

Shellpoint Subdivision

Common Rules & Regs

(Found in the recorded CCRs & Amendments)

1. No boats, boat trailers, mobile homes, trailer home of any kind may be parked in the street, or lot, or in front of a home. They must be parked in a garage.
 2. Boats & boat trailers, ATVs, or campers may be kept in a rear yard concealed from the view of the street behind an association board approved fence.
 3. No basketball goals, nets or sporting equipment permanently allowed between the front street line and the rear street line of any lot. Only portable basketball goals are allowed. Or concealed.
 4. The lake is for use only by resident owners of Shellpoint. Anyone wishing to fish or boat from another owners lot has to be accompanied by that lot/ homeowner.
 5. Trash receptacles are to be hidden from view, and pulled in by the nightfall of same day of pick up.
 6. Landscaping must be kept up to a high standard. If the lot is not being regularly and properly maintained in accordance to the association standard and the homeowner does not take steps to address the landscaping, lawn, seeding, mowing, pruning, etc a fine may be issued.
 7. Short term rentals are not permitted. A minimum of a 6 month lease is required.
- *If found in violation, the association will issue the owner notice with 7 - to 14 days to remedy the violation (depending on the violation). Should the homeowner not address the violation in the allotted time or repeat the violation a fine may result of \$50, with a \$5 a day penalty for every day after the notification has been sent that the violation is not corrected.*