

Covenant Enforcement Request for Carriage Hills HOA Members

PO Box 9565, Rapid City, SD 57709

Email: CarriageHillsHOA@midco.net

Web: www.goacepropertymanagement.com/carriage-hills-hoa

Members of the Carriage Hills Homeowners Association may submit a written or emailed complaint to the Board of Directors for alleged Covenant Violations. Verbal complaints will not be accepted. The requests may be submitted on this form and mailed to the above address or the same information can be included in the body of an email sent to the above email address. Upon receipt, a Board member(s) will contact you for further information before contacting the property owner. **Board members will not disclose the name of the person(s) that complete this form.**

Complainant Printed Name _____ Date of Complaint _____

Complainant Phone No. _____ Email Address _____

Address of Alleged Covenant Violation _____

Violation Type – Please list the number(s) below that you allege are being violated _____

1. **Use of Lot.** ...used for single family residence purposes only. ...shall not prevent a single continuous rental of a home for no longer than 6 months in any 12-month period... In no event, shall any... activity...become a disturbance to the peace and quiet of or an annoyance or a nuisance to the neighborhood. This includes but is not limited to disturbances caused by pet noise, lighting, and equipment noise outside of normal working hours.
2. **Construction.** ...only one single family dwelling house not exceeding 30' in height... no Lot shall be further subdivided... Up to one single outbuilding compatible in size, design, location, and color with the main dwelling... All home exteriors shall conform in color consistent with the surrounding terrain and be "earth color" or "neutral/off-white color". No bright non-neutral colors or highly reflective materials, such as aluminum (anodized) frames, windows, doors, etc. are permitted... Any new exterior construction or additions to current homes other than painting a compliant color must be submitted to the Board for prior approval.
3. **Setbacks.** ...fifty feet (50') of the right of way from the nearest street on which the dwelling faces; or within twenty-five feet (25') of the side lot line...
4. **Trash.** All rubbish, trash, and garbage and similar waste shall be kept in sanitary containers... All stored garbage containers shall be stored in an inconspicuous manner.
5. **Vehicles.** Except for a period of no more than ten (10) days in any sixty-day period (60) period from May 1 through October 1, all recreational vehicles and recreational equipment, including but not limited to, boats, motor homes, trailers, campers, recreational vehicles, motorcycles, snowmobiles, and jet skis, shall be kept out of public view, or stored off-site and outside of the Association limits. All unlicensed, abandoned, or inoperable vehicles must be kept out of public view from any direction.
6. **Pets.** No animals, livestock, or poultry of any kind shall be raised, fed, or kept on any Lot except non-vicious dogs, cats, and other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose. All pets must be confined upon the owner's property or maintained on a leash. No dog kennels... may be built on the property without prior approval...
7. **Signs.** No signs of any kind shall be permitted on the property or displayed to the public view, provided, however, it shall be permissible to display on any Lot one (1) sign of not more than two feet (2') by four feet (4') or eight (8) square feet for the limited purpose of advertising the property for sale...
8. **Utility Easement.** ...perpetual easement to side and rear Lot line, for installation and maintenance or utilities... exercise of any right pertaining to said easements shall be reasonable and in such a manner as not to unreasonably interfere with utilization of the Lots...
9. **Utilities.** All utilities... shall be buried underground, and no poles for utility purposes shall be permitted above ground on any Lot. No offensive or intrusive lighting is permitted.
10. **Alternative Energy.** ...solar collecting panels shall be approved by the Board prior to installation. ...permitted on the back-side roof of the house and/or garage that is not visible from the street fronting the house. ...shall be commercially made and roof-mounted to be flush or raised slightly, parallel to the roof slope... Wiring, plumbing, and other components shall be concealed... All roof mounted equipment... match or blend with the color of the roof material...
11. **Clotheslines.** ...to be kept out of public view and placed in as inconspicuous a location as possible.
12. **Fences.** If permitted by the City of Rapid City, small electric fences are permitted around bushes and flower beds to control animals. Electronic fences to control domestic animals are permitted provided they are set back a minimum of 15' from any property line. Front-yard fences, side yard fences that extend beyond the front face of the dwelling, privacy fences and chain link fences are prohibited. Any side fences and back yard fences are to be constructed of split rail log style. Light gage metal mesh garden fencing may be anchored to the interior of the split rails for animal containment provided this fencing does not extend above the top rail. Garden fences may be permitted if preapproved by the Board...
13. **Storage Tanks.** Any tanks permitted by law must be buried.
14. **Appearance of Lot.** Each Lot and all improvements, landscaping, and gardens shall be maintained by Owner to a state of good repair, neat and well kept.