

# WHITEHORSE DECLARATION OF RESTRICTIONS OVERVIEW

## COMMUNITY RESTRICTIONS

Nor shall any change or alteration in such building plans, specifications, exterior color scheme, materials, location, elevation, grade and landscaping thereof be made until such change or alteration has been submitted to and approved in writing by the Approving Party. No Exterior additions or alterations to any structure shall be made unless and until the changes have been submitted to and approved in writing by the Approving Party. No residence or exterior structure shall ever be placed, erected or used for business, professional, trade or commercial purposes on any lot; provided, however, that this restriction shall not prevent an Owner from maintaining an office area in his residence in accordance with the applicable ordinances of the City of Leawood, Kansas.

PLAT<sub>1</sub>, PLAT<sub>2</sub>, PLAT<sub>3</sub>: The Approving Party shall consider and act upon applications that have been submitted to it for approval with respect to Exterior Structures. In making its decisions, the Approving Party may consider any and all aspects and factors that the Approving Party, in its absolute discretion, determines to be appropriate to establish and maintain the quality, character and aesthetics of the Whitehorse neighborhood, including, without limitations, the plane, specifications, exterior colors, materials, location, elevation, landscaping and use of the proposed Exterior Structure. All decisions of the Approving Party shall be in writing and delivered to the applicant, who shall be responsible for keeping the same. The Approving Party may establish in advance and change from time to time certain guidelines and conditions that it intends to follow in making its decisions. Applicant may appeal such decision in writing within 15 days of the Approving Parties decision. Any decision rendered by the Board on appeal shall be final and conclusively binding on the applicant.

PLAT<sub>4</sub>, PLAT<sub>5</sub>: Any written application completed with appropriate drawings and other information provided to the Approving Party that is not acted upon by the Approving Party within 35 days after the date on which it is filed shall be deemed to have been approved. (amendment)

Category	PLAT 1 No 2423423, Aug 18, 1994	PLAT 2 No 2609228, April 18 1996	PLAT 3 No 2898976 Oct 20, 1998	PLAT 4 No 3342158 Dec 13, 2001	PLAT 5 No 0007661 Dec 19, 2003
Air Conditioning				No air conditioning apparatus or unsightly projection shall be attached or affixed to the front of any residence.	No air conditioning apparatus or unsightly projection shall be attached or affixed to the front of any residence.
Animals	No animal, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats and other common household pets may be kept so long as	No animal, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats and other common household pets may be kept so	No animal, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats and other common household pets may be kept so long as	No animal of any kind shall be raised, bred kept or maintained on any Lot except that dogs, cats and other common household pets may be raised, bred, kept or maintained so	No animal of any kind shall be raised, bred kept or maintained on any Lot except that dogs, cats and other common household pets may be raised, bred, kept or maintained so long

	they are not kept, bred or maintained for commercial purposes and do not constitute a nuisance to the neighbors or neighborhood. In no event, however, shall more than three dogs or cats, or combination thereof, be raised, kept or maintained on any Lot.	long as they are not kept, bred or maintained for commercial purposes and do not constitute a nuisance to the neighbors or neighborhood. In no event, however, shall more than three dogs or cats, or combination thereof, be raised, kept or maintained on any Lot.	they are not kept, bred or maintained for commercial purposes and do not constitute a nuisance to the neighbors or neighborhood. In no event, however, shall more than three dogs or cats, or combination thereof, be raised, kept or maintained on any Lot.	<b>long as (a) they are not raised, bred, kept or maintained for commercial purposes, (b) they do not constitute a nuisance and (c) the City ordinances and other applicable laws are satisfied. All pets shall be confined to the Lot of the Owner except when on a leash controlled by a responsible person. Owners shall immediately clean up after their pets on all streets, Common Areas and Lots owned by others.</b>	<b>as (a) they are not raised, bred, kept or maintained for commercial purposes, (b) they do not constitute a nuisance and (c) the City ordinances and other applicable laws are satisfied. All pets shall be confined to the Lot of the Owner except when on a leash controlled by a responsible person. Owners shall immediately clean up after their pets on all streets, Common Areas and Lots owned by others.</b>
Antennas and Satellites	No external radio, television or other antennas of any kind or nature, including satellite dishes, or other device shall be placed or maintained on any lot without approval. Antennas shall be completely screened from the view outside the lot. No external lights or other illumination shall be higher than the residence without approval.	No external radio, television or other antennas of any kind or nature (including, but not limited to "satellite dishes) or other device for the reception or transmission of radio, microwave or other similar signals, shall be placed or maintained upon any Lot without the prior written consent of the approving party. All such antennas or other devices shall be completely screened from view outside the Lot.	No external radio, television or other antennas of any kind or nature, including satellite dishes, or other device shall be placed or maintained on any lot without approval. Antennas shall be completely screened from the view outside the lot. No external lights or other illumination shall be higher than the residence without approval.	No television, radio, citizens' band, short wave or other antenna, satellite dish, solar panel, clothes line or pole, or other unsightly projection shall be attached to the exterior of any residence or erected in any yard. <b>Small satellite dishes (max 20 inches in diameter) may be installed and screened with written approval, so as not to be readily visible from the street or any Lot.</b>	No television, radio, citizens' band, short wave or other antenna, satellite dish, solar panel, clothes line or pole, or other unsightly projection shall be attached to the exterior of any residence or erected in any yard. <b>Small satellite dishes (max 20 inches in diameter) may be installed and screened with written approval, so as not to be readily visible from the street or any Lot.</b>

