

HOMESTEAD WOODS

DO'S AND DON'TS SUMMARY

FROM DECLARATION OF RESTRICTIONS RECORDED:
JULY 6, 1987

DO CONSULT YOUR DECLARATION OF RESTRICTIONS
FOR MORE DETAILS AND A COMPLETE LISTING OF
RESTRICTIONS

1. Do use Architectural Request forms to request prior approval of:

(ARTICLE III, SECTION 4)

- A. Swimming Pools (above ground or above grade not allowed)
- B. Greenhouses
- C. Basketball Goals
- D. Mercury/Vapor Lighting
- E. Decks/Patios
- F. Patio Coverings
- G. Room Additions
- H. Outbuildings (including playhouses)
- I. Any Exterior Alteration
- J. Satellite Dish Installation
- K. Roof Replacement
- L. Siding Installation

2. Don't install chain link fence. All fencing must be wooden and no higher than six feet (6). All fencing is subject to Architectural Control Committee approval (**ARTICLE III, Section 7**)
3. No tanks for the storage of oil or other fluids on any portion of premises, above or below ground, are

permitted, without prior approval of the Architectural Control Committee. **(ARTICLE III, Section 11)**

4. Don't install exterior clotheslines or poles, radio or television aerial wire, antenna, antenna tower or satellite dishes. **(ARTICLE III, Section 1); (ARTICLE III, Section 13B)**
5. Don't erect Christmas lights or decorations except during the 60 day period beginning November 15 of any calendar year. **(ARTICLE III, Section 13C)**
6. Do keep your garage door closed except when entering or leaving with your vehicle. **(ARTICLE III, Section 13A)**
7. Do keep your yard mowed and free of trash and refuse. **(ARTICLE III, Section 12)**
8. Only concrete driveways are allowed. **(ARTICLE III, Section 9)**
9. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done which may become an annoyance or nuisance to the neighborhood; such as automotive or mechanical work. **(ARTICLE III, Section 12)**
10. No animal of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept as long as they are in compliance with the Municipal Code for the City **(ARTICLE III, Section 8)**
11. No junk cars. **(ARTICLE III, Section 12)**
12. Don't do major repair work on any car or other vehicle while parked outside of your garage or on the street. **(ARTICLE III, Section 12)**
13. Don't allow boats, trucks, trailers, buses, campers, recreational vehicles, tractors or mowers to be parked on the driveway, front, side or backyard for a period of more than two (2) weeks at a time or that are not in operating condition or whose presence becomes an annoyance or nuisance to the neighborhood. **(ARTICLE III, Section 1)**
14. No sign advertisements, billboards or advertising structures are allowed on a homeowner's lot excluding FOR SALE/LEASE signs. **(ARTICLE III, Section 10)**
15. No windmills or solar/sun energy systems may be erected or maintained on a lot. **(ARTICLE III, Section 1)**
16. No outbuilding may be erected on the property without written approval from the Board. **(ARTICLE III, Section 4)**
17. No garage, porch or basement sales may be conducted

on any of the lots without the prior consent in writing of the Board. **(ARTICLE III, Section 13D)**

18. No dogs shall be allowed to run at large on the property. Dogs must be confined. **(ARTICLE III, Section 13E)**
19. No exterior basketball goals shall be erected on any of the lots, without prior consent in writing of the Architectural Control Committee. **(ARTICLE III, Section 13F)**
20. No above ground or above grade swimming pools may be constructed or maintained on any of the lots without prior consent in writing of the Architectural Control Committee. **(ARTICLE III, Section 13G)**
21. No greenhouses may be constructed or maintained on any of the lots without prior consent in writing of the Architectural Control Committee. **(ARTICLE III, Section 13H); (ARTICLE III, Section 4)**
22. No air-conditioning apparatus or unsightly projection shall be attached or affixed to the FRONT OF ANY RESIDENCE. **(ARTICLE III, Section 13I); (ARTICLE III, Section 4)**
23. No bright light (Mercury Vapor or Sodium) shall be placed on the exterior of any structure or constructed separately without the written consent of the Architectural Control Committee. **(ARTICLE III, Section 13J); (ARTICLE III, Section 4)**
24. No business or occupation shall be conducted upon or managed from any dwelling in the properties, except as allowed by Ordinances of the City, as home occupations. **(ARTICLE III, Section 15)**