

SOUTH KESWICK OWNERS' ASSOCIATION
DECLARATION OF RESTRICTIONS, COVENANTS, AND CONDITIONS
-HIGHLIGHTS¹-

THE ROAD SYSTEM WITHIN SOUTH KESWICK IS PRIVATELY OWNED BY SOUTH KESWICK, IS MAINTAINED WITH FUNDS FROM THE ANNUAL ASSESSMENT, AND WILL FLUCTUATE WITH NEED. THE ASSESSMENT IS USED FOR MAINTENANCE OF THE TRAIL SYSTEM, MAINTENANCE OF AND MOWING AT THE LAKE, ROAD EASEMENT MOWING, AND ADMINISTRATIVE COSTS. THE BOARD STRIVES TO KEEP COSTS LOW, BUT MAY, FROM TIME TO TIME, MAKE SPECIAL ASSESSMENTS IF NEEDED.

ANY DAMAGE DONE TO SOUTH KESWICK'S ROADS FROM CONSTRUCTION VEHICLES, OR OTHER ACTIVITY, FOR A PROPERTY SHALL BE RESPONSIBILITY OF THE SUBJECT PROPERTY'S OWNER (DRCC §3.04).

THERE IS A 20' EASEMENT ALONG ALL SIDES OF EACH LOT FOR UTILITIES AND FOR RECREATIONAL TRAILS. THIS EASEMENT MAY NOT BE BLOCKED, NOR MAY FENCES BE PLACED WITHIN THE EASEMENT AREA.

THERE IS NO HUNTING OR DISCHARGE OF FIREARMS ALLOWED WITHIN SOUTH KESWICK.

NO MOTORIZED VEHICLES MAY BE OPERATED ON THE TRAIL SYSTEM. THE ONLY EXCEPTIONS ARE VEHICLES REQUIRED FOR MAINTAINING THE TRAILS AND LAKE EASEMENT. SHOULD YOU RIDE YOUR VEHICLE ON A TRAIL LOCATED ON YOUR LOT, AND IN SO DOING DAMAGE THE TRAIL, YOU WILL BE RESPONSIBLE FOR REPAIR OF THE DAMAGE.

¹This document is intended to provide a helpful "at-a-glance" highlight of some of the regulations included in the DRCC. The document is NOT intended to represent the entirety of the DRCC. It is incumbent upon the owner to read, comprehend, and follow the full governing documents of South Keswick Owners' Association.

THE SPEED LIMIT WITHIN SOUTH KESWICK IS 30 MPH. THERE ARE MANY WALKERS, DOGS, HORSES, BIKERS ON THE ROADS, AND WE EXPECT EVERYONE TO BE MINDFUL OF THEIR SAFETY.

THE SOUTH KESWICK BOARD IS A VOLUNTEER GROUP THAT IS TASKED WITH UPHOLDING THE DRCC AND BY-LAWS, AND ABIDING BY ALL LAWS AND REGULATIONS GOVERNING OUR ASSOCIATION. THESE INCLUDE THE STATE CORPORATION COMMISSION, THE PROPERTY OWNERS ACT OF VIRGINIA, THE REAL ESTATE BOARD, AND COUNTY GOVERNMENT. OUR PRIMARY GOAL IS TO MAKE SOUTH KESWICK A PLEASANT PLACE TO LIVE, AND TO ENHANCE PROPERTY VALUES.

THE ARCHITECTURAL CONTROL BOARD MUST APPROVE PROJECTS, SUCH AS MAJOR LANDSCAPE CHANGES, POOLS, DRIVEWAYS, AND STRUCTURAL CHANGES TO YOUR HOME, PRIOR TO BEGINNING WORK. THE FORM REQUIRED, ALONG WITH INSTRUCTIONS, ARE LOCATED ON THE WEBSITE. NO FEE IS CHARGED FOR THIS PROCESS UNLESS IT IS FOR THE INITIAL STRUCTURE/HOME.

ALTHOUGH THERE IS NO LEASH LAW IN FLUVANNA COUNTY, WE ASK THAT YOU KEEP PETS UNDER YOUR CONTROL AT ALL TIMES. THIS IS TO ENSURE THE SAFETY OF INDIVIDUALS, AND THEIR PETS, WHILE USING THE ROADS AND TRAILS OF SOUTH KESWICK.

NO SIGNS, OTHER THAN "FOR SALE" OR "FOR RENT", AND NO MORE LARGER THAN 2' X 2', MAY BE PLACED UPON ANY LOT. THE BOARD IS CURRENTLY REVIEWING PLACEMENT OF SIGNS AT THE SUBDIVISION ENTRANCE.