

Sablewood Property Owners Association  
Summary of Non-Construction Covenants

Here is a summary (not all inclusive) of the non-construction covenants for Sablewood. The complete document provides for much more information than the below summary. All owners have been provided a copy of the by-laws and covenants at time of purchase. If any owner would like to receive another copy, please let the Association know and a copy will be e-mailed.

Since we all live together in this community, please do your best to comply with the covenants, and if you need a temporary exception, please notify the board. More permanent exceptions will need to go to the ARB (architect review board)

**Paragraph 9.1.1 Residential Use**

All Parcels shall be used only as a single family, private, residential dwellings and for no other purpose.

- No business or commercial building may be erected on any parcel, and
- No business may be conducted on any part thereof.

**Paragraph 9.1.2 Pets**

Parcel Owners may keep as pets, dogs, cats, tropical fish and birds, provide that no more than 2 pets per parcel shall be permitted with the exception of tropical fish,

- No such pets can kept, bred or maintained for any commercial purpose
- All pets shall be restrained and/or kept on a leash under the control of a responsible persal at all times when pet is outside of a dwelling.
- The pet owner shall be responsible at all times for cleaning up and removing all excrement after a pet relieves itself.

**Paragraph 9.1.8 (amended) Fences, Walls & Hedges:**

The composition, location and height of any fence. wall or hedge to be constructed on any lot shall be approved in advance, by the ARB.

- The ARB. shall require the composition of any fence, wall or hedge to be consistent with the material used in the surrounding Parcels, if any.
- Chain link fencing may be used. providing the fencing used is black or dark green vinyl coated chain link, and meets all requirements of the Martin County Code.
- In addition, the fencing may not be visible from the street in front of the residence and lot, be constructed no further toward the front of the house than the rear comer of the house and protrude no further either side of the house, than each side wall of the house.

- In the event, if any portion of the fencing can be seen from the street, it must be concealed by hedging, other fencing, or in a manner approved by the A.R.B., and if the fencing can be seen by adjoining neighbors, it will be concealed by hedges or other means as approved by the ARB.
- It is the homeowner's responsibility to maintain all fencing, regardless of composition. Deteriorated or unsightly fencing shall be repaired or replaced in a timely manner.

**Paragraph 9.1.12 (Amended) Passenger, Recreation and Commercial Vehicles**

- No boat, motor home, travel trailer, recreational vehicles, including pickup trucks fitted with camper tops which extend above the truck cab, or habitable motor vehicle of any kind, commercial vehicle, inoperative or unsightly vehicle shall be placed or parked upon any Parcel except within an enclosed garage and totally removed from public view.
- Four-wheel passenger pickup trucks are permitted provided they are manufacturer's stock or standard pickup trucks (not exceeding three-quarter ton capacity, single axle, with beds clear of debris, equipment and tools, ladders or other objects or items visible to the observer).
- No signs or advertising (other than manufacturer's logos or registered trademarks) shall be displayed on any vehicle.
- Recreational vehicles may be parked on a Parcel for a period not to exceed twelve (12) hours in any twenty-four hour period and not to exceed three (3) consecutive days.
- No vehicle of any kind shall be parked overnight on the street.
- The Association shall have the right to authorize towing of any vehicles in violation of this provision and to collect the cost thereof from the owner.

**Paragraph 9.1.16 Outside Displays**

- No owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of his dwelling, except with prior approval of the ARB

**Paragraph 9.1.17 Antennae and Other Rooftop Accessories**

- No radio, television or other electronic antennae, serial or satellite receiving dish or other reception or transmission device may be erected or maintained anywhere
  - On common property
  - On any dwelling
  - Without prior approval of ARB

**Paragraph 9.1.18 Clotheslines**

- No clothesline or other outside drying apparatus shall be located on a parcel
  - Except within an area which is adequately screened from view from the street and other properties

#### **Paragraph 9.1.20 Artificial Vegetation**

- No artificial grass, plants or other artificial vegetation shall be placed or maintained upon any parcel
  - Without prior approval by ARB

#### **Paragraph 9.1.21 Mailboxes and Newspaper Boxes**

- No mailboxes or newspaper boxes may be installed or maintained on any parcel
  - Without prior approval by ARB

#### **Paragraph 9.1.11 Color of Dwellings**

- The color of all exterior surfaces of Dwellings, including any fencing, must be approved in advance by the ARB
- No owner may alter or change the color of the exterior surfaces of his dwelling
  - Without prior approval by ARB

#### **Paragraph 9.1.23 Lawn and Landscaping**

- Mainly seems to deal with new construction, but read the section if you have any questions.

#### **Paragraph 9.1.24 Signs**

- No signs, advertisements or notices of any kind shall be displayed to the public view on any parcel, except
  - Name and house number signs with specific restrictions
  - For sale signs which do not exceed 18 x 36 inches
    - Without prior approval by ARB

#### **Paragraph 9.1.27 Refuse Containers and Storage Tanks**

- Trash, garbage and other waste shall be kept in sanitary refuse containers which shall be placed underground or in a screened-in area so they are not visible from the street or from adjoining parcels

#### **Paragraph 9.1.28 Storage Facilities, tool Sheds, Garden Houses and Garages**

- All such items shall be attached to the dwelling so that such improvements and the dwelling constitute a single structure.
- Plans and specifications must be approved in advance by ARB