

Common Community Association Use Restrictions & Summary

NOTE: THIS IS **NOT** A COMPREHENSIVE LIST OF USE RESTRICTIONS, NOR SHOULD IT BE CONSTRUED AS REPLACING THE AESTHETIC AND ARCHITECTURAL GUIDELINES OF THE SPECIFIC HOA FOR YOUR PROPERTY.

RESTRICTION	DEFINITION	CLARIFICATION/COMMENTS
Trash cans and recycling bin storage.	All trash cans and recycling bins must be placed out of view as soon as possible after collection.	Many HOA violations occur when trash cans are left at the street beyond the date of collection.
Yard Maintenance	Mow, edge, trim weed, mulch, and prune	All residents should keep their entire yard mowed and edged. In addition, all residents should keep planted beds mulched and free of weeds. Trees and shrubs shall continually be pruned and manicured whereby they do not touch the sides or roof of the building. Recommended distance of plants/trees from the building is a minimum of 6 inches away from the walls and 3 feet away from roof lines. (Two lease violation notices for lawn maintenance will result in an increase in rent of \$200 per month and OWNER/PROPERTY MANAGER will then have your landscaping maintained for you.)
Vehicle parking	Parking of vehicles is not allowed in the roadways	All occupants and frequent visitors shall park off the roadways. Contractors may park on the street, and the Association allows for street parking for occasional social events since parking for those occasions will be short term.
Satellite dish placement (see also OWNER/PROPERTY MANAGER agreement)	All satellite dishes must be approved by OWNER/PROPERTY MANAGER.	Satellite dishes may be installed toward the back of the lot out of public view as much as possible. Roof installation is STRICTLY PROHIBITED.
Basketball goals (not allowed by OWNER/PROPERTY MANAGER)		Portable and permanent goals are not allowed at any time.
Recreational vehicles (See your lease)	Parking of recreational vehicles in locations visible from the street or other lots is not allowed.	The restrictions do not allow for recreational vehicles on the Property at any time, but the Association recognizes the need to bring such vehicles on a lot to load or unload, but it is strongly recommended that the Owner of the vehicle notify the association when this will be happening, and vehicles should be removed with 24 hours.
Fireworks	Fireworks are prohibited at all times.	Even though the county may allow their use, the association does not.

Initials of Residents _____, _____, _____, _____

RESTRICTION	DEFINITION	CLARIFICATION/COMMENTS
Bird Feeders	Up to two (decorative birdhouses not for habitation) may be displayed in the planter bed by the front porch.	Bird houses intended for habitation (maximum of two in number and no higher than ten feet off the ground) or bird feeders (maximum two) must be located in the back yard. (See your lease)
Flags and flagpoles (not allowed by OWNER/PROPERTY MANAGER)	One flag not exceeding 3'x 5' may be displayed in the front of the home on a pole no longer than 6 feet mounted to the front of the house.	Stand-alone flagpoles are not allowed.
Outdoor furniture	Front porch furniture is limited to furniture that is designed for permanent outdoor use.	Beach chairs, folding chairs or other temporary furnishings should not be stored on front porch. No outdoor furniture shall be located in the front or visible side yards.
Potted Plants	Pots must match, blend or compliment the color scheme of the home.	Up to two pots may be displayed on the front entry steps and up to four additional pots may be located on the front porch. Pots are not permitted in grass, planter beds (except pots partially buried as part of the native design), along sidewalks, walkways or driveways (except in front of the garage columns or the area between garage doors). There shall be no more than eight potted plants visible from public view.
Statuaries	Up to three statues not exceeding 2 feet in height are allowed in the planter bed by front porch. A single birdbath no taller than three feet is allowed in the front planter bed.	Statues should be a natural gray or other neutral earth tone color and should be a single color only.

Acknowledgement of receipt of the form is notated by initials at the bottom of each page.

Initials of Residents _____, _____, _____, _____