Basketball Goals	All basketball goals shall be free standing and not attached to the residence unless the approving party determines that there are compelling reasons for the basketball goal to be attached to the residence. All basketball goals shall be consistent with the standard designs and materials to be selected by the approving party. All backboards shall be clear or painted white and all poles shall be a neutral color. There shall be only one basketball goal per lot. Hours of use established by approving party.	All basketball goals shall be free standing and not attached to the residence unless the approving party determines that there are compelling reasons for the basketball goal to be attached to the residence. All basketball goals shall be consistent with the standard designs and materials to be selected by the approving party. All backboards shall be clear or painted white and all poles shall be a neutral color. There shall be only one basketball goal per lot. Hours of use established by approving party.	All basketball goals shall be free standing and not attached to the residence unless the approving party determines that there are compelling reasons for the basketball goal to be attached to the residence. All basketball goals shall be consistent with the standard designs and materials to be selected by the approving party. All backboards shall be clear or painted white and all poles shall be a neutral color. There shall be only one basketball goal per lot. Hours of use established by approving party.	<b>All basketball goals shall be permanently installed, free standing, and not attached to the residence. All backboards shall be transparent or painted white and all poles shall be a neutral color.</b> There shall be only one basketball goal per lot. Hours of use established by approving party. <b>Portable basketball goals not permitted.</b>	<b>All basketball goals shall be permanently installed, free standing, and not attached to the residence. All backboards shall be transparent or painted white and all poles shall be a neutral color.</b> There shall be only one basketball goal per lot. Hours of use established by approving party. <b>Portable basketball goals not permitted.</b>
Clothesline	No television, radio, citizens' band, short wave or other antenna, satellite dish, solar panel, clothes line or pole, or other unsightly projection shall be attached to the exterior of any residence or erected in any yard.	No television, radio, citizens' band, short wave or other antenna, satellite dish, solar panel, clothes line or pole, or other unsightly projection shall be attached to the exterior of any residence or erected in any yard.	No television, radio, citizens' band, short wave or other antenna, satellite dish, solar panel, clothes line or pole, or other unsightly projection shall be attached to the exterior of any residence or erected in any yard.	No television, radio, citizens' band, short wave or other antenna, satellite dish, solar panel, clothes line or pole, or other unsightly projection shall be attached to the exterior of any residence or erected in any yard. <b>Small satellite dishes (max 20 inches in diameter) may be installed and screened with written approval, so as not to be readily visible from the street or any Lot.</b>	No television, radio, citizens' band, short wave or other antenna, satellite dish, solar panel, clothes line or pole, or other unsightly projection shall be attached to the exterior of any residence or erected in any yard. <b>Small satellite dishes (max 20 inches in diameter) may be installed and screened with written approval, so as not to be readily visible from the street or any Lot.</b>

Dog Runs				<b>Not permitted.</b>	<b>Not permitted</b>
Doghouses	All outside doghouses and other animal shelters and runs shall be located in the back yard, shall be up against or within two feet of the residence, shall be painted the same color as the residence and shall have roofs that are compatible with the residence.	All outside doghouses and other animal shelters and runs shall be located in the back yard, shall be up against or within two feet of the residence, shall be painted the same color as the residence and shall have roofs that are compatible with the residence.	All outside doghouses and other animal shelters and runs shall be located in the back yard, shall be up against or within two feet of the residence, shall be painted the same color as the residence and shall have roofs that are compatible with the residence.	All outside doghouses shall be located in the back yard <b>near the residence</b> , shall be painted or stained the same color as the residence, and shall have roofs compatible with the residence.	All outside doghouses shall be located in the back yard <b>near the residence</b> , shall be painted or stained the same color as the residence, and shall have roofs compatible with the residence.
Doors	Exterior doors and louvers shall be constructed of wood, metal clad and wood laminate, colored metal (other than silver) and glass	Exterior doors and louvers shall be constructed of wood, metal clad and wood laminate, colored metal (other than silver) and glass	Exterior doors and louvers shall be constructed of wood, metal clad and wood laminate, colored metal (other than silver) and glass	All windows and exterior doors shall be constructed of glass, wood, metal or vinyl clad, <b>fiberglass</b> , or any combination thereof. <b>No windows or exterior doors may be silver or other bright finish.</b>	All windows and exterior doors shall be constructed of glass, wood, metal or vinyl clad, <b>fiberglass</b> , or any combination thereof. <b>No windows or exterior doors may be silver or other bright finish.</b>
Driveway	No driveway shall be constructed in such a manner as to permit access to a street across a rear lot line.	No driveway shall be constructed in such a manner as to permit access to a street across a rear lot line.	No driveway shall be constructed in such a manner as to permit access to a street across a rear lot line.	<b>All driveways and sidewalks shall be concrete, patterned concrete, bomanite, interlocking pavers, brick or other permanent stone finishes. Crushed gravel, asphalt and natural driveways and sidewalks are prohibited.</b> No driveway shall be constructed in such a manner as to permit access to a street across a rear lot line	<b>All driveways and sidewalks shall be concrete, patterned concrete, bomanite, interlocking pavers, brick or other permanent stone finishes. Crushed gravel, asphalt and natural driveways and sidewalks are prohibited.</b> No driveway shall be constructed in such a manner as to permit access to a street across a rear lot line

