

Guideline for Deed Restriction Compliance

This is not a complete list, but the most common one. Enforcement is not limited to the items below.

1. Lawns should be mowed and edged to keep a neat appearance. Weeds growing around the house, in sidewalks and driveways to the extent they present an unkempt appearance are not permitted. Shrubs and trees should be trimmed so as not to block the view of oncoming traffic or interfere with pedestrians on the sidewalk. Dead shrubs, trees and plants should be removed.
2. Houses should be kept painted to prevent peeling or severely faded paint. Mold and/or mildew which is severe enough to appear untidy or unkempt and prevents a neat appearance should be removed. Paint colors should be in harmony with the neighborhood. Overly bright colors or color which are not in harmony with the neighborhood are not permitted. Any paint which makes one home stand out from the adjacent homes in an unattractive manner is not in harmony with the neighborhood.
3. Fences are not required. If a fence exists it must be wood, masonry, or wrought iron. Fences must be properly maintained. Missing boards, falling down fences, rotten wood and any other condition indicative of inadequate maintenance are not allowed. Chain link fences are not permitted. By law, all swimming pools must be fenced.
4. Wood trim, garage doors and rain gutters should be kept in good condition. Gutters are not required, but if they are present, they must be in good, attractive condition.
5. Trash must be stored out of public view. Trash cans and recycling bins must be out of public view, either behind a fence or in a garage. Trash, rubbish, old newspapers or other items which are not in use are in a state of disrepair should not accumulate on any property. TRASH CANS SHOULD BE PUT AT CURB NO SOONER THAN THE NIGHT BEFORE AND REMOVED FROM THE CURB NO LATER THAN THE MORNING AFTER PICKUP. FOR EXAMPLE, TRASH DAYS ARE NOW TUESDAY AND FRIDAY. TRASH CANS COULD BE PUT AT CURB MONDAY OR THURSDAY EVENING AND MUST BE REMOVED BY WEDNESDAY MORNING OR SATURDAY MORNING.
6. Mailboxes will be maintained in an upright, clean, good condition. Rusted and/or faded and/or leaning boxes need to be repaired or replaced.
7. Driveways should be kept clean of excessive oil or stains.
8. Homes in the subdivision are only intended for residential use. Operation of a business which is apparent to the public is not allowed. Examples would include but not be limited to include home day care, construction companies, moving companies, and others.
9. Window or wall type air conditioning units visible from the street are not permitted.
10. Basketball goals are allowed but must be properly maintained and usable. Otherwise, they are considered as trash which needs to be removed. Nets are not required.
11. Temporary structures such as trailers and tents are not permitted.
12. Signs are not permitted, except for a garage sale sign, house for sale or rent, lost or found pet sign. Garage sale signs may be posted 24 hours before the sale and during the sale. Garage sale signs should be removed immediately after the sale. House for sale or rent should be removed after close or moving in whichever occurs first. Lost / found pet signs should be removed after 7 days. Political signs are allowed as required by law.
13. Noxious or offensive activities are not permitted as outlined in Article III, Section 7. Examples include but are not limited to:
 1. Breeding animals, livestock, or poultry of any kind. A limit of 3 pets (dogs, cats or other household pets) provided they are not kept, bred or maintained for commercial purposes.
 2. Selling alcoholic beverages or any illegal or immoral activities are not permitted.
 3. No Inoperable car or any kind. No truck, bus, boat, camper, motor home, or trailer can be parked in public view on your property for more than 48 consecutive hours. Cars may not be parked in front yards for any reason. No repair work, dismantling, or assembling of motor vehicles or other machinery or equipment shall be done or permitted on any lot, street or on any portion of the Common Properties. Routine automobile maintenance is permitted. Any repair which will render an automobile inoperable for more than 48 hours is not permitted.
 4. The use or discharge of firearms, firecrackers or other fireworks in the Properties is prohibited.
 5. "Go-carts", four wheelers or similar vehicles are not permitted if they are noisy, or produce fumes, or are illegal, or damage property or are a nuisance.