

COVENANT HIT PARADE

OR

“A Brief Summary of What You Might Find in Reading The Document”

- 1) **Article VIII, Uses of Land:** All lots shall be used as private residences only..., no businesses..., no noxious, offensive or illegal activity shall be carried on upon any lot... which may be or become a nuisance or annoyance....
- 2) **Article IX, Architecture, Size, Material, Plotting and Fencing:** ... materials shall be of an approved vinyl, steel, cedar or redwood lap siding..., brick or stone may be used to enhance overall appearance. Changes must be approved in advance by the Architecture Control Committee (see also **Article XVII, Architectural Control**) as to material, color and pitch. Fencing must be approved in advance....
- 3) **More Article IX:** Landscaping must preserve existing trees..., planting beds must represent approximately 15% of ground footage..., lawns should be sodded... and maintained in an attractive manner.
- 4) **Article X, Set-back of Building Structures From Streets:** No building structures shall be erected or maintained nearer to the front/rear/side street than the front building limit (front of the house)....
- 5) **Article XII, Parking, Storage, and Easements:** No parking of trailers, boats or other vehicles... will be allowed on streets, lots or common areas
- 6) **Article XIII, Planned Unit Development Design Statement:** Every effort will be made to preserve the natural integrity of the site, including... mature trees and natural drainage. All homes... will be constructed... to comply with a nostalgic “Americana neighborhood” concept.
- 7) **Article XV, Signs, Billboards and Miscellaneous Structures:** No signs or billboards will be permitted... except those advertising the sale or rental of any such property, or political signs within ninety days of the election. Any outbuilding (cabanas, greenhouses, playhouses, etc.) must be approved in advance, and conform to the style and architecture of the residence....
- 8) **Article XVI, General:** The keeping of poultry, cattle horses or other livestock ... is prohibited; no trash ... may be dumped in Common Areas... all garbage and trash must be screened from public view (grass clippings are considered to be trash; no tree removal or massive pruning... with exceptions for dead or rotting wood; no basketball goals may be constructed in the front of any house or garage; no skateboard ramps may be constructed in any yard; ... no antennas, television towers and discs... in front yards.