Exterior Maintenance	Each Owner shall properly maintain his Lot in a neat, clean and orderly fashion. All residences and Exterior Structures shall be kept and maintained in good condition and repair at all times.	Each Owner shall properly maintain his Lot in a neat, clean and orderly fashion. All residences and Exterior Structures shall be kept and maintained in good condition and repair at all times.	Each Owner shall properly maintain his Lot in a neat, clean and orderly fashion. All residences and Exterior Structures shall be kept and maintained in good condition and repair at all times.	Each Owner shall properly maintain his Lot in a neat, clean and orderly fashion. All residences and Exterior Structures shall be kept and maintained in good condition and repair at all times. <b>Each residence shall be repainted by the Owner every four years or less. Any exterior color change must be approved.</b>	Each Owner shall properly maintain his Lot in a neat, clean and orderly fashion. All residences and Exterior Structures shall be kept and maintained in good condition and repair at all times. <b>Each residence shall be repainted by the Owner every four years or less. Any exterior color change must be approved.</b>
Exterior Structure	No exterior structure shall be erected upon or moved onto any lot without approval. An exterior structure is one erected or maintained on a lot including deck, gazebo, greenhouse, doghouse, animal shelter or run, outbuilding, fence, privacy screen, boundary wall, bridge, patio enclosure, tennis court, paddle tennis court, swimming pool, hot tub, basketball goal, swingset, trampoline, sand box, playhouse, tree house or other recreational or play structure.	No exterior structure shall be erected upon or moved onto any lot without approval. An exterior structure is one erected or maintained on a lot including deck, gazebo, greenhouse, doghouse, animal shelter or run, outbuilding, fence, privacy screen, boundary wall, bridge, patio enclosure, tennis court, paddle tennis court, swimming pool, hot tub, basketball goal, swingset, trampoline, sand box, playhouse, tree house or other recreational or play structure.	No exterior structure shall be erected upon or moved onto any lot without approval. An exterior structure is one erected or maintained on a lot including deck, gazebo, greenhouse, doghouse, outbuilding, fence, <b>patio wall</b> , privacy screen, boundary wall, bridge, patio enclosure, tennis court, paddle tennis court, swimming pool, hot tub, basketball goal, <b>flag pole</b> , swingset, trampoline, sand box, playhouse, tree house or other recreational or play structure, <b>and all exterior sculptures, statuary, fountains, and similar yard decor.</b>	No exterior structure shall be erected upon or moved onto any lot without approval. An exterior structure is one erected or maintained on a lot including deck, gazebo, greenhouse, doghouse, outbuilding, fence, <b>patio wall</b> , privacy screen, boundary wall, bridge, patio enclosure, tennis court, paddle tennis court, swimming pool, hot tub, basketball goal, <b>flag pole</b> , swingset, trampoline, sand box, playhouse, tree house or other recreational or play structure, <b>and all exterior sculptures, statuary, fountains, and similar yard decor.</b>	No exterior structure shall be erected upon or moved onto any lot without approval. An exterior structure is one erected or maintained on a lot including deck, gazebo, greenhouse, doghouse, outbuilding, fence, <b>patio wall</b> , privacy screen, boundary wall, bridge, patio enclosure, tennis court, paddle tennis court, swimming pool, hot tub, basketball goal, <b>flag pole</b> , swingset, trampoline, sand box, playhouse, tree house or other recreational or play structure, <b>and all exterior sculptures, statuary, fountains, and similar yard decor.</b>

