

SUMMARY OF DEED RESTRICTIONS

1. All homes are restricted to residential use only. No business may be operated. No selling of motor vehicles. No business advertising within the subdivision.
2. Office activities are prohibited, in addition to any activities which may become an annoyance or nuisance to the subdivision
3. No temporary structures or outbuildings are permitted, with the exception of lawn storage sheds and children's playhouses if approved by the Architectural Control Committee.
4. All motor vehicles must have current license plates and inspection stickers and be in operable condition. Inoperable vehicles, whether broken, not in use, or on flat tires must be stored out of public view. Motor homes, recreational vehicles, trailers, and boats cannot be left in public view. Tractor trailers (semis) are prohibited in the Subdivision.
5. No livestock or poultry is allowed, nor any animals used for breeding or commercial purposes. Common household pets, such as dogs and cats, are allowed but must be restricted to the interior of the house or backyard and pets must be always on a leash when outside
6. No walls, fences, or hedges may be greater than eight (8) feet in height. Fences must be constructed of ornamental iron, wood, or masonry (no chain link fences). All walls and fences must be maintained in good condition.
7. Nothing may be placed or maintained on any lot which obstructs the view of street intersections.
8. Owner or resident of each lot must at all times keep weeds and grass cut and edged along property lines and can in no event use any lot for storage of materials/ equipment except for normal residential requirements. .
9. Tree branches shall be trimmed eight (8) feet above the sidewalk, and trimmed 15 feet above the street.
10. Drying clothes in public view is prohibited.
11. No advertising signs are permitted, except for normal "For Sale" and "For Rent" signs less than five (5) square feet in size.
12. No radio or television wires or antennas are permitted to extend past the roof height, nor are they allowed in the front yard.
13. Trash cans not allowed in public view
14. Brick walls shall be maintained safely and or repaired to original condition.
15. Garage doors shall be maintained in operable condition.
16. Gutters falling must be repaired.
17. Parking on lawn.