

CCR Gardens at Elmwood Park

ACC- ACC Violation

4.2- No construction of any kind shall begin until the council, by a majority vote, shall have approved the construction. The term construction includes original construction (including paint colors), any alterations, and/or additions.

ANM- Animals

5.2 – There shall be no raising of livestock, including but not limited to cows, horses, pigs, sheep, rabbits, or poultry of any kind. Domestic animals shall not be of such kind or disposition, or be kept in such numbers as to cause a nuisance. Dogs, cats and other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes. No dog, cat or other household pet shall be allowed to roam free, but must be kept on a leash at all times.

BUS- Business Use of Lot

5.1 – Homes must be used for single family residential purposes only. No part of any lot shall be used for apartment houses, offices, shops, schools, churches, assembly halls, day car centers, half way houses, nor any other use except as a residence.

CLO- Clotheslines Violation

4.17- Outside clotheslines are allowable, however, they must be behind the residence and enclosed within a privacy fence.

FEN- Fence Violation

4.10- No fence shall be erected on any lot beyond the real line of the residence unless approved by the Council. No chain link fencing shall be allowed. All fencing must be of similar type, quality, and construction. No fence shall be used as a wall or structural member of any structure or outbuilding.

GAR- Garage Usage

4.3- The private garage for each residence will have space for no more than two vehicles.

GBG- Garbage Containers

5.6- Garbage cans shall be stored so as not to be visible from the road.

MAI- Mailbox/Plaque Violation

4.19 – All mailboxes must be of the same design, material, and paint color as approved by the council.

OBI- Objectionable Action

5.8/4.16- No objectionable or offensive activity shall be carried on, nor shall anything be done which may be or become a nuisance or annoyance to the other lot owners. Outside lighting, outside music, or sound producing devices shall be subjected to the approval of the council.

PAR- Parking Vehicles

5.3 - No mobile home, junked car, tractor-trailer rig, bus, large commercial vehicle, nor heavy equipment shall be kept, maintained, or stored on any lot in the subdivision.

PLY- Playground Equipment

5.10- Swing sets, trampolines, playhouses, children's swimming and/or wading pools, hot tubs, and any other such items which are not used for landscaping enhancement or aesthetic purposes must be maintained in the rear of the residence.

REN- Rental Violation

5.1- It is the intent that no residence shall be used for solely rental purposes. However an owner that owns both sides of the duplex may rent one side as long as they occupy the other side as the owner.

SAT- Satellite/Antennas

4.17 – Outside satellite dishes and other above ground improvements are allowable, however, said improvements must be behind the residence and enclosed within a privacy fence. No outside antennas are allowed.

SIG- Sign Violation

5.7 – No sign of any kind, except standard real estate signs or a contractors sign during construction, shall be displayed for the public view on or from any lot without prior consent of the council.

STO- Storage Sheds

4.4 B/D- Detached servant’s quarters or any other detached structure shall be constructed only with the prior written approval of the council and shall be of the same design and constructed of the same materials as the principal structure.

TRE- Tree Violation

4.21- No tree being at least eight inches in diameter, measured one foot above the ground, and twenty feet tall may be removed from any lot without prior approval of the council.

TSH- Trash

5.4- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste.

UNI- Unit Maintenance

4.11 – Any external repairs on each Garden Home shall be of the same type, quality, and color of materials used in the original construction.

VEH- Vehicle Visibility

5.5- A motor home, travel trailer, motor boat, house boat, utility trailer, garden tractor, lawn mower, or all terrain vehicle may be maintained, stored and kept on a lot, provided however, that it is contained within a structure approved by the council or within a privacy-fence, and in both cases must be stored in the back yard.