

Clearview 4 HOA – Covenant Revision

Section 13.9 – Parking.

Time frame when trailers, motor homes, camper units, boats, snowmobiles, all-terrain vehicles, motorcycles or similar recreational vehicles may be permitted

- **Revised verbiage** - No trailers, motor homes, camper units, boats, snowmobiles, all-terrain vehicles, motorcycles or similar recreational vehicles shall be stored or permitted to remain for more than three (3) consecutive days on an Unit (or the streets adjoining any Unit) except **(a) from the Thursday prior to Memorial Day through the Tuesday after Labor Day, (b)** within enclosed garages, or within fully screened, fenced areas (for which the vehicle, boat or camper in question shall not exceed the height of the fence), as approved by the Architectural Control Committee. Without limiting the foregoing, the Architectural Control Committee or the Executive Board shall have the power to grant permission to store such vehicles on a Unit under such conditions as such entity shall deem appropriate to protect the rights of other Unit Owners in the Common Interest Community. In addition, no trucks, mobile homes, commercial vehicles, unused vehicles, snowmobiles, all-terrain vehicles or motorcycles shall be kept, place, stored or maintained upon any Unit or on the Common Elements in such a manner that such vehicle is visible from neighboring Units, the Common Elements or any road. Commercial vehicles engaged in the delivery or pick up of goods or services shall be exempt from the provisions of this section provided that they do not remain within the Common Interest Community in excess of the reasonable period of time required to perform such commercial function. For purpose of this section, a three fourths (3/4) ton or smaller vehicle, commonly known as a “pickup truck” shall not be deemed to be a “truck” or “commercial vehicle.” The term “unused vehicle” shall mean and refer to any vehicle which has not been driven under its own propulsion for a period four (4) days or longer.

Changing number of personal vehicles that may be parked outside of Owner’s garage

- **Revised verbiage** - Furthermore, no Owner shall regularly park on or about a Unit (or on the streets adjoining any Unit) for more than three (3) consecutive days more than ~~one (1)~~ **two (2)** automobiles, non-commercial pickup trucks or other vehicles; it being the intent of this provision that Owners shall not regularly park more than ~~one two~~ **two** personal passenger vehicles outside the garage on such Owner’s Unit.

Section 13.10 – Household pets

Changing number of household pets from two (2) to four (4)

- **Revised verbiage** - No animals, livestock, poultry, venomous reptiles or bees of any kind shall be raised, bred, kept or hoarded upon any Unit, except that dogs, cats, or other household pets as the same may be defined and determined by the Executive Board may be kept on any portion of the Property, provided the same are not kept, bred or maintained for any commercial purposes. The Executive Board may, in its sole discretion, limit the number, size and weight of household pets which may be kept upon any Unit. However, each unit Owner shall have the right to keep a maximum of **four (4) household pets** on any Unit. Each owner of a pet shall be responsible for cleanup and removal of such pet’s excrement upon the Common Elements and any Unit.

Allowing poultry (fowl) to be kept on the property

- **Revised verbiage** - No animals, livestock, ~~poultry~~, venomous reptiles or bees of any kind shall be raised, bred, kept or hoarded upon any Unit, except that dogs, cats, **fowl (chickens, excluding roosters)** as defined by Town ordinance Section 7-121 (8) or other household pets as the same may be defined and determined by the Executive Board may be kept on any portion of the Property, provided the same are not kept, bred or maintained for any commercial purposes.

Clearview PUD Fourth Filing Subdivision – Residential Improvement Guidelines and Site Restrictions

Section 2.62 Vehicles shall be revised to be in agreement with the revisions to the Declaration of Covenants, Conditions and Restrictions for Clearview PUD Fourth Filing.