<p>Fence</p>	<p>Fences and privacy screens shall be consistent with the standard designs, heights and materials to be selected by the approving party. Fences shall be constructed with the finished side out. No metal (other than wrought iron), chain link or similar fence or privacy screen shall be permitted. No fence shall extend toward the front of the residence beyond the rear corners of the residence. No fence of any kind may be erected or maintained westerly of the east line of the 30 foot landscape easement that runs along and parallel and adjacent to the east right-of-way line of Nall Ave as shown on plat without written consent. <b>No fences of any kind may be erected or maintained westerly of the east line of the 30 foot landscape easement that runs along and parallel and adjacent to the east right-of-way line of Nall Ave as shown on the said plat, as to Lot 1, in</b></p>	<p>Fences and privacy screens shall be consistent with the standard designs, heights and materials to be selected by the approving party. Fences shall be constructed with the finished side out. No metal (other than wrought iron), chain link or similar fence or privacy screen shall be permitted. No fence shall extend toward the front of the residence beyond the rear corners of the residence. No fence of any kind may be erected or maintained westerly of the east line of the 30 foot landscape easement that runs along and parallel and adjacent to the east right-of-way line of Nall Ave as shown on plat without written consent. <b>No fences of any kind may be erected or maintained within the Williams Pipe Line Company's easement as shown on said plat, as to Lots 3,4,5,6,11,12 and 13, in Block 6, without the</b></p>	<p>Fences and privacy screens shall be consistent with the standard designs, heights and materials to be selected by the approving party. Fences shall be constructed with the finished side out. No metal (other than wrought iron), chain link or similar fence or privacy screen shall be permitted. No fence shall extend toward the front of the residence beyond the rear corners of the residence. No fence of any kind may be erected or maintained westerly of the east line of the 30 foot landscape easement that runs along and parallel and adjacent to the east right-of-way line of Nall Ave as shown on plat without written consent. <b>No fences of any kind may be erected or maintained within the Williams Pipe Line Company's easement as shown on said plat, as to Lot 11 in Block 11, and Lot 5 in Block 13 without prior consent in writing of Williams Pipe Line Company. No</b></p>	<p><b>Only wrought iron (or similar) fences in the specific style and color approved by the developer shall be allowed on any lot, except that wood fences shall be permitted around a rear patio. No chain link fence shall be permitted. No fence shall be installed within any platted landscape easement. No fence, boundary wall or privacy screen shall exceed 5 feet in height, shall be constructed on any Lot nearer to the street than the rear corners, shall be constructed on any lot more than one foot from the property line of the lot, and all fences must be joined to any previously existing fences on adjacent lots.</b></p>	<p><b>Only wrought iron (or similar) fences in the specific style and color approved by the developer shall be allowed on any lot, except that wood fences shall be permitted around a rear patio. No chain link fence shall be permitted. No fence shall be installed within any platted landscape easement. No fence, boundary wall or privacy screen shall exceed 5 feet in height, shall be constructed on any Lot nearer to the street than the rear corners, shall be constructed on any lot more than one foot from the property line of the lot, and all fences must be joined to any previously existing fences on adjacent lots.</b></p>
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	Block 1, and Lot 1, in Block 3, without the consent in writing of the developer.	prior consent in writing of Williams Pipe Line Company.	fences of any kind may be erected or maintained southerly of the north line of the landscape easement that runs along, parallel and adjacent to the north right-of-way line of 151 <sup>st</sup> St as shown on Plat No 3, to 35 feet north and parallel to the north right-of-way line of the 151 <sup>st</sup> Street as to Lot 21, in Block 9, and Lot 1, in Block 13, a variable landscape easement 35.66 feet north along east property line and 30.04 feet north, along west property line of Lot 2, Block 13, 30 feet north and parallel to the north right –of-way line of 151 <sup>st</sup> Street as to Lots 3 to 5 , in Block 13 in Plat 3.		
Garage Doors	All garage doors shall remain closed at all times except when necessary for entry or exit.	All garage doors shall remain closed at all times except when necessary for entry or exit.	All garage doors shall remain closed at all times except when necessary for entry or exit.	<b>All residences shall have at least a two-car garage. No car ports are permitted.</b> Garage doors shall remain closed at all times except when necessary.	<b>All residences shall have at least a two-car garage. No car ports are permitted.</b> Garage doors shall remain closed at all times except when necessary.
Garage Sales				<b>No garage sales, sample sales or similar activities shall be held without the prior written consent of the Homes Association.</b>	<b>No garage sales, sample sales or similar activities shall be held without the prior written consent of the Homes Association.</b>

