

Summary of CC&R's for 5 Units in the South Pocket Area

<u>Section</u>	<u>Provisions</u>
Recitals	CC&Rs apply to all owners; Identifies Declarant
	Defines Lots; Prohibits further subdivision; Prohibits commercial or retail trade.
1	Prohibits garage sales.
	Creates Architectural Control Committee (ACC); Plans must be approved in writing;
2	Gives ACC details; Can't even change home color scheme.
	Building/Remodeling Plans must be reviewed by architect; Default approval after 30
3	days.
4	Specifies minimum home size & cost.
5	Design features: 3' overhang; Roof type; No "tract" homes.
6	Specifies minimum building setbacks.
7	Fencing & Landscaping: Fences must be painted.
8	Various restrictions on Antennas.
9	Solar heaters must be "screened."
	Garages: Interior must be finished. Must have automatic garage door openers.
10	Garage doors must remain closed.
11	Recommend automatic exterior lights.
	No parking or storage of trailers, campers, RVs, boats except in garage.
12	Exception for loading and unloading. No loud cars or motorcycles.
13	Vacant lots must be kept neat. Mow monthly or ACC has authority to do it.
14	Landscaping must be neat & clean, weekly mowing.
15	No political or commercial signs except real estate signs.
16	No repainting without ACC approval. Must keep in good repair & neat.
17	No roof coolers or heaters without ACC approval which requires screening.
18	Variances to CC&R's may be allowed.
19	Specifies sewage disposal options.
20	Construction time must be reasonable.
21	Trash in containings. No burning.
	No buildings moved to lot without approval. No drilling for oil or gas. No above
	ground tanks. All mailboxes must be custom. No visible clothes lines, wood piles.
22	No children's play structures visible from other lots.
	Only household pets, no commercial breeding. No pet nuisance. All dogs on
23	Leash.
24	[Severability of provisions]
25	[Protect mortgages]
26	Restrictions last forever unless stopped after 40 years.
27	To enforce you must sue. Can recover costs.
28	[Purpose of restrictions] Any owner can enforce CC&R's.
29	Failure to enforce restrictions is not a waiver.
30	CC&R's apply to all, forever & can be enforced by any owner.
31	[Assignment]