

HOMEOWNER COVENANT CHECKLIST

PROJECT _____

DATE REVIEWED _____

A. HOMEOWNER’S ASSOCIATION IS REQUIRED FOR ALL: _____ PERFORMANCE RESIDENTIAL DEVELOPMENTS, _____ HIGH DENSITY DEVELOPMENTS, OR _____ SUBDIVISIONS WITH PRIVATE STREETS OR DRAINAGE (check as applicable).

- _____ 1. Map or plat references Book #, Page # of Covenants, Conditions and Restrictions
- _____ 2. Maintenance responsibilities specified (private streets, open space, recreation facilities, exterior of attached dwellings)
- _____ 3. Association authorized to rebuild damaged units if owner does not

B. USE OF _____ PRIVATE STREETS, _____ OPEN SPACE/RECREATIONAL SPACE: THESE REQUIRMENTS APPLY WHENEVER OPEN SPACE IS CREATED IN A PERFORMANCE RESIDENTIAL OR HIGH DENSITY DEVELOPMENT, AND IS NOT OFFERED TO AND ACCEPTED BY COUNTY.

- _____ 1. Each lot or unit owner’s undivided interest in use of open space is preserved through covenants running with the land
- _____ 2. Each lot or unit owner has direct access (walkway/street/adjoining property)
- _____ 3. No economic restrictions (e.g., club membership fees) on use of open space (but Homeowner’s Association dues or maintenance charges are acceptable)
- _____ 4. Open to all the development (i.e., no subgroups)

C. MAINTENANCE OF OPEN SPACE: THESE REQUIREMENTS APPLY WHENEVER A HOMEOWNER’S ASSOCIATION IS ESTABLISHED TO GOVERN OPEN SPACE (OTHERWISE, DEVELOPER REMAINS RESPONSIBLE FOR INSURANCE/TAXES/MAINTENANCE)

- _____ 1. Association established before sale of lots
- _____ 2. Membership required for each lot buyer
- _____ 3. Association responsible for insurance/taxes/maintenance
- _____ 4. Unpaid dues = lien on the property