

## 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 REQUIREMENTS 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