

**CC&R Key Clarifications / Summary** Declarant: Bedford Falls Carmel, LLC

 **NOTE: NOT intended to be all inclusive but an indication of key Covenants**

1. Age Qualified: Reference to Federal Law U.S.C. 3607 and Indiana Code 22-9.5-3-4”

 At least one OCCUPANT shall be 55 years or older

1. Parking / Vehicles

 RV’s Boats…….. maximum of 24 hours in any 10 day period

1. Funding of HOA Reserves. Reserve Fund by Property Manager

Fee at EVERY closing: New and Resale

1. Leasing:
	1. 6 month MINIMUM lease. NO Short Term
	2. Must meet age qualifications
2. Animals (domesticated) on property: Maximum of 2 (some restrictions)
	1. Dog Area in Common Areas
	2. No Exterior Dog Houses
3. Single Phase project
4. Maintenance by HOA
	1. All Common Areas
	2. Grass Cutting including all homes
	3. Mulch in Front yards only
	4. Snow removal all homes to front door
5. Revisions / Remodeling / Landscape / Fence
	1. Modifications by HOA approval
	2. Always protecting YOUR value
6. Amenity Use. Private Use of facilities: Pool, Pickleball……

Dictated by Bylaws (NOT Covenants) to allow control by HOA

 10) Private “plunge pools” are allowed