

Nature Preserve North



The Nature Preserve North is a subdivision of newer homes (circa 2006+) that are priced from the mid \$300 range. The subdivision is located south of I-90 and off Girdled Road, east of state route 44, just before Ravenna Road (or what the locals refer to as Old 44). The Nature Preserve is conveniently located near the Tri-Point hospital complex & Grist Mill Shopping Plaza and offers easy & quick access to Ohio route 44 & I-90 as well as Chardon plazas.

Riverside Local Schools serve the area. Water, sewer, gas and electric are available to all lots ($\frac{1}{2}$ + acre). For lot information,

contact Nathan Properties, 440-951-1111.

Covenants and Restrictions

Fees: \$100 fee per household is to be collected for maintenance of the front entrance. There is a \$25 annual environmental assessment fee.

Minimum Building Standards: The square feet minimum home sizes are as follows:

- Ranch - 2,200 sq.ft.
- 1.5-story - 2,400 sq. ft.
- 2-story - 2,800 sq. ft.

All new construction subjected to an architectural review by Rick Osborne Jr. The complete list of the subdivision's Requirements, Covenants & Restrictions is available from the same.

General Requirements & Restriction (Article VI)

The following is an alphabetized "cliff notes" version of the restrictions found in the subdivision's Covenants & Restrictions:

Additions*: advance approval required; see DCR Article V, Section I, Architectural Control.

Assessments: for Environmental Easement (\$25/yr.-DCR p.4, Article IV, Section 2) & those levied by the board (DCR pp.4-7, Article IV). Also see Bylaws, p.7 Article X for administration.

Association Fees: (also see Assessments) lawn maintenance of front entrance, communications, insurance, enforcement of Declaration of Covenants & Restrictions, etc.

Basketball Hoops: when mounted in ground, can be considered as Temporary Structures see (p. 2)

Burning: outdoor burning of trash, leaves, etc. is prohibited by Concord Township; enforcement - Sheriff.

Business Use of Home: residences are not to be used for business or religious activity; Article VI, Section 2.

Clothes Lines/Poles: not permitted; Article VI, Section 3.

Curfews: (township) unless accompanied by a parent or guardian, curfews for children are as follows:

- Under 12 – 9:30 p.m. to 5:00 a.m.
- 12 to 15 – 11:00 p.m. to 5:00 a.m.
- 16 and 17 – 12:00 p.m. to 5:00 a.m.

Decks*: new decks require advance approval; see DCR Article V, Section I, Architectural Control.

Dumping: DCR Article VI, Section 6 - No lot or common area shall be used as dumping area for garbage, leaves, yard or animal waste (e.g. "doggie rest areas").

Environmental Fees: \$25/yr for occupied home (house on lot, non builder) per DCR Article IV, Sect. 2.

Fences and Walls:** advance approval; (DCR Article V, Section 1 Architectural Control, & Article VI, Section 5.

Garbage Containers: garbage & recyclable containers must be stored inside the garage until the day of collection or approved out building; (DCR Article VI, Section 6, Dumping, Trash, etc.).

Gazebos:** advance approval required; see DCR Article V, Sect. I, Architectural Control. & Article VI, Sect. 5.

Machinery: except for new construction, remodeling, landscaping, approved improvements, etc. - construction equipment is not allowed to be stored on any sub lot. DCR Article VI, Section 4;

Mailboxes and Posts: mailbox & posts must be of the design approved by developer; DCR Article VI, Section 16. Available at Mentor Lumber – Chardon store is the closest to us.

Minimum Living Unit Sizes: DCR's Article VI, Section 17

- 1 story ranch – 2,200 sq. ft.
- 1.5-story – 2,400 sq. ft.
- 2-story – 2,800 sq. ft.

Miscellaneous Motor Vehicles: no vehicles other than automobiles, sport utility vehicles or pick-up trucks are allowed to be parked on any sub lot for more than 8 consecutive hours - see DCR Article VI, Section 7, Miscellaneous Vehicles ; no motorized vehicles (mini-bikes, motorcycle, ATV's, snowmobiles, etc. shall operate on common areas.

Noise Ordinance: no loud (audible) noises from 100 feet or more between the hours of 7:00 am to 11:00 pm (Monday through Friday) or Saturday before 8:00. (township: enforcement by Sheriff's Office)

Parking: no parking on fire hydrant side of the street or on non-hydrant side when snow exceeds 2 inches; (township);

Patios: advance approval required; see DCR Article V, Section I, Architectural Control.

Play and Swing Sets: Temporary Structures?

Remodeling*: (impacting exterior appearance) - see DCR Article V, Section I, Architectural Control.

Retaining Walls:** advance approval required; see DCR Article V, Section I, Architectural Control.

Sheds:** require pre-approval; see Article V, Section 1, Architectural Control & Article VI, Section 5.

Signs: no signs other than those used by the developer or builders; e.g. "House For Sale" require approval of the Board of Trustees. See DCR Article VI, Section 1, Signs;

Swimming Pools:** see DCR p.9, Article IV, Section 9

Speed Limit: (township) 25 mph throughout.

Swing and Play Sets: Temporary Structures?

Temporary Structures (Non Residential): no structure of temporary character, trailer, basement, tent, shack, garage, barn or other shall be allowed either temporarily or permanently unless approved by the developer or Architectural Review Committee. - see DCR Article VI, Section 9, Temporary Structures.

Use of Home: (DCR p.9, Article IV, Section 12); no industry, business, profession, etc. is allowed to be conducted from residence.

* requires Lake County Bldg. Department & Concord Twp. approval;

** Concord Township Zoning only.