

5 Homeowner Association Restrictive Covenants that are consistently of concern:

**ARCHITECTURAL CONTROL**

No building shall be erected, placed or altered on any lot until the construction plans & specifications & a plan showing the location of structure or structures on said lot have been approved by the Architectural Control Committee as to design & harmony of external design with existing structures. All fences, walls, hedges, shrub planting or other screening shall be subject to similar approval, but in no event shall measure in height more than six(6) feet.

**HEIGHT RESTRICTIONS**

No dwelling or accessory building shall exceed fifteen (15 feet) in height. This restriction shall not apply on Lots 9 through 19, Block 9 & Lots 16 through 23, Block 5 & all of Block 7.

**NEATNESS AND CLEANLINESS OF LOT**

The owner of each building site &/or lot shall keep said lot in a neat, clean & orderly condition. In the event that an owner shall breach these restrictions or any other covenants or restrictions, the Architectural Control Committee shall have the power to notify said owner in writing of said breach & providing further that the conditions complained of shall be alleviated by said owner within thirty (30) days of the mailing of said notice to said owner's last known address. In the event that said conditions are not properly remedied at the termination of said thirty-day period, the Architectural Control Committee shall be empowered to expend any sums necessary to alleviate & remedy said conditions. The cost of same shall be at the owner's sole expense & shall constitute a lien against said lot & until repaid by said owner to the Architectural Control Committee shall bear interest at the maximum rate per annum allowed by law.

**SIGHT DISTANCE AT INTERSECTION**

No fence, wall, hedge, scrub planting or other screening which obstructs sight lines at any intersections of any county or private road within said plat shall be allowed.

**SIGNS**

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one(1) square foot advertising the property for sale or rent, or larger signs used by a builder to advertise the property during the construction & sales period; except the Holmes Harbor Estates, Inc., can erect & maintain any size sign until all platted lots are sold.

**PLEASE read all covenants ,1962 & 1964, which are listed on our website:  
[holmesharborestates.org](http://holmesharborestates.org)**