



BRANTLEY OAKS of Union County

Proposed Amendment to the Declaration of Covenants, Conditions and Restrictions (CCRs) of Brantley Oaks Subdivision August 18th, 2022

Land Use:

All Lots shall be used for single-family residential, non-transient, purposes only, and common recreation purposes auxiliary thereto, and for no other purpose. No condominium, townhouse, duplex, apartment or other multi-family residential uses are permitted on the property. However, "mother-in-law" suites may be included in a single-family residence provided that same meets the approval of the Architectural Review Committee and all applicable zoning requirements. Specifically prohibited uses include Institutional uses, including but not limited to group homes, day care centers, churches, temples or shrines, rest homes, schools, medical care facilities, lodges, inns, short-term rentals of any type, beds and breakfasts. Each Lot shall be in compliance with the zoning laws of the Town of Mineral Springs and/or Union County, if applicable. Only one single-family residence shall be erected on any one Lot.

Vehicles & Parking:

- (a) Each Owner shall provide space for parking two (2) automobiles on his Lot prior to occupancy of any dwelling constructed on such Lot in accordance with reasonable standards established by the Architectural Review Committee.
- (b) No vehicle shall be parked on any street except on a temporary basis not to exceed 24-hours.
- (c) No automobiles may be parked on any Lot, except in the driveway serving such Lot or inside a garage.
- (d) No commercial vehicles over one (1) ton capacity, aircraft, boat, boat trailer, jet ski, automobile trailer, bus (including school bus), motor home, travel trailer, house trailer, camper or other recreational vehicle may be stored overnight on any Lot unless the same be within a closed garage or area not visible from the streets or from adjoining dwellings. This restriction shall not apply to the following: construction trailers, or other vehicles and construction equipment which may be used by the Declarant and/or Builder and/or its/their agents and contractors.
- (e) No stripped, partially wrecked, or junked motor vehicle, or part thereof, or unlicensed vehicles may be kept, or stored, on a Lot.
- (f) No vehicle of any size which transports inflammatory, hazardous or explosive cargo may be kept within the Property at any time.