

Irish Beach Covenants, Conditions and Restrictions (CC&Rs)

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The following is a brief overview of the rules and regulations that govern all property owners and renters in Units 1-5 and Unit 7:

- All Lots, whether occupied or unoccupied, shall at all times be maintained in such a manner to prevent their becoming unsightly or hazardous to other properties by reason of the accumulation of rubbish, debris, brush and tree trimmings or unsightly growth thereon. Section 7.4
- The tree height limit will be 20 feet in units One and Two, and 35 feet in the other units. Section 7.5
- All landscaping on any Lot should be based on how it will impact views from other Lots as it matures. Preservation of views from neighboring Lots shall be given priority over aesthetic consideration in landscaping. Section 7.6
- No Owner shall permit continuous or excessive noise, including, but not limited to barking dogs, stereo amplifier systems, television systems or excessively noisy motor vehicles to emanate from the Owner's Lot, or the Common Area, which would disturb the quiet enjoyment of other Owners and residents. Section 7.7
- Dogs shall only be allowed on the Common Areas when they are leashed and under the supervision and control of their Owners. The County leash laws shall govern the control of dogs and cats. Section 7.8
- No rubbish, trash, or garbage shall be allowed to accumulate on Lots. Section 7.11
- Storage of personal property on any Lot shall be maintained within the enclosed storage areas. Section 7.12

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- No vehicle may be parked or otherwise stored in any area not intended for vehicle use. Unused vehicles, (defined as a vehicle not used or moved for more than four (4) consecutive days) trailers, camper shells, boats, recreation vehicles, motor homes and similar equipment shall be stored in a garage or screened from view from the street or any neighboring Lot. No motor vehicle shall be constructed, reconstructed or repaired within the Properties and no dilapidated or inoperable vehicle, including vehicles without wheel(s) or an engine, shall be stored on any property. Section 7.17
- When using the beach area, no overnight camping, fires, fireworks, firearms, and chain saws are allowed. Motor vehicles are not permitted beyond the parking area. Section 7.21
- All exterior lights must be sheltered or housed in such a way that no light will shine directly into any window of any neighboring Lot within the Properties. Section 5.12
- No fence shall be constructed on any lot or property that materially obstructs a view from any other Lot within the Properties. Solid property line fences shall not be permitted. Deer fences of green laminated wire to protect garden areas may be permitted if they are screened from neighboring properties and public ways. Section 5.6
- All exterior paints and stains should be in muted tones consistent with neighboring structures, and in colors commonly found daily in the surrounding natural environment. Section 5.8
- All window and doorframes shall be of materials that can withstand the rigors of the coastal environment and finished to match or complement in muted tones the exterior color of the structure. Section 5.9
- Exterior clotheslines shall not be permitted unless screened from view. Section 7.13