

Belle Creek Village Homeowners Association

Summary of Covenants, Conditions and Restrictions

The following information summarizes the covenants, conditions and restrictions (CCR's) covering all lots in Belle Creek Village. This is intended to be a brief overview. A full description is covered in the governing documents is available at www.visioncommunitiesmgmt.com. This summary contains only the covenants that apply post construction/occupancy.

1. Each owner shall maintain the exterior and improvements on the Lot and all landscaping and sprinkler systems in a safe, healthful, well-maintained, attractive, neat and orderly condition.
2. No improvements shall be erected, constructed, placed, altered, remodeled, demolished or permitted to remain on a Lot until plans in detail are submitted and approved by the Architectural Control Committee.
3. No temporary structure of any kind shall be erected or placed on any lot without prior approval from the ACC Committee. Gazebos, pool pavilions, trellises, green houses, children's playhouse, tree house, storage sheds or other similar structures may not be erected or placed on a lot without the prior written approval of the ACC, except within a privacy fence ONLY if not visible from any street, lot or common area.
4. Any automobile, truck, motorcycle, boat, boat trailer, camper top, mobile home, motor home camp mobile, camper, motorcycle, boat, motorized vehicle or trailer shall be stored or placed in such a manner that the vehicle is not visible from any street from any public view.
5. No animal, livestock or poultry of any kind shall be kept or raised on any lot except dogs, cats, or other common household pets provided they are not used for commercial purposes. No animal shall be kept which is a nuisance, dangerous or obnoxious to the other residents.
6. All fences must be constructed of cedar wood or the equivalent and present a solid board on board appearance. Height must be a minimum of 6 ft. and a maximum of 8 ft. Fences cannot be painted or stained anything other than clear unless granted approval from the ACC Committee.
7. No above-ground pools are permitted. All pools and pool service equipment shall be either screened with shrubbery or fenced and located in either a side yard between the front and rear boundaries of the dwelling or the rear yard.

Please help us to maintain our community and maintain our property values by honoring these guidelines.