

RULES & REGULATIONS

1. All exterior changes to property including painting, construction, major landscaping, paving, etc. require Board approve.
2. Owners will maintain exterior of property. This includes exterior walls, roof, landscaping and painting. Rating Scale Classification to determine when Letter is sent.(Average, Fair, Very Poor).
3. Property shall be used as "single family, residential". No business, commercial, industrial trade or any other non-residential activity shall be conducted on property.
4. All members of our community will be respectful of their fellow neighbors when it comes to loud and disturbing activity, either during the day or in the late evening, and includes excessively frequent disturbing activity.
5. Dogs, cats, fish, birds permitted. No livestock or other wildlife. Dogs must be walked on a leash and under control of the owner at all times. Owners will clean up after their pets.
6. Garbage cans to be kept at side of property, not in front of garage. Garbage containers may be left on side of road evening prior to pick-up and removed by the evening of pick-up. No burning of brush on property or in fire pits.
7. No weeds, trash, refuse, garbage, debris, underbrush and/or other refuse pile or unsightly objects shall remain anywhere on property.
8. No overnight parking on street. If parking on street during day hours, do not obstruct your neighbors egress from their driveway. Do not block sidewalks.
9. All vehicles must have current registration.
10. Tree removal & landscaping – board approval required for any major alterations.
11. Holiday displays must be removed no later than three weeks after the date of the holiday.

UTILITY AND STORAGE SHEDS (prepared by attorney after registration of amendments

12. Sheds shall be subject to approval by the Architectural Control Committee.
13. All sheds must have an "A" frame roof, must be commercially manufactured and may be no larger than 8 feet in width, 10 feet in length, and 8 feet in height.
14. All sheds must be anchored, either to concrete or to the ground, and constructed according to the manufacturer's instructions/specifications.
15. Sheds shall be in a simple style, without decorations or other ornate features.
16. Owners shall be solely responsible for obtaining any necessary permits and for maintaining compliance with any pertinent state, county, city or other governmental entity's requirements, including, but not limited to, ordinances and building codes.
17. Sheds should be located at the back corner of a lot, unless the lot abuts a pond. If the shed is on a lot that abuts a pond, the shed must not obstruct neighboring lots' view of the pond. If the shed is on a corner lot, the shed must not be located on the back corner that borders the road.

GARAGE DOOR SCREENING (prepared by attorney after registration of amendments

18. Garage screening shall be subject to approval by the Architectural Control Committee.
19. Garage screens may be installed on the interior or the exterior of the garage door.
20. Fold-out style garage screens and garage screens with doors shall be permitted.
21. Garage screens must be bronze, white or black in color.