

# COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs) OF SUBVI SUBDIVISION

## ARTICLE I – DEFINITIONS

1. **Association:** Subvi Homeowners Association, Inc.
2. **Owner:** Any person or entity holding title to a Lot.
3. **Common Areas:** Parcels owned/maintained by the Association for community use.
4. **Architectural Committee:** Board-appointed group reviewing property modifications.

## ARTICLE II – PROPERTY USE RESTRICTIONS

1. **Residential Use:** Lots shall be used solely for single-family residential purposes.
2. **Leasing:** Rental agreements must be for  $\geq 6$  months; short-term rentals prohibited.
3. **Business Activities:** No commercial operations except home offices without client traffic.

## ARTICLE III – ARCHITECTURAL CONTROL

1. **Approval Required:** No exterior modifications (paint, fences, structures) without written approval from the Architectural Committee.
2. **Submission Process:** Plans must include materials, colors, and site plans.
3. **Review Period:** Committee has 30 days to approve/deny requests.

## ARTICLE IV – MAINTENANCE OBLIGATIONS

1. **Owner Responsibilities:**
  - Lawn care, tree trimming, and exterior upkeep.
  - Prompt repair of visible damage.
2. **Association Responsibilities:**
  - Maintenance of Common Areas (parks, sidewalks, signage).

- Snow removal/street lighting if applicable.

## ARTICLE V – ASSESSMENTS

1. **Regular Assessments:** Annual fees determined by the Board to cover Common Area costs.
2. **Special Assessments:** Additional fees for capital improvements (approved by majority vote).
3. **Late Fees:** 1.5% monthly interest on overdue payments.

## ARTICLE VI – ENFORCEMENT

1. **Violations:** Written notice with 30 days to cure.
2. **Fines:** Up to \$100/day for unresolved violations.
3. **Legal Action:** Association may place liens or pursue litigation.

## ARTICLE VII – AMENDMENTS

CC&Rs may be amended by **67% member vote** after 30 days' written notice.

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# SUBVI COMMUNITY PLANS

## SECTION 1 – LAND USE & DEVELOPMENT

1. **Zoning:**
  - Residential (R-1) for all Lots.
  - No multi-family or industrial use.
2. **Setbacks:**
  - 25' front, 10' side/rear.
3. **Parking:**
  - 2 covered spaces per Lot; no street parking >24 hours.

## SECTION 2 – COMMON AREAS & AMENITIES

1. **Green Spaces:**
  - 10-acre park with walking trails and playground.
2. **Utilities:**
  - Underground power lines; fiber-optic internet available.

## **SECTION 3 – FUTURE DEVELOPMENT**

### **1. Phases:**

- Phase 1: 50 Lots (2025).
- Phase 2: Clubhouse/pool (2027, subject to 75% member approval).

### **2. Sustainability:**

- Solar-ready homes; EV charging stations in Common Areas.

## **SECTION 4 – GOVERNANCE**

### **1. Meetings:**

- Annual meeting every January; quarterly Board meetings.

### **2. Committees:**

- Architectural, Social, and Landscape Committees open to volunteers.