Gardens	All vegetable gardens shall be located in the back yard.	All vegetable gardens shall be located in the back yard.	All vegetable gardens shall be located in the back yard	<b>All vegetable gardens shall be located behind the rear corners of the residence and at least five feet away from the boundary of the Lot. No vegetable garden(s) shall exceed 100 square feet in size on any Lot except with the prior written consent of the approving party</b>	<b>All vegetable gardens shall be located behind the rear corners of the residence and at least five feet away from the boundary of the Lot. No vegetable garden(s) shall exceed 100 square feet in size on any Lot except with the prior written consent of the approving party.</b>
Greenhouse				<b>Not permitted.</b>	<b>Not permitted.</b>
Landscaping	The Owner of each Lot shall properly maintain and replace all trees and landscaping.	The Owner of each Lot shall properly maintain and replace all trees and landscaping.	The Owner of each Lot shall properly maintain and replace all trees and landscaping.	The Owner of each Lot shall properly maintain and replace all trees and landscaping. <b>No artificial flowers, trees or other vegetation shall be permitted on the exterior of any residence or in the yard.</b>	The Owner of each Lot shall properly maintain and replace all trees and landscaping. <b>No artificial flowers, trees or other vegetation shall be permitted on the exterior of any residence or in the yard.</b>
Lawn	Lot shall remain fully sodded at all times thereafter; provided, however, that the Owner of a Lot may leave a portion of the Lot as a natural area with the express written permission of the approving party. No lawn shall be planted with zoysia grass. The Owner of each Lot shall keep the lawn uniformly mowed and clipped with	Lot shall remain fully sodded at all times thereafter; provided, however, that the Owner of a Lot may leave a portion of the Lot as a natural area with the express written permission of the approving party. No lawn shall be planted with zoysia grass. The Owner of each Lot shall keep the lawn uniformly mowed and clipped with a length of grass	Lot shall remain fully sodded at all times thereafter; provided, however, that the Owner of a Lot may leave a portion of the Lot as a natural area with the express written permission of the approving party. No lawn shall be planted with zoysia grass. The Owner of each Lot shall keep the lawn uniformly mowed and clipped with	Lot shall remain fully sodded at all times thereafter; provided, however, that the Owner of a Lot may leave a portion of the Lot as a natural area with the express written permission of the approving party. No lawn shall be planted with zoysia <b>or buffalo</b> grass. The Owner of each Lot shall keep the lawn uniformly mowed and clipped with a length of grass not to exceed four	Lot shall remain fully sodded at all times thereafter; provided, however, that the Owner of a Lot may leave a portion of the Lot as a natural area with the express written permission of the approving party. No lawn shall be planted with zoysia <b>or buffalo</b> grass. The Owner of each Lot shall keep the lawn uniformly mowed and clipped with a length of grass not to exceed four <b>inches. Grass clipping</b>



	a length of grass not to exceed four inches.	not to exceed four inches.	a length of grass not to exceed four inches.	inches. <b>Grass clipping cannot be placed on any lot or common area. Each lot that is adjacent to Rosewood Street is required to have a sprinkler system covering the entire yard and use the sprinkler during late spring, summer, and early fall months.</b>	<b>cannot be placed on any lot or common area. Each lot that is adjacent to 149<sup>th</sup> Terr and Rosewood is required to have a sprinkler system covering the entire yard and use the sprinkler during late spring, summer, and early fall months.</b>
Lights	No external lights or other illumination shall be higher than the residence without the prior written consent of the Approving Party.	No external lights or other illumination shall be higher than the residence without the prior written consent of the Approving Party.	No external lights or other illumination shall be higher than the residence without the prior written consent of the Approving Party.	No lights or other illumination shall be higher than the residence. <b>All exterior landscape lighting must be approved in advance by the approving party.</b>	No lights or other illumination shall be higher than the residence. <b>All exterior landscape lighting must be approved in advance by the approving party.</b>
Lights - Holiday				Exterior holiday lights shall be permitted only between November 15 and January 15. Except for such holiday lights, all exterior lighting shall be white and not colored.	Exterior holiday lights shall be permitted only between November 15 and January 15. Except for such holiday lights, all exterior lighting shall be white and not colored.
Nuisances	No noxious or offensive activity shall be carried on with respect to any Lot, nor shall any trash, ashes or other refuse be thrown, placed or dumped upon any lot or common area; anything be done which may be or become an annoyance or nuisance to the neighborhood.	No noxious or offensive activity shall be carried on with respect to any Lot, nor shall any trash, ashes or other refuse be thrown, placed or dumped upon any lot or common area; anything be done which may be or become an annoyance or nuisance to the neighborhood.	No noxious or offensive activity shall be carried on with respect to any Lot, nor shall any trash, ashes or other refuse be thrown, placed or dumped upon any lot or common area; anything be done which may be or become an annoyance or nuisance to the neighborhood.	No noxious or offensive activity shall be carried on with respect to any Lot, <b>nor shall any grass clippings</b> , trash, ashes, or other refuse be thrown, placed or dumped upon any Lot or Common area; nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood	No noxious or offensive activity shall be carried on with respect to any Lot, <b>nor shall any grass clippings</b> , trash, ashes, or other refuse be thrown, placed or dumped upon any Lot or Common area; nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

