

Mariner's Cove Homeowners Association Responsibilities

A number of Mariner's Cove residents have requested that the Village of Third Lake determine and publish the responsibilities of the Mariner's Cove Homeowners Association and of the homeowners in Mariner's Cove as defined by their by-laws. A review of the Mariner's Cove Declaration of Covenants, Conditions, Restrictions and Easements disclosed the following responsibilities:

COMMON AREAS

- Maintain all drainage facilities and easements owned by the Association in accordance with the requirements of the Village.
 - Provide for the maintenance of landscaping and signs for the Property on the entranceways to the Property.
 - Mow, care for, and maintain vacant and unimproved property and remove rubbish from the same and to do any other things necessary or desirable to keep any vacant and unimproved property and parkways in front of any property in Mariner's Cove neat in appearance and in good order.
 - Maintain a list of home owners
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Nuisances

No noxious or offensive activity shall be carried on, in or upon the Property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No plants or seeds or other conditions, harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any part of a lot.

Temporary Structures

No temporary building, trailer, mobile home, recreational vehicle, tent, shack or other similar structure shall, except as otherwise herein provided, be located upon the lots.

Lot Appearance

No person shall accumulate on his lot junked vehicles, litter, refuse or other unsightly materials. Garbage shall be placed in receptacles provided therefore; and if outside, shall be properly screened. Vacant lots shall not be used for the purpose of gardening and / or raising crops. Vegetable gardens may be permitted after dwelling has been completed on the lot as long as they are incidental and located in the area from the front of the dwelling to the rear of the dwelling.

Lot Maintenance

All lots shall be maintained on a regular basis. All grass and weeds shall be mowed regularly and unsightly plants or underbrush or plants breeding infectious plant diseases or noxious insects shall be controlled at all times.

In the event a lot is not maintained as indicated herein, any owner*, the Association or the Village shall have the right to enter upon subject lot and maintain the lot as required. The cost shall become a lien upon the lot.

* Not recommended without prior permission of property owner

Recreational Vehicle Parking

The parking or storage of any recreational vehicle, boat, motor home, or trailer shall be prohibited on a permanent basis. No longer than 24 hours in a driveway. These vehicles may be parked adjacent to the owner's garage or in the rear of the dwelling.

Vehicle Repair

The repair or body work on any motorized vehicle shall not be permitted except within the confines of the garage.

Vehicle Parking

The parking of any vehicle in the driveway with more than 4 wheels shall be prohibited overnight except for those vehicles containing a **Class B** license or less unless it is within the garage structure.

Animals

No animals other than inoffensive common domestic household pets such as dogs and cats shall be kept on any lot. The breeding or keeping of these dogs or cats for sale or profit is expressly prohibited.

"Ham" Radios

The operation of "ham" or other amateur radio stations is expressly prohibited.

Maintenance of Parkways

Home Owners shall be responsible for the maintenance of parkways located between their lot lines and edges of street pavements on which said lots face.