

WOODMONT NEIGHBORHOOD COVENANT

INTRODUCTION

This Neighborhood Covenant establishes guidelines and restrictions designed to preserve and enhance the character, beauty, and desirability of the Woodmont neighborhood. These covenants are intended to protect property values and ensure a harmonious living environment for all residents.

PROPERTY USE RESTRICTIONS

1. **Residential Use Only:** All lots shall be used for single-family residential purposes only.
2. **Home-Based Business:** Limited home-based businesses may be permitted with proper approval from the Civic Association, provided they do not create excessive traffic or noise.
3. **Rental Properties:** Property owners who rent their homes are responsible for ensuring tenants comply with all neighborhood covenants and local ordinances.

ARCHITECTURAL GUIDELINES

1. **Exterior Modifications:** Any exterior modifications, additions, or major landscaping changes should be in keeping with the neighborhood character.
2. **Maintenance Standards:** All properties shall be maintained in good repair and attractive condition, including regular maintenance of lawns, landscaping, and exterior surfaces.
3. **Fencing:** Fences should complement the neighborhood aesthetic. Chain link fences visible from the street are discouraged.

VEHICLE AND PARKING GUIDELINES

1. **Street Parking:** Extended street parking of recreational vehicles, boats, or commercial vehicles is discouraged.
2. **Driveway Use:** Driveways should be kept clear and well-maintained.
3. **Garage Usage:** Garages should primarily serve their intended purpose for vehicle storage.

COMMUNITY STANDARDS

1. **Noise Considerations:** Residents should be mindful of noise levels, particularly during evening and early morning hours.

2. **Pet Responsibilities:** Pet owners must clean up after their animals and ensure pets do not disturb neighbors.

3. **Trash and Recycling:** Containers should be placed curbside only on collection days and returned promptly after pickup.

COVENANT ENFORCEMENT

The Woodmont Civic Association may address covenant violations through:

- Friendly neighbor-to-neighbor communication
- Written notices for persistent issues
- Mediation services when needed
- Coordination with county code enforcement for serious violations

The goal is always to resolve issues amicably while maintaining our neighborhood standards.

EFFECTIVE DATE

This covenant is effective as of the date of adoption by the Woodmont Civic Association Board of Directors. Questions about these covenants may be directed to the Board at board@woodmontbonair.com.