

## **Applicable items to renters, taken from the CVCA Covenants and Restrictions:**

### **Section I:**

- 3) No trade or business of any kind, or obnoxious offense, of unlawful activity, shall be permitted on any residential lot in the Subdivision. In those lots designated as commercial on Highway 64, including the common ground areas, no obnoxious offenses or unlawful activities, or anything which may become an annoyance or nuisance to the neighborhood shall be allowed.
- 4) Temporary dwellings such as tents, camping trailers, mobile homes, motor homes, occupied or unoccupied, shall not be parked or located in Chatuge Village unless specific approval is given by the CVCA Board. Approval may be given for a maximum-of three days. Any resident found to be in violation shall have camping trailers, mobile homes and motor homes towed away and stored at owner's expense.

### **Section III: Provisions and Maintenance Fees**

- 4) In each dwelling located in Chatuge Village, the owner-renter shall be obligated to pay separate maintenance fees. A dwelling herein consists of a unit with a separate entrance and separate kitchen appliances in that unit. Dual kitchen appliances in one structure when used or rented by individuals other than owner or owner's family, shall constitute a multi-family dwelling when considering maintenance fees.
- 5) All rentals of property located within Chatuge Village is made expressly subject to the following terms and conditions: The renter shall be made aware of all Covenants and Restrictions of Chatuge Village, and shall agree in the aforesaid rental agreement to abide by the same. If said renter violates said Covenants and Restrictions, the Board may at their discretion cause such rental of property to be terminated. Any complaints by the neighbors of said rental property shall be reported to the Board, and the Board will investigate to ascertain the reported violation. If substantiated, the Board will take action to resolve the problem or terminate the rental. Owners of property rented to others should inform renters that they must consider the privacy of neighbors and must not trespass across any neighbor's property.
- 6) The CVCA shall have the right to maintain any lot or property that is considered to be uncared for and not maintained by the owner. Overgrown weeds and brush, dead limbs and trees, habitation of vermin, potential fire hazard are all concerns of all residents in the Village. If lot owners fail to clean up lots after reasonable notification by the Board, such lot owners will be billed by the Board for expenses in the maintenance of said lots. Failure to reimburse the Board for their expenses in maintaining said lots will result in a lien on such property as referred to in Sect. III, Paragraph2.

### **Section IV: Other Considerations**

- 1) No hunting or trapping of wild animals shall be permitted within the Chatuge Village Subdivision. No firearms, guns or pistols shall be discharged within the Chatuge Village Subdivision.
- 2) No farm or livestock-animals shall be permitted in Chatuge Village Subdivision. Only domestic pets not kept or bred for commercial purposes, are permitted.
- 3) Dogs and cats or other domestic pets shall not be allowed to roam unattended in Chatuge Village Subdivision, or create a nuisance to Chatuge Village property owners, and shall be confined within the owner's property or shall be confined to a leash and under control of the owner or some other person designated by the owner when said animal or pet is accompanying its owner or other person designated when outside the owner's property.
- 4) No clothesline shall be permitted in the Chatuge Village Subdivision that is visible from any of the roads in said Village, or from the waters of Lake Chatuge.
- 5) The maximum speed limit on any road owned or controlled or for the exclusive use of owners and their guests in the Subdivision shall be fifteen (15) miles per hour. Said speed limit is applicable to all motorized vehicles, whether licensed or unlicensed. No 'junked' or unlicensed vehicles shall be allowed or stored in the Subdivision. After, reasonable notice to the owner of such 'junked' or unlicensed vehicle, the Board shall have the authority to remove the offensive vehicle and store it at the owner's expense. An "unlicensed" vehicle shall be defined as one that does not exhibit current inspection and auto tag stickers. A 'junked' vehicle shall be defined as an unlicensed vehicle, which is inoperable and is not used on a regular basis.

- 6) No signs of any kind will be allowed on any property in the Chatuge Village Subdivision without the express approval of the Chatuge Village Board. The only approved signs will be lot numbers, names and traffic control signs such as speed limits, one way, dead-end, etc.
- 7) Household garbage must be placed in closed plastic garbage bags. Plastic garbage bags and/or garbage bags in garbage cans should be placed on the curb no earlier than the night before scheduled pickup. Security of garbage bags and cans rest with the property owner so pick up can be made. Garbage cans will be removed from the roadside by the end of the pick-up day. Yard waste and/or other non-household garbage will not be included as part of the pick-up.
- 8) Skate boarding, roller skating, unlicensed motor bikes-including 3 and 4 wheel ATV's-are not allowed on the roads in Chatuge Village.