

WL HOA Phases I-VI, Covenant Synopsis - Article XIII. Private Development Restrictions on Use of the Property

13.1 Limitation on Improvements: No lot shall be improved except with a residential structure designed to accommodate no more than a single-family. No permanent outdoor recreational improvements, facilities or equipment shall be permitted, except with the specific written consent of the **(ACC) Architectural Control Committee.***

13.4 Trees: No live trees having a diameter of three inches (3") or more (measured at a point two feet (2") above ground level) shall be removed from any lot without the express written authorization of the ACC.*

13.5 Animals: No birds, reptiles, animals, or insects shall be kept in any lot/home except for domestic purposes. Dogs and other animals must be kept on a leash when outside the residence site. All animals referred to in this paragraph shall be kept inside the home at night and owners shall control emitted noises (e.g., barking, howling, etc) at all times for the quiet enjoyment of all owners.

13.6 Signs: No signs or other advertising device of any nature shall be placed upon any lot or common area, except real estate for sale signs approved by the ACC.*

13.7 Mobile Homes and Prefabricated Building: No building, trailers, mobile homes, prefabricated house or building shall be used temporarily or permanently as a residence on any lot.

13.8 No Storage: No lumber/metals/bulk materials, refuse or trash shall be kept, stored, or allowed to accumulate on any lot.

13.9 Pipes: Water pipe, gas pipe, sewer pipe or drainage pipes.**

13.10 Sight Lines: No fences, wall, hedges or shrubs planting which obstructs sight lines at elevations between two and six feet (2'-6') above the roadways shall be placed or permitted to remain on any corner lot. **

13.11 Motor Vehicles: No motor vehicles of any type, shall be operated on any of the common area, except for care of those areas or expressly authorized by the HOA.

13.12 Garages: Each dwelling unit shall have an enclosed garage for at least two automobiles and garage door(s) shall be kept closed at all times, except for entrance, exit and maintenance purposes.

13.13 Noxious, Dangerous and Offensive Activities Prohibited: No noxious, dangerous, offensive activity or loud music shall be carried on or permitted.

13.16 Laundry and Machinery: No clothing or any other household fabric shall be hung in the open on any lot and no clotheslines or similar devices shall be allowed. No machinery will be operated on any lot except in normal maintenance of the residence.

13.17 Noise: No exterior horns, whistles, bells or other sounds devices, which may annoy neighboring owners, shall be used.

13.18 No Business or Commercial Activity: No lot shall be used at any times for business, commercial or professional activity, including home occupations, unless an exception has been made in writing by the Declarant or HOA.

13.19 Damage or Destruction or Improvements: In the event of complete or partial damage or destruction of any improvements on a lot for any reason whatsoever, the owner of such lot shall promptly proceed to repair and replace such improvements, subject to approval of the ACC.*

13.21 Solar Panels or similar items may not be installed upon any lot, or upon any improvement on any lot, without the prior approval of the ACC.*

13.22 Basketball Backboards and Goals shall be installed consistent with good taste and standards adopted by the ACC.*

13.23 Satellites Dishes may be installed consistent with good taste and standards adopted from time to time by the ACC.* Satellites Dishes shall not be installed on public right-of-way or easements.

13.24 Interior Fences or Wall: Decorative fencing or walls must be approved by the ACC* may be erected up to six feet (6') in height and not located on the lot line.

*See ACC Requirements.

**See details in complete Covenants

Washington Lane HOA Phases I-VI

Architectural Control Committee (ACC), Synopsis of Covenant Requirements:

5.4 Change in the existing state of property shall mean and include, without limitation: (a) any change or alteration of the construction, installation, alteration or expansion of any temporary or permanent building, structure or other improvement, including but not limited to utility facilities, fencing or recreational equipment; (c) the excavation, filling or similar disturbance of the surface of the land; (e) any change or alteration, including without limitation any change of color (other than those colors approved from time to time by the applicable standards of the ACC), texture or exterior appearance of any previously approved change in the existing state of property; and (f) any change or alteration of the color (other than those colors approved from time to time by the applicable standards of the ACC) of awnings, shutters or similar exterior items visible from another lot or lots, reserve areas or the private streets, and landscape areas.

6.4.a. Stem walls: All exposed foundation or stem walls shall be brick or stone or stucco.

6.4.b. Roofing: The roof of the dwelling erected on any lot shall be **weathered wood tone in color**.

6.4.c. Exterior walls: The first story exterior walls of the dwelling erected on any lot shall be 100% masonry; adjacent to patios and under porches shall be excluded.

6.4.d. Windows: All dwellings with windows other than wood will be either anodized or electrostatically painted. Metal window frames will be in a color harmony with the exterior color and texture of the residence.

6.4.e. Siding: Siding and fascia shall be in earth tone colors and approved by the ACC.

6.4.f. Chimneys: All Chimneys fronting the street shall be brick, stone or stucco.

6.4.g. Mail Boxes: All mailboxes visible from the street shall be masonry, case aluminum or cast iron. They will be consistent within a subdivision and approved by the ACC.

6.5 Commercial Structures: No building or structure shall be placed, erected or used for business, professional trade or commercial purpose on any portion of any lot.

6.6 Signs Prohibited: The construction or maintenance of advertising signs, or other advertising structures on any lot is prohibited, except as follows: 6.6.a.: advertising the sale or rental of a property.

6.7 Existing Building: No existing erected building of any sort may be moved onto or placed on any lot.

6.8.a. No trailer, tent, garage, barn, outbuilding, or any structure of a temporary nature shall be at any time used for human habitation, temporarily or permanently, 6.8.b. any building (ie: sheds) which is detached from the principle dwelling structure shall be limited to building customarily accessory to a single-family dwelling and shall be of a similar architectural design as the principal dwelling, and shall not be erected until the specifications and design thereof are approved by the ACC.

6.9 Vehicle Storage and Parking: No Inoperative vehicle shall be stored on any lot except within an enclosed garage. No motor home, boat, travel trailer or similar recreational vehicle shall be located, parked or stored within a side, front or rear yard. Parking on streets, public or private, is not authorized on a routine basis.

6.10 Landscaping Requirement: Each lot owner shall completely sod the yard in front of the house. The owner shall have at least one tree of 2" caliper or larger in the front yard. Each tree planted shall be placed a minimum distance of six (6) feet from the edge of the sidewalk. Each owner shall plant \$600 worth of landscaping (trees, shrubs, bushes, plants, flowers, etc.) exclusive of sodding and tree required above.

7.1 The approval of the ACC shall be required for any change in the existing state of property. No work shall be commenced to accomplish a proposed change in the existing state of property until the ACC approves the change in writing.