

Summary of Property Owners Association, Architectural Control Committee and Declaration of Restrictive Covenants for Sims Valley

Lots are for single family residential purposes only, and may not be re-subdivided or used for commercial purposes.

No temporary building, trailer, garage or building shall be used as a temporary or permanent residence.

No mobile homes, manufactured homes or modular homes, or other temporary structures.

Building site plans and other improvements must be approved by the ACC (Architectural Control Committee)

Minimum house size is 1600 square feet.

Any fences or walls must be approved by the ACC.

Recreational vehicles, boats and boat trailers are not permitted unless stored in an enclosed garage. However, recreational vehicles, boats and boat trailers may be allowed on a temporary basis with prior approval of the Association.

Each lot owner shall maintain his/her lot structures and all landscaping in good condition and repair.

No agricultural animals may be kept on any lot, and only animals considered to be household pets may be kept. No animal shall be allowed to become a nuisance.

No burning of garbage or rubbish on any lot.

No noxious or offensive activity shall be carried on upon any lot.

Overnight camping on any lot is prohibited.

Joy riding motorcycles or ATVs & such is prohibited on any lot or in the subdivision.

The Declarant/Developer expressly reserves for themselves, & utility companies serving the area, perpetual easements for any purpose it deems necessary, including along road right of ways shown on recorded plats.

Each dwelling shall be completed within 18 months after construction begins.

Restrictions shall inure to the benefit of all and shall be enforceable by the Declarant, the Association and each owner.

A Property Owner's Association has been formed for performing certain functions for the common good and general welfare of the people of the development.

Each owner shall automatically be a member of the Sims Valley Home Owners Association Inc.

The Declarant intends that each member of the association (lot owner) shall have access to and use of the common property, any lands, recreation facilities, lakes, walking trails and easements set forth in the recorded plats. (Including the club house, pool, picnic & common areas.)

The association shall maintain and keep in good repair the common areas and subdivision roads. This shall include landscaping, grass and other improvements such as the club house, park and gates.

Each member (lot owner) Class A member has one vote.

An Architectural Control Committee (ACC) has been established.

The purpose of the ACC is to assure that any installation, construction or alteration of any structure on any lot shall be submitted for approval of plans and that the plans and/or improvements meet the restrictions and ACC guidelines.

The fee for submitting and receiving ACC approval for plans is TBD.

There is a water "tap in" fee of \$3,500 per lot.

DISCLAIMER:

THIS IS NOT A LEGAL DOCUMENT AND IS A BRIEF OVERVIEW OF "SIMS VALLEY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS" AND THE "SIMS VALLEY ACC & HOA"

COMPLETE COPIES OF THE ABOVE DOCUMENTS WILL BE AVAILABLE UPON REQUEST AND AVAILABLE ON SITE PRIOR TO SALE.