

RESTRICTIONS RECAP

The following is a summary of some of the restrictions contained in the Declaration of Restrictions, Homes Association Declaration, and Bylaws of Hillcrest Farm. Please refer to these documents for details of these restrictions and before taking any action with respect to your property which may be the subject of restrictions.

To seek approval of an action or to file a complaint with respect to actions of other residents, the Board of Directors will meet each month to consider all requests and complaints.

1. All swings, swing sets and slides must be made of treated lumber or painted steel and must be maintained in good condition. (Declaration - § I)
2. No vegetation, fence or wall that tends to block the view of traffic shall be placed or permitted to remain on any corner lot within an area specified in the Declaration. (Declaration § VIII)
3. No fences which project nearer to the street than the front corners of the residence may be constructed. (Declaration § XII)
4. No tanks for fuel storage may be kept on any lot. (Declaration XIII)
5. No outside radio, television antennae or satellites are allowed, except a satellite dish that is less than 24" in diameter is allowed if it is not visible from the street. (Declaration § XIV)
6. No pets are allowed if the keeping of such pets violates municipal ordinance. (Declaration § XV)
7. No signs, billboards, objects or advertising devices are allowed, except for entrance signs, traffic signs, for sale signs and yard and garage sale signs during the times allowed by the governing documents. (Declaration § XVI)
8. No automobile repairing is allowed on any lot, unless on a non-commercial basis and in an enclosed garage. (Declaration § XVII)
9. No recreational vehicles, two or three wheeled motorized vehicles, trailers, buses, over-cab campers, inoperative motor vehicles, boats, delivery vehicles or damaged or rusted vehicle of any kind may be stored or parked on any lot for more than two hours. Storage or parking may be allowed without the confines of a building built on any lot. A recreational vehicle owned by a guest of the lot owner may be parked on a lot for not more than 14 days per year. (Declaration § XVII)
10. No air conditioning apparatus or unsightly projections shall be attached or affixed to the front of any residence. (Declaration § XVIII)
11. No offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance to the neighborhood. (Declaration § XX)
12. All garage doors shall be kept closed except when opened for parking or removal of motor vehicles. (Declaration § XX)
13. No exterior clothes lines or poles may be erected or maintained on any lot. (Declaration § XX)
14. No exterior Christmas lights and/or decorations may be erected or maintained on any lot except during a 60 day period beginning November 15th of each calendar year. (Declaration § XX)

15. No garage, porch or basement sales may be conducted on any lot except upon days specifically designated for such sales by the ACC. (Declaration § XX)
16. Dogs shall be confined to the owner's lot. (Declaration § XX)

THE FOLLOWING REQUIRE CONSENT OF THE BOARD (OR ARCHITECTURAL CONTROL COMMITTEE):

1. No flagpoles, pumps, trampolines, outbuildings or similar objects may be maintained without the prior written consent of Developer or the ACC as applicable (Declaration § I)
2. No building alterations (including paint color) may be made until plans, specifications and plot plan have been approved in writing by the Developer or ACC, as applicable. *See Declaration § VII for specific requirements.*
3. No buildings or detached structures may be erected without the prior written consent of the Developer or the ACC, as applicable. (Declaration § XI)
4. No fence, wall, shrub, hedge or pool may be constructed without the prior written approval of the Developer or the ACC, as applicable. (Declaration § XII)

Fence requirements: Must not exceed 6 feet in height, must be constructed finished side out, may not be made of link or metal unless wrought iron. (Declaration § XII)

Note: If along 47th or Monticello, the fence must be a four-foot picket fence. (Bylaws)

5. No exterior tether poles, trampolines, volleyball or badminton posts or nets or similar sporting equipment shall be erected or maintained without prior written consent of ACC. (Declaration § XX)

Erection of a basketball goal shall require the consent of the ACC unless it has a backboard made of glass, plexiglass or other transparent material and a pole that is of a material other than wood. (Declaration § XX)