Oil and Fuel	No fuel storage tanks of any kind shall be permitted.	No fuel storage tanks of any kind shall be permitted.	No fuel storage tanks of any kind shall be permitted.	No fuel storage tanks of any kind shall be permitted.	No fuel storage tanks of any kind shall be permitted.
Outbuilding	No trailer or outbuilding erected on any lot, temporarily or permanently.	No trailer or outbuilding erected on any lot, temporarily or permanently.	No trailer or outbuilding erected on any lot, temporarily or permanently.	No trailer or outbuilding erected on any lot, temporarily or permanently.	No trailer or outbuilding erected on any lot, temporarily or permanently.
Painting	All components, except roof, brick, stone, stucco, shall be covered with two coats of paint or stain. All basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted.	All components, except roof, brick, stone, stucco, shall be covered with two coats of paint or stain. All basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted.	All components, except roof, brick, stone, stucco, shall be covered with two coats of paint or stain. All basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted.	All components, except roof, brick, stone, stucco, shall be covered with two coats of paint or stain. All basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted. <b>Each residence shall be repainted by the Owner every four years or less. Any exterior color change must be approved.</b>	All components, except roof, brick, stone, stucco, shall be covered with two coats of paint or stain. All basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted. <b>Each residence shall be repainted by the Owner every four years or less. Any exterior color change must be approved.</b>
Pipe, Flue				<b>No metal or other pipe shall be exposed on the exterior of any fireplace or flue, and all flues shall be capped with a black or color-conforming metal rain cap.</b>	<b>No metal or other pipe shall be exposed on the exterior of any fireplace or flue, and all flues shall be capped with a black or color-conforming metal rain cap.</b>
Playset	All recreational or play structures (other than basketball goals) shall be located behind the back building line of the residence.	All recreational or play structures (other than basketball goals) shall be located behind the back building line of the residence.	All recreational or play structures (other than basketball goals) shall be located behind the back building line of the residence.	All recreational or play structures (other than basketball goals) shall be located behind the back building line of the residence.	All recreational or play structures (other than basketball goals) shall be located behind the back building line of the residence.
Roof	Roofs with a pitch of 3 inches or more per foot shall be covered with	Roofs with a pitch of 3 inches or more per foot shall be covered with	Roofs with a pitch of 3 inches or more per foot shall be covered with	Roofs shall be covered with wood shingles, wood shakes, slate, <b>tile, clay,</b>	Roofs shall be covered with wood shingles, wood shakes, slate, <b>tile, clay,</b>

	wood shingles, wood shakes or slate	wood shingles, wood shakes or slate	wood shingles, wood shakes or slate	concrete, or other materials, all of the specific types, colors and other aesthetic factors approved in writing.	concrete, or other materials, all of the specific types, colors and other aesthetic factors approved in writing.
Signs				<p>One sign not more than three feet high or three feet wide, not to exceed a total of six square feet, may be maintained offering the residence for sale or lease. For newly constructed homes offered for sale, only a realtor sign, and not also a separate sign for the builder, may be used if a realtor is involved. One garage sale sign not more than three feet high or three feet wide, not to exceed a total of six square feet, is permitted on the Lot when the sale is being held, provided such signs are removed within 24 hours after the close of the sale. One political sign per candidate or issue not more than three feet high or three feet wide, not to exceed a total of six square feet, is permitted for up to three weeks before the election but must be removed within 24 hours after the election. No sign shall be</p>	<p>One sign not more than three feet high or three feet wide, not to exceed a total of six square feet, may be maintained offering the residence for sale or lease. For newly constructed homes offered for sale, only a realtor sign, and not also a separate sign for the builder, may be used if a realtor is involved. One garage sale sign not more than three feet high or three feet wide, not to exceed a total of six square feet, is permitted on the Lot when the sale is being held, provided such signs are removed within 24 hours after the close of the sale. One political sign per candidate or issue not more than three feet high or three feet wide, not to exceed a total of six square feet, is permitted for up to three weeks before the election but must be removed within 24 hours after the election. No sign shall be placed or maintained in any</p>

