BAY HARBOR CHANNEL OWNERS ASSOCIATION, INC.

RESTRICTIVE CONVENANTS HIGHLIGHTS

The BHCOA Restrictive Covenants, published policies and guidelines have been established, and are enforced, to maximize the benefits, appearance, and enjoyment of residing in our community, and to preserve and enhance the property values for all owners.

Members are responsible for becoming familiar with and fully complying with the rules for construction, alteration, maintenance and appearance of their property, including landscaping, and for avoiding any unapproved use of their property and/or the common areas by themselves, their families and guests.

**Highlights of Restrictive Covenants, Published Policies and Guidelines (Not all inclusive):**

* NO building, fence, wall, bulkhead, slip or other structure shall be commenced, erected, or maintained on your property, nor any exterior addition to, or change or alteration be made, until the plans and specifications, along with a completed ACC APPLICATION FOR REVIEW have been submitted to and approved by the Architectural Control Committee (ACC).
* All lots are for single-family residences; no temporary dwellings are allowed.
* Owners must maintain the exterior of structures and improvements situated on their lot, including landscaping, shrubs and trees in a neat and orderly condition.
* Owners are obligated to maintain and repair the bulkhead on the portion of their lot which fronts a waterway, canal or channel. No bulkheads shall be cut or any slips for boats, nor any structures built or planned in any portion of a waterway, canal, or channel, unless the location, plans and specifications therefore shall be prepared by a professional engineer (licensed by the State of Texas), and then submitted to and approved by the ACC, and all necessary permits are obtained from governmental agencies having jurisdiction.
* All palm trees must be trimmed at least once per year.
* Owners and guests must comply with the roadway speed limit of 20 MPH and observe the “NO WAKE” rule in channels.
* No boats, boat trailers, trucks, buses, or RVs may be parked in the street or on the property for more than 48 hours in a 72-hour period.
* Real estate signs must not exceed 5 square feet. No other signs are permitted. No leaflet containers are allowed. No COMING SOON signs are allowed. Only one sign per house or lot is allowed.
* No professional, business, or commercial activity to which the public is invited is allowed.
* Prohibited business use includes the granting of occupancy and use of occupancy to any person(s), with or without payment, as a reward, bonus or benefit related to employment.
* No residence shall be occupied by more persons than the residence was constructed for, except for brief periods of visitation by family members or guests who are visiting the owners of the respective lot.
* Rentals of any property to any person, corporation, or entity, for a period of less than one hundred twenty (120) consecutive days is prohibited.
* Dumping or discharging anything into the canals is strictly prohibited.
* Brush piles for pickup by garbage contractor must be placed on your property on the Friday prior to the week designated for brush pickup.
* The wooden debris box located east of the mailboxes is to be used only for debris from the common areas of the neighborhood. This box will help prevent trash being on the streets or blown into the wetlands.
* Basketball hoops are not permitted.