

What Oak Mountain Property Owner's Covenant says.....

- ✓ Lots can only be used for single-family homes
- ✓ All single-family homes must be under two and a half stories
- ✓ Your garage can have up to 4 cars bays
- ✓ You can begin building as soon as your plans are approved
- ✓ Trees are important...do not clear-cut your lot
- ✓ Place your home a minimum of 40 feet from the center line of the road and at least 25 feet from the side street, if you are near one. (Refer to county guidelines for agreement.)
- ✓ Walls are permitted if they are no higher than 3 feet and if constructed of concrete block or cinderblock, unless covered with stucco. Walls can be built of clay, brick or rock
- ✓ All single level homes must be at least 1,600 square feet. Two story homes must be at least 2,000 square feet
- ✓ All buildings and construction must conform to the Southern Building Code
- ✓ Guest cottages can be constructed if they are at least 500 square feet and are complimentary in style to existing buildings
- ✓ Any stables, barns and storage buildings not connected to the residences shall be constructed according to the Southern Building Code and complement the existing residence.
- ✓ Any livestock (horses only) must be on at least 5 acres
- ✓ To build on a lot, said lot must have at least 5,000 square feet
- ✓ Fences must not obstruct the sight distance at intersections
- ✓ Trees and scrubs cannot be planted where they would obstruct the sight lines on roads at intersections
- ✓ Temporary structures nor campers can be used as a residence either temporarily or permanently
- ✓ Signs can be no more than five (5) feet square advertising the property for sale or rent, or signs used by the builder
- ✓ No oil drilling or operations are permitted
- ✓ Animals cannot be raised, bred or kept on lots for breeding or for commercial purposes.
- ✓ Stockpiles of building materials must be cleared upon completion of the project

- ✓ All lots are to be maintained in a neat and attractive condition

COMMON PROPERTIES:

- ✓ All common property is owned and maintained by the Oak Mountain Property Owners Association
- ✓ Use of common property is limited to members in good standing and four (4) guest
- ✓ Guest must be accompanied by a member
- ✓ Children under eighteen (18) must be accompanied by a member
- ✓ Use of alcoholic beverages are not allowed on any of the common areas
- ✓ Off road vehicles are not allowed on common property
- ✓ Hunting is not allowed on the common properties
- ✓ No common areas can be used to dump garbage or refuse

NUISANCES:

- ✓ No offensive activity is allowed on any property that may become an annoyance or nuisance to the neighborhood
- ✓ The pursuit of hobbies or other activities that may cause unsightly or unkempt conditions are not allowed
- ✓ Dogs and other pets must always be controlled. Leash laws apply

CLUBHOUSE AND POOL RULES:

- ✓ No smoking inside fenced area
- ✓ Swim at your own risk
- ✓ Animals (dogs, cats, etc) are not allowed in fences area
- ✓ No glass or breakable containers
- ✓ No alcoholic beverages
- ✓ No horseplay or running
- ✓ Use is limited to members in good standing and four (4) guest
- ✓ Guest must be accompanied by member
- ✓ Children under eighteen (18) must be accompanied by an adult
- ✓ Babies under four (4) must wear swimming diapers