

3. Architectural Review Committee: In order to maintain such property as a pleasant and desirable environment, to establish and preserve a harmonious design for the community, and to protect and promote the value of the property; no building, gazebo, fence, garage, or any other structure or improvement of any nature or addition shall be erected, placed, attached to or altered until the proposed plans, specifications, exterior color and finish, plot plan (showing proposed location of such building or structure), building height and grading, and drainage plans shall have been approved in writing by the architectural Review Committee prior to commencement of construction

6. Restrictions on Leases: No lot or portion thereof shall be leased for a period of less than twelve (12) consecutive months.

12. Exterior Lighting: Exterior Lighting of homes or landscaping shall be in character and keeping with the general subdivision. Yard lighting shall be directed downward and away from adjacent property.

14. Outdoor Equipment: All garbage and trash containers, bottled gas tanks, swimming pool equipment and housing, and sprinkler pumps, and other such outdoor equipment must be underground or placed in walled or sight screened fenced areas so that they shall not be readily visible from any adjacent street or property, and adequate landscaping shall be installed around these facilities and maintained by the owner.

16. Trucks, Commercial Vehicles, Recreational Vehicles, Boats, Campers and Trailers:

(a) No commercial truck, vehicle or equipment shall be permitted to be parked or to be stored at any place on the property. This prohibition on parking shall not apply to temporary parking of trucks and commercial vehicles used for pick up and delivery. Further, provided an automobile, van or pick-up regularly used by a lessee as personal transportation to and from lessee's business and which is capable of being parked inside lessee's residential garage shall not be considered a commercial vehicle even though it may have a sign or logo on the side or rear thereof.

(b) No boat, boat trailer, or other trailer of any kind, camper, mobile home, motor home, or disabled vehicle shall be permitted to be parked or stored unless (fully enclosed) inside a structure.

(c) None of the aforementioned vehicles shall be used as a domicile or residence, either permanent or temporary

17. Signs: No signs, free standing or otherwise installed, shall be erected or displayed in or on any lot or structure, unless the placement, character, form, size, lighting and time of placement of such sign shall be first approved in writing by the Architectural Review Committee. No sign shall be in excess of two (2) square feet.

18. Pets and Animals:

(a) Commonly accepted household pets such as dogs, cats, and pet birds may be kept in reasonable numbers. All animals shall be contained on the lessee's lot and shall not be permitted to roam free. Provided that such domestic pets shall not be used or kept for any commercial purpose and further that said domestic pets do not constitute a disturbance or nuisance to other lot lessees.

(b) No hogs, pigs, swine, goats, chickens, pigeons or other obnoxious animals, fowl or reptile, shall be kept or permitted to be kept.

19. Fences: No fencing in excess of six (6) feet in height shall be allowed on any lot. No chain link fences shall be allowed on any lot. All fences, hedges, or ornamental structure must be approved by the Architectural Review Committee prior to construction thereof. All fences five (5) feet in height or more shall be of shadowbox style.

20. Pools and Pool Enclosures: All pools and pool enclosures must be designed to compliment the architectural components of the dwelling. Pools must be of an in ground nature pool. Pool enclosures may not be free standing. If screening is desired, the enclosure must be designed as an integral part of the

roof and walls and not appear as an added appendage. All pool equipment, pumps, etc. shall be stored out of view and pump

houses must be architecturally related. Above ground spas or Jacuzzis may be permitted with prior written approval of the Architectural Review Committee.

21. Water System: No private water system may be constructed except for private irrigation systems. All such irrigation systems, including the pumps and tanks utilized therein, must be screened from public view.

22. Antennas: No exterior antennas, antenna poles, antenna masks, antenna towers, or other such apparatus shall be permitted. Satellite dishes of a diameter of 20 inches ,or less shall be allowed, however, such satellite dish must be located in the rear of the lot and shall be screened from the view of all roadways and the adjacent property.

23. Wood Finishes: All wood finishes of all improvements shall be either painted or stained, as approved by the Architectural Review Committee.

26. Off-Site parking: No parking of any kind shall be allowed within the common areas of the subdivision.

27. Clotheslines: No exterior clotheslines shall be allowed.

28. Window Coverings: Reflective window coverings are not allowed. All awnings, canopies, shutters, patio covers or other such window coverings must be approved in writing by the Architectural Review Committee. No wall or window air conditioning units shall be allowed.

29. Nuisance: No obnoxious, offensive or illegal activity shall be carried on upon any lot within the property nor shall anything be done on any lot within the property nor shall anything be done on any lot within the property which may become an annoyance or nuisance to other lot lessees. Each lessee shall maintain his/her unimproved lot by mowing said lot.

30. Garbage and Refuse: No refuse or trash shall be kept, stored or allowed to accumulate except between scheduled pick-ups.