WINDHAVEN AT THE HAVENS, SECTION ONE
COVENANTS

1. **Purpose of Covenants**: The purpose of these covenants is to ensure that the property is maintained in a manner that is harmonious with the character and quality of the community and that the rights of others are respected. All residents and property owners must comply with these covenants.

2. **Exterior Improvements**: No exterior improvements shall be made to any property in the community without the prior written approval of the Architectural Review Board. The board shall be composed of five (5) members appointed by the Board of Directors. Approval shall be granted only if the proposed improvement is in harmony with the surrounding environment and does not detract from the overall aesthetic appeal of the community.

3. **Architectural Review Board**: The Architectural Review Board shall have the authority to approve or deny any requests for exterior improvements. The board shall meet at least twice per year to review applications.

4. **Maintaining the Community**: Each property owner is responsible for maintaining their property in a manner that is consistent with the aesthetic standards set by the Architectural Review Board. This includes the maintenance of gardens, lawns, and other exterior features.

5. **Restriction of Use**: No commercial activities shall be conducted on any property within the community except for those approved by the Architectural Review Board.

6. **Noise Restrictions**: No noise shall be generated on any property that is likely to disturb the peace and tranquility of the community.

7. **Parking Rules**: All vehicles shall be parked in designated parking areas. No vehicles shall be parked on the streets or driveways.

8. **Pets**: No pets shall be allowed on any property without prior written approval from the Architectural Review Board.

9. **Proper Use of Common Areas**: All residents shall use the common areas of the community in a manner that is consistent with the intended use of each area.

10. **Proper Maintenance of Common Areas**: All residents are responsible for maintaining the common areas of the community, including the playgrounds, parks, and other recreational areas.

11. **Proper Use of Pool**: The swimming pool shall be used only by residents and their guests. No food or beverages shall be consumed in the pool area.

12. **Proper Use of Tennis Courts**: The tennis courts shall be used only by residents and their guests. No food or beverages shall be consumed on or around the courts.

13. **Proper Use of Clubhouse**: The clubhouse shall be used only by residents and their guests. No food or beverages shall be consumed in the clubhouse.

14. **Proper Use of Community Center**: The community center shall be used only by residents and their guests. No food or beverages shall be consumed in the community center.

15. **Proper Use of Community Garden**: The community garden shall be used only by residents and their guests. No food or beverages shall be consumed in the garden.

16. **Proper Use of Community Library**: The community library shall be used only by residents and their guests. No food or beverages shall be consumed in the library.

17. **Proper Use of Community Theater**: The community theater shall be used only by residents and their guests. No food or beverages shall be consumed in the theater.

18. **Proper Use of Community Pool Room**: The community pool room shall be used only by residents and their guests. No food or beverages shall be consumed in the pool room.

19. **Proper Use of Community Fitness Center**: The community fitness center shall be used only by residents and their guests. No food or beverages shall be consumed in the fitness center.

20. **Proper Use of Community Barbecue Area**: The community barbecue area shall be used only by residents and their guests. No food or beverages shall be consumed in the barbecue area.

21. **Proper Use of Community Picnic Area**: The community picnic area shall be used only by residents and their guests. No food or beverages shall be consumed in the picnic area.

22. **Proper Use of Community Picnic Table**: The community picnic table shall be used only by residents and their guests. No food or beverages shall be consumed at the picnic table.

23. **Proper Use of Community Playground**: The community playground shall be used only by residents and their guests. No food or beverages shall be consumed in the playground.

24. **Proper Use of Community Playground Equipment**: The community playground equipment shall be used only by residents and their guests. No food or beverages shall be consumed on or around the equipment.

25. **Proper Use of Community Fitness Equipment**: The community fitness equipment shall be used only by residents and their guests. No food or beverages shall be consumed on or around the equipment.

26. **Proper Use of Community Barbecue Grill**: The community barbecue grill shall be used only by residents and their guests. No food or beverages shall be consumed near the grill.

27. **Proper Use of Community Picnic Table**: The community picnic table shall be used only by residents and their guests. No food or beverages shall be consumed at the picnic table.

28. **Proper Use of Community Picnic Area**: The community picnic area shall be used only by residents and their guests. No food or beverages shall be consumed in the picnic area.

29. **Proper Use of Community Barbecue Area**: The community barbeque area shall be used only by residents and their guests. No food or beverages shall be consumed in the area.

30. **Proper Use of Community Picnic Table**: The community picnic table shall be used only by residents and their guests. No food or beverages shall be consumed at the picnic table.

31. **Proper Use of Community Picnic Area**: The community picnic area shall be used only by residents and their guests. No food or beverages shall be consumed in the picnic area.

32. **Proper Use of Community Barbecue Area**: The community barbeque area shall be used only by residents and their guests. No food or beverages shall be consumed in the area.

33. **Proper Use of Community Picnic Table**: The community picnic table shall be used only by residents and their guests. No food or beverages shall be consumed at the picnic table.

34. **Proper Use of Community Picnic Area**: The community picnic area shall be used only by residents and their guests. No food or beverages shall be consumed in the picnic area.

35. **Proper Use of Community Barbecue Area**: The community barbeque area shall be used only by residents and their guests. No food or beverages shall be consumed in the area.

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41. **Proper Use of Community Barbecue Area**: The community barbeque area shall be used only by residents and their guests. No food or beverages shall be consumed in the area.

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50. **Proper Use of Community Barbecue Area**: The community barbeque area shall be used only by residents and their guests. No food or beverages shall be consumed in the area.