

Woodlands Cranberry Covenants Easy Summary

The board of the association recognizes that the covenants can be hard to read at times to understand exactly what is prohibited or requires board approval before implementing changes. The following is a list of the key issues of the 1997 covenants that affect most homeowners. The actual Covenant item is also referenced for detailed information. The covenants are available on the Woodlands Cranberry website, <http://woodlands-cranberry.com>.

	Key Items to Consider	Covenant Article
Additional structures	Only one structure besides a house and detached garage is allowed, not to exceed 200 square feet, with board approval	Art. II.1.D
Tree Removal	No tree 12" around at 3' above the ground shall be removed without board approval. No lot clearing of brush and trees without board approval	Art. II.4
Debris	All building materials must be removed within one year of beginning the construction.	Art. II.8.A Art. III.7 and item 9
Landscaping	After construction, ground cover must be replaced within one year of starting construction.	Art. II.8.B
Construction Hours	Construction should be conducted 7-5pm weekdays and 8-4pm on Saturday	Art II.9.C
Temporary Structures	No temporary structures	Art. III.4
Unlicensed or non-automobile Vehicles	No unlicensed vehicles are allowed unless in a garage or screened from view. No licenses vehicles other than automobiles and one pickup may be kept on a lot.	Art. III.7
Fuel Tanks	Fuel storage tanks should be buried or screened from view	Art. III.11
Signs	Only one sign 2'x2' is allowed for up to 30 days unless it's a for sale sign or approved by the board	Art. III.12
Open Fires	No open fires	
Pools	Only below ground pools are allowed unless approved by the board and adjoining neighbors	Art. III.13
Fencing	Any fencing needs to be approved by the board	Art. III.16
Pets	Dogs and Cats off the lot must be leashed and shall be cleaned up after	Art. IV.2
Street Parking	No on Street Parking on Regular Basis	Art. IV.6