

Lakes & Streams Behavioral Covenants Summary

This summary is NOT for legal purposes

The Lakes and Streams subdivision is governed by 3 types of covenants: **Architectural; Lot Behavioral and Common Area Behavioral**. This summary only deals with Behavioral Covenants, for lots and common areas. Architectural covenants are **not** included in this document. *The general motivation behind the L&S covenants is SAFTY and PROPERTY VALUE ENHANCEMENT. For the full legal covenants for each village visit: www.comwebportal.com and login to your account then open the Documents folder and click on the Governing Documents folder to find the covenants for the village you live in.*

Covenants – Summary: Lot Behavioral

(See full legal documents for details at Bragg HOA or Aiken County web sites)

All lot owners in the subdivision shall maintain lawns, shrubs and natural straw areas in a cut, trimmed and neat appearance so as to enhance the appearance of the dwelling. (Section 1.6)

Trash receptacles to be hidden from street view. (Section 2.11)

Paved off-street parking only. No habitual parking on lawns. On-street parking for temporary guests only. (Section 2.13)

Motorized vehicles are **only** permitted on paved roadways. Motorized vehicles are prohibited on HOA Common Areas, Developer land or on any dam. (SCDMV & Private Property laws)

No unlicensed cars/trucks/motorcycles are allowed on property outside of the garage or on the street. (Section 2.13)

Boat, camper & RV parking only behind the house or behind a 6' wooden fence. (Section 2.13)

No commercial activity of any kind or nature shall be conducted on any lot, except home offices staffed only by residents of the house. (Section 2.2)

Hobbies shall not result in unkempt or unsightly conditions that are visible from any street. (Section 2.3)

Nuisances: No noxious or offensive trade or activity shall occur on any lot. Any annoyance or nuisance to the neighborhood is not permitted (Section 2.5)

Animals are limited to 3 pets. All cats & dogs must be leashed or contained on property. No boarding or breeding of animals allowed. (Section 2.9)

There are limits on visual or material pollution such as clotheslines, storage tanks, refuse containers etc. (Section 2.11)

No weapons may be discharged in subdivision including firearms, pellet guns, sling shots or bow & arrows. (Section 2.18)

Burning or burying of trash is prohibited. No dumping of any kind allowed in common areas or on undeveloped land. (Section 2.20)

Yard sale signs, political signs, vehicle sale signs on windshield not permitted, except real estate property sign not to exceed 2' by 3'. (Section 2.10)

Covenants – Summary: Common Area Behavioral

(See full legal documents for details at Bragg HOA or Aiken County web sites)

Inherent Danger: There are inherent dangers in utilizing the *common areas*. All homeowners have discharged the HOA and Developers from any liability due to acts of simple negligence. (Section 2.19)

Underwater surfaces of fountains are especially slippery, serious injuries have occurred. Entering fountains is strictly prohibited.

Noisy or unruly behavior, use of bad language is prohibited in common areas and on lakes. (Section 4.10)

Boating & fishing allowed from sunrise to sunset, but kayaks & boats on L&S HOA owned Lakes shall not exceed 14' in length. Only electric motors of less than 3 HP allowed. (Sections 4.1 & 4.2)

Use of *common areas* is permitted from sunrise to sunset. (Section 4.5)

The presence or use of any type of firearms, pellet guns, sling shots or bow & arrows or similar equipment is prohibited in *common areas* or on *lakes*. (Sections 2.18 & 4.7)

Audio and video equipment in *common areas* or on *lakes* is permitted only with the use of personal earphones. (Section 4.6)

No alcoholic beverages or glass containers allowed in *common areas* or on *lakes*. (Sections 4.8 & 4.9)

April 2022