



## **Covenant Restrictions**

**Common Area Usage-** Including this because we discussed trying to do something with the corner of Windcrest and Highland Oaks

Section 2- Delegation of Use for Common Area

Section 3- Rules and Regulations

Section 6- Access to Common Property

### **Article IV- Covenant for Maintenance Assessment**

Late charges etc.

Section 3- Maximum Annual Assessment

Section 4- Special Assessments for Capital Improvements

### **Architectural Control**

Section 1: Residential Purpose and Use

Single Families

No Business Activity

Section 3: Approval of Improvements

Section 6 : Approval of Construction Plans

Section 7: Completion of Improvements

Section 9: Exterior Lighting requirements- color, type, etc.

Section 10: No visible clotheslines, woodpiles, garbage containers are allowed

Section 11: No mechanical Equipment, including heating and air, no fuel or water tanks may be exposed to view

Section 12: No mobile homes, trailers, tents, shacks or barns or temporary structures of any kind

Section 13: No commercial signs or public advertising, including sign advertising the property for sale

Section 14; Uniformity of Mailboxes or Address markers

Section 15: Only common household pets; all shelters shall be screened from view

Section 17: Maintenance- regular painting, repairing, and replacing of gutters, roofs and paving materials, regular mowing of lawns and pruning of shrubbery and trees, removal of weeds

## **Covenant Restrictions - Continued**

Section 18: Landscaping- removal of tree approvals and landscaping changes

Section 20- No chain link fencing

Section 21: No commercial vehicles shall be placed or parked

Section 22: No Yard Sales

Section 23: Exterior Colors must be approved