

# Stonewater Beach Requirements/Examples

1. Stonewater CCR Homeowner Responsibilities
2. Nice Beach Examples
3. Examples of Beaches Requiring Owner Action

## 1. Stonewater CCR Homeowner Responsibilities

5. **Lake Edge Lot Requirements.** For all homes on Lakefront/Lake Edge Lots the following standards shall apply:

- A beach consisting of beach sand across the entire width of the lot starting at the waters edge and extending 7 (seven) feet upland from the water.
- A row of Cobblestones 3-feet wide, 2-4 inches in diameter, adjacent and parallel to the beach across the entire lot. (One pedestrian crossing lot of this Cobblestone row is permitted).
- Variations of lake edge standards on lakes where there is hardship or cause may be granted by the ACC.

J. **Unsightly Conditions.** It shall be the responsibility of each Lot Owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or ground on the Owner's Lot that tend to substantially decrease the beauty of the Subdivision as a whole or any specific area thereof. The front yard areas of all homes shall have well-maintained lawns. Well maintained lawns shall mean lawns of a uniform recognized grass type for lawns, regularly cut to a uniform height appropriate for such grass in a first-class residential development, trimmed and edged to preserve a neat, groomed and cared for appearance.

If the Lot Owner fails to maintain landscaping, including shoreline improvements within thirty (30) days after written request to do so from the Association, the Association may perform the maintenance and assess the Lot Owner with the cost. Any such special assessment shall be a lien on the Owner's Lot as provided in Article V of this Declaration.

## 2. Good Examples – Some Required ACC Approval

Cobble/Sand



## Cobble Only



Hardscape/Sand



Cobble/Gravels



## Hardscape/Gravel



### 3. Examples-Immediate Homeowner Action Required





