

## Bonita Park Residential Lease Covenants

1. No brush, trash or other materials shall be burned. No bonfires or incinerators are permitted. Controlled cookouts are exempted when allowed by law.
2. Live trees having a diameter of six (6) inches or more may not be removed without the prior written consent of the Leaseholders Association Committee.
3. Fencing such as wire, privacy, or total enclosure shall not be erected on any residential area.
4. Activities that annoy or disrupt the neighborhood shall not be allowed on any residential area (i.e., barking dogs, loud stereo, machinery).
5. Commercial radio or television signals shall not be permitted to originate from any residential area at any time.
6. Garbage, rubbish, etc., shall not be allowed to accumulate on any residential area.
7. The disposal of all building material, etc., shall be the sole responsibility of the leaseholder. Use of the dumpsters is restricted to household trash NOT construction or landscaping debris. Lincoln County Waste Authority will not empty any dumpster containing these items.
8. Pets shall be confined to the leaseholder's residence and yard or on a leash. Pet waste shall be cleaned up daily, bagged and put in the dumpster. Lincoln County pet/noise ordinance will be enforced (i.e., barking dog) if applicable. Pet owner assumes all liability relating to pet(s).
9. Outdoor-type toilets or septic systems will not be allowed on any residential area. However, Chemical toilets on the building site are acceptable until building is complete. These toilets must be maintained so that no offensive odors are discharged.
10. Amend *Bonita Park's Eagle Nest Lease, Restrictive Covenants, item #8B*, from "Minimum 800 square footage building" to "Minimum 1,200 square footage building."
11. Clearing of land or erecting any building will not be allowed on any residential property without complying with the *Bonita Park Lease Improvements/Buildings Committee, item #7*. New building plans must bear the state stamp approval.
12. When the construction of a building is commenced upon, the lot lessee shall proceed with all reasonable diligence, the completion thereof and shall complete the exterior construction within twelve (12) months from the date of commencement.
13. Any rulings covered in these Covenants, which might require a judgment as to whether or not compliance has been met, (i.e., items #4, #6) shall be brought to the Leaseholders Association Committee. The Leaseholders Association Committee retains the right to make final judgment and pass rulings on such matters.
14. Each covenant may be modified or added to by a vote of 2/3 of the leaseholders at the annual meeting or as needed, by mail/email notification.

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Leaseholder Signature

\_\_\_\_\_  
Leaseholder Signature

Lot(s) Number \_\_\_\_\_