

CONDENSED MAJOR DEED RESTRICTIONS

Page 5, Sec. 2.1

All homes are to be single family residences.

Page 6, Sec. 2.3

Buses, mobile homes, motor homes, boats, trailers, campers, etc. are not to be parked at any residences without the Board's approval for a temporary situation.

All vehicles must be parked in the garage or in the driveway. Street parking is not permitted for more than 10 consecutive hours or more than 24 hours in a year.

Page 7, Sec. 2.5

Only usual household pets are allowed. Pets are not permitted to roam free and must be on leashes when walked. (County ordinance also). Owners are required to clean up after their pets on their own and on their neighbor's property. Pet runs and the area landscaping must be approved by the Board before installation.

Page 7, Sec. 2.5

Fences and walls cannot exceed 48 inches in height, must remain behind the back of the house, and must be approved by the Board before construction.

Basketball courts and structures are not to be visible from the street.

Above ground pools are not permitted. Hot tubs and Spas can only be placed after approval by the Board.

Antennas, dishes etc. are not to be visible from the street.

Page 8, Sec. 2.5

Exterior lighting must be such that it does not disturb the neighbors and the design must be approved by the Board before installation.

All types of playground equipment must be at least 5 feet from all property lines.

Page 8, Sec. 2.6

Owners must maintain their property and lots. Failure to do so will allow the Board to step in and charge the resident for the work that was required.

Page 9, Sec. 2.7

Homeowners are required to keep their premises in good repair. This includes the driveways and sidewalks.

Page 10, Sec. 2.9

Signs of all types except those required to sell a home are not allowed in the yards.

Page 11, Sec 2.11

Trash is to be kept inside until the night before pickup and the containers are to be brought back in as soon as possible after pickup.

The Common Ground is not to be used as a dump for ANY TYPE of waste or trash.

There is to be no burning on any property in the neighborhood.

Page 13, Sec. 2.13

The Common area belongs to the entire neighborhood. Therefore, no one resident can do anything in the Common Area that would prohibit free access to any other resident.

Page 13, Sec. 2.16

Window air conditioners are not permitted in the neighborhood at any time.

Page 14, Sec. 3.1

All improvements and structural changes to lots or buildings must be approved by the Board before the change is made.

Page 20, Sec. 3.6

Trees may not be removed from any property unless they are dead.

Page 20, Sec. 3.7

Mailboxes must be maintained and must conform to the standards in the neighborhood.