

MOST COMMON CODE AND COMPLIANCE VIOLATIONS

Subject to fines and Suspension of Privileges

This list is a central composite of violations which carry fines taken from the Covenants, Conditions & Restrictions (CC&R's), By-Laws, general announcements in past newsletters and County Code. New infractions have been adopted by the Board of Directors in meetings from 1973 – 2019.

The following codes are used to reflect from where the restriction was found or from where the language was extracted:

8A = Declaration of Additional Restrictions Copper Cove Subdivision at Lake Tulloch Unit 8A dated Dec. 30, 1971

GR = Declarations of Establishment of Conditions & Restrictions Unit 2 and Unit 1 dated June 9, 1969

BL = By-Laws of Copper Cove Unit 8A Owners' Association, dated June 27, 1972

A = Adopted in previous years

RESTRICTIONS ARE AS FOLLOWS:

1. No noxious or offensive activity shall be carried on upon any lot; nor shall anything be done thereon which may be or may become an annoyance or nuisance to other owners of lots in Unit 8A **(8A -9. (c))**
2. Lot owners may display a sign of customary and reasonable dimensions, advertising the lot for sale. No other signs or advertisements shall be displayed on Lots 8A 17 through 8A 181 inclusive or in easements or rights of way, except as permitted by the Board of Directors in writing. **(8A 9. 9 (e))**
3. No boat, boat trailer, travel trailer, camp trailer, or any similar personal property shall be stored in Unit 8A without prior written approval by the Board of Directors. **(8A 9. (f))**
4. Junk vehicles and/or junk debris must either be placed in a structure with solid walls or approved by ACB or be removed from property.
5. A fine of \$1000.00 will be issued for dumping in the Greenbelt area. **(A 2019 & County Code)**
6. No street parking. Guest parking is for guests only. **(A) To allow emergency vehicles room to pass**
7. Each owner shall:
 - a. Residents must always maintain the entire lot in a neat and clean condition. **(8A 9. (h))** No Debris, clutter or unsightliness shall be tolerated on property. **(A)**
 - b. **County Code 17.04.210 5A & 5B** – *(excerpt) Definition of Junk and not limited to, trash, refuse, paper, glass, can, bottles, rags, ashes, trimming from lawns, yards, trees, shrubbery, including plants and leaves, and other solid waste or salvageable materials other than garbage, inoperable appliances, parts, tools, inoperable/non-operative and unregistered vehicles, vehicle parts, vehicle wreck or ruins; discarded furniture; dirt, rocks and materials from the demolition, alteration or construction of buildings or structures, unless such dirt, rock, or other materials from demolition, alteration or construction are being used for purposes of fill material.*
 - c. Within 90 days of the installation of a mobile home, must skirt the same, by enclosing (using good and substantial materials) the entire space between the mobile home and the ground.

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- d. Provide and maintain at least minimal landscaping on the entire lot, consisting of crushed rock, brick, cement, or other similar materials. **(8A 9. (h))**
- e. The Board of Directors reserves the right, but shall have no obligation, to enter upon all lots, blocks, or parcels of land to care for, cut grass, remove rubbish, and keep all lots, blocks, or parcels of land from creating an unsightly appearance, and to charge the owner of said lot, block, or parcel of land the actual cost plus 10% for the services performed in alleviating such unsightly appearance. **(8A 9. (h))**
- f. All drying of laundry must be conducted in areas on individual lots that are completely screened from view of any adjacent lot or lots. **(8A 9. (j))**
- g. Television reception within Unit 8A shall be by means of underground television cable/Satellite. No television or radio antenna or towers shall be erected or maintained without prior written consent of the Board of Directors. **(8A 9. (k) with satellite added)**
- h. No animals or pets, whether household or otherwise, shall be kept in said tract outside of individual lots. Animals and pets shall be leashed when outside of individual lots. Pet owners are responsible for cleaning and disposing of animal waste. **(8A 9. (l))**
- i. Pet nuisance, constant barking **(A)**
- j. Not adhering to weed abatement rules **(A)**
- k. No burning is allowed within 8A tract **(A 2017)**
- l. No automobiles are to be stored on the street or common area **(A)**
- m. Five (5) gallon propane tanks are not allowed to be used for home, water heater or any other home appliance except stand-alone BBQ. **(A)**
- n. Radio, stereo, music, and other noise should be kept low as to not be a disturbance or nuisance to other adjacent lot or lots. **(See number 1)**
- o. There are to be no roosters kept in the 8A Community
- p. No littering. **(See 6. a)**