



## *Village Meadow's Homeowners Association*

**Attached are a few of our most important covenants to remember**

### **MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GENERAL USE RESTRICTIONS**

- 3.6 **Fences.** Both privacy and/or non-privacy fences shall be allowed on all Lots in the Property. The Architectural Review Committee shall review and approve all in writing the designs and construction of all fences.,
- 3.7 **Fence Maintenance.** Fence maintenance shall be the responsibility of the Owner and all damage shall be repaired with in thirty days of written notification by the Association.
- 3.8 **Improvements.** No Improvements shall hereafter be constructed upon any of the Property without the prior written approval of the Plans and Specifications for the Improvement(s) by the Architectural Review Committee.
- 3.11 **Antennae.** No exterior radio or television antenna or aerial or satellite dish receiver, or other device designed to receive telecommunication signals, including, but not limited to, radio, television, or microwave signals which are intended for cable television, network television reception, or entertainment purposes shall be erected or maintained, except by Declarant, without the prior written approval of the Architectural Review Committee.
- 3.13 **Signs.** No emblem or sign of any kind may be kept or placed upon any Lot or mounted, painted or attached to any residence, fence or other Improvement upon such Lot so as to be visible from public view except the following:
- A. For Sale or Lease Signs.
  - B. Declarant's and Builder's Signs.
  - C. Political Signs
- 3.14 **Rubbish and Debris.** Refuse, garbage and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or appropriately screened from view.
- 3.15 **Noise.** No exterior speakers, horns, whistles, bells or other sound shall be located, used or placed on any of the Property such that it becomes or will become clearly audible at the property line of adjoining property owners. No noise or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to any other portion of the Property or to its occupants.



- 3.16 **Maintenance of Improvements.** All Improvements upon any of the Property shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the Owner thereof.
- 3.23 **Unsightly Articles; Vehicles.** *No articles deemed to be unsightly by the Architectural Review Committee shall be permitted to remain on any Lot so as to be visible from adjoining property or public or private thoroughfares. Owners shall not keep more than three (3) automobiles in such manner to be visible from any other portion of the Property for any period in excess of seventy-two (72) HOURS.*
- 3.24 **Mobile Homes, Manufactured Homes, Travel Trailers and Recreational Vehicles.** No Mobile Homes or Manufactured Homes shall be parked or placed on any Lot at any time, and no travel trailers or recreational vehicles shall be parked on or near any Lot so as to be visible from adjoining property or public or private thoroughfares for more than forty-eight (48) hours.
- 3.25 **Animals – Household Pets.** *No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance, and no domestic pets will be allowed on any portion of the Property other than on the Lot of its Owner unless confined to a leash.*
- 3.26 **Window Treatment.** No aluminum foil, reflective film or similar treatment shall be placed on any windows or glass doors.
- 3.27 **Window Units.** No window or wall type air conditioner which is visible from any street shall be permitted to be used, placed or maintained on or in any structure in any part of the Property.
- 3.28 **Maintenance of Lawns and Planting.** Each Owner shall keep all shrubs, trees, grass and plantings of every kind on such Owner's Lot (including any Greenbelt platted as a part of such Owner's Lot and any Greenbelt located between such Owner's Lot and a public dedicated roadway) cultivated, watered, pruned, mowed, and free of trash and other unsightly material.

**If you have any questions or would like a complete packet of all the covenants, feel free to contact our office and I can email or mail a set to you.**