



The Estates at Country Club of the North is a deed-restricted, private community with an existing Declaration of Covenants, Conditions and Restrictions that serves as a guide for building, landscaping, property maintenance and neighborhood conduct. In the interest of helping to foster a better understanding of these covenant expectations, here are a few examples of compliance requirements all those considering ownership in the community should know and be prepared to follow. **A copy of the complete Declaration of CC&Rs, as well as other helpful information about the community, is available at [countryclubofthenorth.com](http://countryclubofthenorth.com) under the Real Estate section.**

### **Architectural Control**

The Association has established an Architectural Review Board to review plans for improvements, changes, construction, additions, excavation, landscaping, tree removal and other work that in any way alters the exterior appearance of a property. Such changes shall not be commenced or continued until the Architectural Review Board has approved the same in writing in accordance with the DESIGN REVIEW MANUAL. Violations of ARB standards are subject to the sanctions applicable to violations of the Declaration of Covenants, Conditions and Restrictions. A copy of the DESIGN REVIEW MANUAL can be accessed at the [countryclubofthenorth.com](http://countryclubofthenorth.com) website under the Real Estate section.

### **Maintenance of Lots and Buildings**

No Lot, Residence or other Improvement shall be permitted to become overgrown, unsightly or fall into disrepair. All residences and property improvements shall be kept in good condition and repair and adequately painted. The minimum standard of maintenance for lawn and landscaping shall include: the replacement of all dead plant material; regular pruning of shrubs and perennials; beds that are kept free of weeds and the regular application of a wood mulch to present and maintain a neat and clean appearance. Lawns must be mowed weekly when actively growing. Lawn fertilizer and weed control applications must be sufficient to promote healthy turf that is reasonably weed-free. Irrigation should be sufficient to ensure survival of landscaping and lawns unless local watering restrictions are in effect.

### **Parking**

All streets within the development are private and are subject to the Declaration of Covenants, Conditions and Restrictions. No automobiles, trucks, trailers, mobile homes, recreation vehicles or boats shall be parked on the streets except as permitted by the rules of the Association. Parking on a temporary basis by guests of residents, or for the purposes of providing goods and or services to residents is permitted. All overnight parking must take place in the driveway. No vehicles shall be parked upon any driveway for more than 48 hours without written approval from the Association's Board. Garages are to be kept readily available for parking and for no other use that would prevent the parking of vehicles therein. Garage doors are to remain closed at all times except for entry and exit use.

### **Trucks, Trailers, Mobile Homes, Recreational Vehicles and Boats**

No parking spaces other than those enclosed in garages shall be used for the parking of any trucks, trailers, mobile homes, recreation vehicles, boats or anything other than operative passenger vehicles. This prohibition does not prohibit such parking as is necessary on a temporary basis to allow persons and or their belongings to be moved in or out, or delivered to, any residence or in connection with maintenance or repairs on a property.

### **Machinery and Equipment Hobbies**

No commercial machinery or equipment shall be placed, operated or maintained upon any lot except such that is necessary for use in connection with maintenance or construction of improvements approved by the ARB. Hobbies or activities that tend to detract from the aesthetic character of the property shall not be permitted unless carried out with direction from the ARB. **Such activities would include, but is not limited to, automotive and boat repair, and sporting activities involving equipment placed on the lot such as basket ball hoops and backboards, soccer goals and swing sets, etc.**

## **Quiet Enjoyment/Nuisance**

No owner shall permit or suffer anything to be done or kept upon a property, which would obstruct or interfere with the rights of quiet enjoyment of other owners and residents or annoy them with unreasonable noises. Rubbish, trash and garbage shall be removed from each owner's lot. No exterior fires are permitted except barbeque fires contained within receptacles made therefore. No odors shall be permitted to arise that would render any portion of a property to be unsanitary, unsightly, offensive or detrimental to other properties, residents or owners. No sound devices, speakers, horns, whistles or bells shall be located, used or placed on any lot except security devices, which are activated in cases of an emergency. Music, either live or by recording device, that is loud enough to disturb adjacent owners and residents is prohibited. No garage or yard sales, auctions or similar activities shall be permitted upon any lot.

## **Animal Maintenance**

No animals shall be raised, bred or kept on any lot except common household pets including dogs, cats, birds or fish. No animals shall be kept, bred or maintained for any commercial purpose or in unreasonable numbers as determined by the Association. Unreasonable numbers shall ordinarily mean more than two animals per lot. Each owner is responsible for cleaning up after pets. All animals must be kept within an enclosure, yard or patio or on a leash held by someone capable of controlling the animal. No "runs" or "kennels" are permitted.

## **Cart Path Easement**

Owners and residents are not granted an easement or any other right to use, travel over, and upon any portion of the cart path except the portion extending from Signature Dr. South through the tunnel under Indian Ripple Rd. to the top of Club North Dr. Only this portion of the cart path as described in Exhibit G of the Declaration of Covenants, Conditions and Restrictions is designated for pedestrian access.

## **Private Carts**

Private carts shall be used solely for the purpose of transporting passengers rather than for playing golf and must be permanently equipped with operable head and tail lights, turn signals, and both front and rear passenger seating. All private carts must be electric and have a maximum speed of (15) miles per hour. The color, style and type of private carts must be submitted to the ARB for approval. No private carts shall be permitted to operate on sidewalks or golf course property.

## **Service Screening and Storage Areas**

All garbage, trash and refuse shall be placed in containers and must be concealed within the residence or by means of a screening wall or sufficient landscaping to provide a permanent screen at all times of the year. Unless authorized by the ARB in writing, no material, supplies or equipment shall be stored on any lot except inside the residence, so that they are not visible from the streets or neighboring properties.

For more information regarding The Estates at Country Club of the North, please contact Brian Corry, Director of Community Services, (937) 374-2261 or [bcorry@ccothenorth.com](mailto:bcorry@ccothenorth.com).

Sincerely,

Board of Trustees / The Estates at Country Club of the North

David McDonald  
Elcio Silva  
Robert Silva