# *Abridged, User Friendly Version of the Declaration of Covenants, Conditions, Reservations and Restrictions for El Dorado, El Dorado Bay, El Dorado Beach Subdivisions*

## *(Not the official document, but easier to read)*

## *"Covenants for Dummies"*

Note: This summary captures the key elements of the official document and can be used for quick reference. The final authority rests with the unabridged version.

# *Exterior Maintenance*

- Maintain your property (remove debris/trash and repair damaged or run-down structures).
- No uncontained open fires are allowed.
- Trash containers should be screened or otherwise hidden from view.
- Roofs, new or replacement, must be approved by the ACC.

# *Architectural Control Rules*

- Submit plans to Architectural Control Committee (ACC) before starting construction of any structure on your property, including boat houses, piers and bulkheads (a.k.a. retaining walls), before adding to existing structure, or changing the exterior appearance in any way (roof type, materials, paint color, etc.). If in doubt, contact the Chairman of the ACC or the President of the EDPOA for advice.

- Get approval for septic system from Franklin Co. Water District before submitting construction or remodeling plans to ACC.

- Keep styling consistent with country, wooded setting of El Dorado Bay. (Somewhat vague rule subject to interpretation. ACC makes final determination).

## *Use Restrictions*

- Erect no buildings separate from dwelling (i.e. garage, shed, or any other type of outbuilding).

- Any temporary facility used in conjunction with construction must be approved by the ACC.

- All pets must be confined to owner's property or kept on a leash. No livestock/poultry such as horses, mules, donkeys, cows, chickens, ducks, geese, emus, etc. may be kept on an owner's property. No commercial breeding of animals including dogs and cats is permitted.

- Garages should be closed except when in use. Open carports should not face the street.

- Unused vehicles (unused for more that a week) must be stored in a garage.

## *Use Restrictions*
### *(Cont'd)*

- Don't annoy your neighbors with loud noises or obnoxious behavior. All vehicles, including motorcycles, scooters, mopeds, etc. must have proper mufflers and flame arresters. All off-road vehicles are prohibited except for golf carts. Golf carts must be operated by licensed drivers only. (Note: This is a safety issue as there are many blind curves in our development).
- All driveway locations must be approved by the ACC. An 8" culvert should be installed at the driveway entrance and kept clear of debris.
- Houses may not be rented for periods of less that six months.
- No billboards or signs are allowed except for the sale of a property (5 sq. ft. max).

## *Use Restrictions*
### *(Cont'd)*

- Mobile homes, campers, boats and trailers should not be stored or parked on a lot or the street for more than 7 out of 14 days. The designated parking area is lot Bay 40/41 (behind tennis court).

- No commercial vehicles shall be stored or parked on any lot (except in a garage) except while being used for delivery or service.

- No enclosed boathouses are allowed.