				<b>placed or maintained in any common area without approval.</b>	<b>common area without approval.</b>
Speaker	No speaker, horn, whistle, siren, bell or other sound device, except intercoms and those used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any residence or in any yard.	No speaker, horn, whistle, siren, bell or other sound device, except intercoms and those used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any residence or in any yard.	No speaker, horn, whistle, siren, bell or other sound device, except intercoms and those used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any residence or in any yard.	No speaker, horn, whistle, siren, bell or other sound device <b>shall be located, installed or maintained upon the exterior of any residence or in any yard,</b> except intercoms and those used exclusively for security purposes, <b>and stereo speakers used in accordance with rules specified by the Board.</b>	No speaker, horn, whistle, siren, bell or other sound device <b>shall be located, installed or maintained upon the exterior of any residence or in any yard,</b> except intercoms and those used exclusively for security purposes, <b>and stereo speakers used in accordance with rules specified by the Board.</b>
Storage	No shed, barn, detached garage or other storage facility shall be erected upon, moved onto or maintained upon any yard. Storage shall be permitted under a deck provided such area is fenced or otherwise screened.	No shed, barn, detached garage or other storage facility shall be erected upon, moved onto or maintained upon any yard. Storage shall be permitted under a deck provided such area is fenced or otherwise screened.	No shed, barn, detached garage or other storage facility shall be erected upon, moved onto or maintained upon any yard. Storage shall be permitted under a deck provided such area is fenced or otherwise screened.	No shed, barn, detached garage or other storage facility shall be erected upon, moved onto or maintained upon any Lot. Storage shall be permitted under a deck provided such area is fenced or otherwise screened.	No shed, barn, detached garage or other storage facility shall be erected upon, moved onto or maintained upon any Lot. Storage shall be permitted under a deck provided such area is fenced or otherwise screened.
Swimming Pools	No above-ground swimming pools shall be permitted. All pools and hot tubs shall be fenced. All pools and hot tubs shall be kept clean and maintained in operable condition. Must be approved	No above-ground swimming pools shall be permitted. All pools and hot tubs shall be fenced. All pools and hot tubs shall be kept clean and maintained in operable condition. Must be approved	No above-ground swimming pools shall be permitted. All pools and hot tubs shall be fenced. All pools and hot tubs shall be kept clean and maintained in operable condition. Must be approved	No above-ground swimming pools shall be permitted. All pools shall be fenced and all hot tubs fenced <b>unless adequately screened.</b> All pools and hot tubs shall be kept clean and maintained in operable condition. Must be approved	No above-ground swimming pools shall be permitted. All pools shall be fenced and all hot tubs fenced <b>unless adequately screened.</b> All pools and hot tubs shall be kept clean and maintained in operable condition. Must be approved
Tennis and Paddle Courts				<b>Not permitted.</b>	<b>Not permitted.</b>

Trampoline				<b>Not permitted.</b>	<b>Not permitted.</b>
Trash	No trash, ashes or other refuse shall be thrown, placed or dumped upon any Lot or Common Area.	No trash, ashes or other refuse shall be thrown, placed or dumped upon any Lot or Common Area.	No trash, ashes or other refuse shall be thrown, placed or dumped upon any Lot or Common Area.	<b>No trash, refuse, or garbage can or receptacle shall be placed on any Lot outside a residence, except after sundown of the day before or upon the day for regularly scheduled trash collection and except for grass bags placed in the back yard pending regularly scheduled trash collection.</b>	<b>No trash, refuse, or garbage can or receptacle shall be placed on any Lot outside a residence, except after sundown of the day before or upon the day for regularly scheduled trash collection and except for grass bags placed in the back yard pending regularly scheduled trash collection.</b>
Tree House				<b>Not permitted.</b>	<b>Not permitted.</b>
Use	None of the lots may be improved, used or occupied for other than Single-family, private residential purposes, and no duplex, flat or apartment house, although intended for residential purposes, may be erected thereon	None of the lots may be improved, used or occupied for other than Single-family, private residential purposes, and no duplex, flat or apartment house, although intended for residential purposes, may be erected thereon	None of the lots may be improved, used or occupied for other than Single-family, private residential purposes, and no duplex, flat or apartment house, although intended for residential purposes, may be erected thereon	None of the lots may be improved, used or occupied for other than Single-family, private residential purposes.	None of the lots may be improved, used or occupied for other than Single-family, private residential purposes.
Vehicle	No vehicle, trailer, bus, camper, boat, or similar apparatus shall be parked, left or stored in any yard. No truck or commercial vehicle shall be parked, left or stored in any driveway or street for more than an 8 hour period. No trailer, bus, van, camper, boat or similar apparatus shall	No vehicle, trailer, bus, camper, boat, or similar apparatus shall be parked, left or stored in any yard. No truck or commercial vehicle shall be parked, left or stored in any driveway or street for more than an 8 hour period. No trailer, bus, van, camper, boat or similar	No vehicle, trailer, bus, camper, boat, or similar apparatus shall be parked, left or stored in any yard. No truck or commercial vehicle shall be parked, left or stored in any driveway or street for more than an 8 hour period. No trailer, bus, van, camper, boat or similar apparatus shall be	<b>Unlicensed or inoperative motor vehicles are prohibited, except in an enclosed garage. Overnight parking of motor vehicles of any type or character in public streets, common areas or vacant lots is prohibited. Motor vehicles shall be parked overnight in garages or on paved</b>	<b>Unlicensed or inoperative motor vehicles are prohibited, except in an enclosed garage. Overnight parking of motor vehicles of any type or character in public streets, common areas or vacant lots is prohibited. Motor vehicles shall be parked overnight in garages or on paved</b>

