

Summary of Blackcat Covenants

***For a full detailed copy of the Covenant Document, please contact either your servicing real estate broker, or TemPerWal.

- – Focused to provide an aesthetic, healthful, and uniform seasonal and year-round community.
- – The lot owners shall become members of a homeowner's association for the ongoing maintenance and direction of the community, to include roads and common areas. Blackcat Developer shall be responsible for road maintenance and common area maintenance until the later of 30% of the lots have been sold or 5 years (May 2009).
- – Lots can only be used for single-family residential purposes, and a limit of one outbuilding or garage is permitted. (Note-an attached garage is not considered an outbuilding)
- – Lots cannot be divided for rent, lease, or sale.
- – Principal Dwellings shall contain at least 1,200 square feet of living space, with houses and buildings utilizing wooden siding, and roofing compatible with the surrounding environment.
- - House trailers, mobile homes, and camper vehicles are limited to 60 days during construction of the permanent single family residence.
- - There is no limitation on when construction must start after purchase of a lot, but once construction has started the exteriors of all building shall be closed in and completed within 18 months.
- – Lot development to include clearing and grading is subject to local, regional, and state ordinances to include the municipal Shore land Zoning Ordinance defining cutting and thinning within 100 feet of the lake shore.
- – A 50 foot buffer from lot boundary lines cannot be cleared, but must be left in a natural state when placing a home on a lot.
- – Boat docks are allowed, but they cannot be permanent, and must be removed during the winter months.