

F.A.Q. FROM BY-LAWS

Architectural Review Committee

- Items that must be approved by ARC are explicitly listed in the Covenants, Restrictions and Limitations.
- Lot owners must submit written request for approval and receive approval before commencing alteration.
- ARC shall approve or disapprove construction plan, specifications and location.
- Approval or denial is to be given in writing.
- If plans are not approved or disapproved within 35 days, the owner may proceed with plans as submitted.
- ARC decision may be appealed to all lot owners and may be overturned by a petition signed by 75% of lots.

Matters Subject to ARC Approval

- All exterior additions, changes or alterations of dwellings. Decks, porches and patios are included.
- Yard structures, including playground or recreational structures or equipment.
- Fences or exterior walls.
- Removal of more than 40% of the mature trees on any lot.
- Alterations to the lake or pond banks, including any steps, retaining walls, docks, piers, etc.
- Any composting apparatus or pile.
- All exterior finish.

Animals

- No animals of any kind shall be raised, bred or kept on any lot. Dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes.
- Dogs, cats or other household pets may not be left outside in the owner's absence. Pets shall not be tied outside for prolonged periods.

- Dogs, cats, or other household pets must be restrained from running on others' property, including common areas.
- Dog owners must control dog barking, howling and yelping.
- Owners are responsible for clean-up of pet excreta in common areas, as well as in owners' and neighbors' yards.
- Doghouses, kennels, fences, dog runs or other animal enclosures are not permitted.
- No animal whose behavior could be considered threatening shall be permitted outside, except under the direct physical control of the owner, such as with a leash.

Parking

- Parking on streets is prohibited, except for a special function or temporary guests.
- Parking of vehicles, such as automobiles, trailers or boats in yards is prohibited.
- No vehicle, other than automobiles, may be parked in driveways longer than four days. (Trailers, recreational vehicles, boats, etc. are under a four-day limit.)

Prohibited Activities

- Burning of leaves or trash is prohibited.
- Dumping of trash, garbage, grass clippings, compost or other refuse or debris is prohibited on any lot or common area. All containers for storage of such material shall be kept inside or underground.
- No motorized vehicles or motorized boats are permitted in the common areas or on lakes, except for tractors and other maintenance equipment. Snowmobiles are prohibited.
- Pets must be leashed when in common areas.

Common Areas

- Common areas are for the sole and exclusive enjoyment of the owners in Bittersweet Lakes and their expressly invited guests. The lakes are private and not for recreational use.
- Dumping refuse, such as grass clippings and burning leaves are prohibited in common areas.
- Damage caused to common areas by third parties employed or retained by a lot owner is the responsibility of the lot owner.

Prohibited from Lots

- Outside pet houses, pens or fences are prohibited.
- Unattached structures of any kind are prohibited.
- Signs of any kind, other than property "For Sale" or "For Rent" (less than six square feet in area) are prohibited.
- Outside trash burners or incinerators are prohibited.
- Radio or TV antennas six feet or higher above the high point of the roof are prohibited.
- Free standing radio or TV antennas are prohibited.
- Outdoor above-ground fuel tanks are prohibited.
- Individual sanitary sewer systems or water supply systems are prohibited.
- Unattached garages, barns, trailers, buses, recreational vehicles, campers or camping trailers, shacks, storage sheds, large trucks (such as semi-tractors, dump trucks or tow trucks) are prohibited on any lot at any time and may not be sued as a residence.

Streets

- No vehicle having metal lugs is permitted on the paved streets.
- Burning of leaves or other burning in streets is prohibited.

Other

- No more than one single-family dwelling is permitted on each lot. Only single-family dwellings are permitted.
- No permanent structure may be placed on utility easements.
- Access to lakes and common areas is through designated common access property and sidewalks, not across private yards.
- Lots abutting Homestead Road may not have driveway access to Homestead Road.

Nuisances

- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Assessments and Liens

- Annual assessments will be \$700.00 for regular maintenance and capital replacement and repair projects.
- Annual assessments may be changed from time to time upon approval of two-thirds of the lots.
- Special assessments may be made upon the approval of the expenditure by two-thirds of the lot owners.
- Late payments of assessments are subject to a late fee of \$50.00 after 30 days. Each assessment is a lien on the property until the payment is made.