	<p>be parked, left or stored in any driveway or street for more than a 24-hour period. It is the intent of the parties hereto that all automobiles shall be kept in an enclosed garage whenever possible.</p>	<p>apparatus shall be parked, left or stored in any driveway or street for more than a 24-hour period. It is the intent of the parties hereto that all automobiles shall be kept in an enclosed garage whenever possible.</p>	<p>parked, left or stored in any driveway or street for more than a 24-hour period. It is the intent of the parties hereto that all automobiles shall be kept in an enclosed garage whenever possible.</p>	<p><b>driveways only. No vehicle (other than passenger or small truck) truck, bus, boat, trailer, camper or similar apparatus shall be left or stored over nigh ton any Lot, except in an enclosed garage. Trucks or commercial vehicles are prohibited except when being used for specific purpose. Recreational motor vehicles are prohibited except storing in an enclosed garage, temporary parking for loading and unloading (max of one consecutive night and one night every 14 days)</b></p>	<p><b>driveways only. No vehicle (other than passenger or small truck) truck, bus, boat, trailer, camper or similar apparatus shall be left or stored over nigh ton any Lot, except in an enclosed garage. Trucks or commercial vehicles are prohibited except when being used for specific purpose. Recreational motor vehicles are prohibited except storing in an enclosed garage, temporary parking for loading and unloading (max of one consecutive night and one night every 14 days)</b></p>
Walls	<p>Exterior walls shall be of stucco, brick, stone, wood shingles, wood siding, wood paneling, plate glass. All wood exteriors, except roof, shall be covered with two coats of paint or stain. All basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted.</p>	<p>Exterior walls shall be of stucco, brick, stone, wood shingles, wood siding, wood paneling, plate glass. All wood exteriors, except roof, shall be covered with two coats of paint or stain. All basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted.</p>	<p>Exterior walls shall be of stucco, brick, stone, wood shingles, wood siding, wood paneling, plate glass. All wood exteriors, except roof, shall be covered with two coats of paint or stain. All basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted.</p>	<p>Exterior walls shall be of stucco, brick, stone, wood shingles, <del>wood siding,</del> <del>wood paneling,</del> plate glass, <b>glass blocks, Masonite, or wood lap siding, or any combination thereof. Except approved in writing, no exterior walls shall be covered with materials commonly known as sheet goods that when installed have uncovered seams or seams covered with batts, such as, without limitation, 4 feet by 8 feet</b></p>	<p>Exterior walls shall be of stucco, brick, stone, wood shingles, <del>wood siding,</del> <del>wood paneling,</del> plate glass, <b>glass blocks, Masonite, or wood lap siding, or any combination thereof. Except approved in writing, no exterior walls shall be covered with materials commonly known as sheet goods that when installed have uncovered seams or seams covered with batts, such as, without limitation, 4 feet by 8 feet b panels. All components, except roof,</b></p>

				<p><b>b panels.</b> All components, except roof, brick, stone, stucco, shall be covered with two coats of paint or stain. All basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted. <b>Each residence shall be repainted by the Owner every four years or less. Any exterior color change must be approved.</b></p>	<p>brick, stone, stucco, shall be covered with two coats of paint or stain. All basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted. <b>Each residence shall be repainted by the Owner every four years or less. Any exterior color change must be approved.</b></p>
Windows	All windows and exterior doors shall be constructed of glass, wood, metal or vinyl clad. Windows shall be thermal panel type only.	All windows and exterior doors shall be constructed of glass, wood, metal or vinyl clad. Windows shall be thermal panel type only.	All windows and exterior doors shall be constructed of glass, wood, metal or vinyl clad. Windows shall be thermal panel type only.	All windows and exterior doors shall be constructed of glass, wood, metal or vinyl clad, fiberglass, or any combination thereof. No windows or exterior doors may be silver or other bright finish.	All windows and exterior doors shall be constructed of glass, wood, metal or vinyl clad, <b>fiberglass, or any combination thereof. No windows or exterior doors may be silver or other bright finish.</b>

Approving Party of the Declaration of Restrictions:

Plat 5: Paragraph 14. The Approving Party shall meet as necessary to consider applications. Any written application complete with appropriate drawings and other information that is not acted upon by the Approving Party within 35 days after the date on which it is filed shall be deemed to have been approved. The majority of the members of the Approving Party shall constitute a quorum for the transaction of business at a meeting and every act or decision made by the majority.

Violation of the Declaration of Restrictions:

Plat 5: Paragraph 16. The HOA and each Owner shall have the right (but not the obligation) to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach or to enforce the observance of the agreements, restrictions, reservations and other provisions herein set forth, in addition to any action at law for damages. If the HOA shall be successful in obtaining a judgment or consent decree in any such court action, the HOA shall be entitled to receive from

the breaching party as part of the judgement or decree the legal fees and expenses incurred by the HOA with respect to such action. No delay or failure to exercise any of its rights or remedies with respect to the violation of this Declaration shall impair any of such rights or remedies; nor shall any such delay or failure be construed as a waiver of that or any other violation.