved materials and not to exceed six (6) feet in height. *Chain link fences are not allowed.*
8. Each owner shall keep his Lot(s) and all improvements located thereon in good order, condition and repair, including, but not limited to, seeding, watering, and mowing of all lawns and grounds, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all such improvements in a manner consistent with property maintenance and management.
10. Only small satellite receiving dishes (not exceeding 39.37 inches) in diameter are to be installed and must be approved prior to installation.
11. No house trailers or mobile homes, campers or other habitable motor vehicles of any kind, school buses, motorcycles, trucks or commercial vehicles over one (1) ton capacity, boats, boat trailers shall be kept, stored or parked overnight either on any street or on any Lot, except within enclosed garages, or screened from the street(s) as approved by the Architectural Control Committee.
12. A maximum of four (4) cars shall be parked upon the driveway, driveway permitting. Except with prior written approval of the Board of Directors, there shall be no overnight parking on any street.
13. No clothing or other household fabrics will be hung in the open on any Lot in view from any street. The same shall be hung from an umbrella or retractable clothes hanging device which is removed from view when not in use and the same will never be permitted to remain in use overnight.

***** Note: These and other applicable restrictions will be strictly enforced. Violators will be notified, in writing, of the infraction and provided an adequate timeframe for correction. Failure to comply may result in fines as provided in the governing documents.**