



Laurel Hills Homeowner's Association **Homeowner Responsibility & Guidelines Summary**

Below is a summary of the LHHA protective covenants, restrictions, limitations, conditions and agreements, with respect to your property and dwellings exterior changes, usage and improvements. Our intent is to illustrate, but not supercede, any contractual requirements of our Protective Covenants.

Purpose and Intent – Is to insure that the property in our community shall at all times be owned, used or occupied for single family residential sites; that all buildings and structures shall enhance the quality of our property and immediate environment. Thus, we preserve the quality and value of our property.

Exterior Improvements, Alterations and Additions – All residences planning changes to the land building or structure, including paint colors and roofing materials, must submit an application (enclosed) to our Architectural Control Committee before construction commences. Please allow at least 7 days for a response.

Roofing Materials - Must be cedar shingles, shake, tile or composition shingles of at least 30-year, 300 pounds per square, designer/architectural grade of subdued color tones compatible with the character of the neighborhood.

Temporary Structures – Such as trailers, tents, RV's, shacks or barns are not allowed to be used on any lot, at anytime as a temporary or permanent residence.

Fences and Hedges – Our covenants allows a maximum of six (6) foot high fences and hedges.

Aerials – No television or radio antennas are allowed over six (6) feet high above the highest point (exclusive of chimneys). No ham radio antenna or aerials shall be erected or placed on any residential site.

Signs – No sign of any kind shall be displayed to the public view on any lot, except one sign of not more than five (5) square feet advertising the property for sale or rent.

Landscaping – It is the responsibility of each property owner to keep his lot in a pleasing, park-like condition, free of brush, brambles, dead trees, or any condition that would be an eyesore. It is the owner's responsibility and obligation to maintain the landscape to the asphalt road. No trees, except for alder and brushy growth may be removed if their trunks are over five (5) inches in diameter without approval of the Architectural Control Committee.

Animals – Household pets shall not be kept in such numbers as to constitute a nuisance. No cloven hoofed animals or poultry shall be kept on the premises. In no instances shall animals or birds be kept for breeding or maintained for business purposes.

Parking and Boat Storage – None of our streets can be used for permanent parking of private or commercial vehicles. No boats, trailers, campers, motor homes or disabled vehicles shall be parked or stored on any lot in any position whereby it is visible either from the street or from the homes on the other lots.

Clotheslines – Not allowed if visible from any place outside the premises.

Garbage Disposal – The owner is responsible to provide sanitary disposal for all garbage and rubbish. Garbage cans or other receptacle are to be kept so as they are not visible outside the premises, except on regularly scheduled days for pick up and removal.

Driveways - Asphalt or concrete surfacing is required.

Common Area – Tract A common area is for the sole use of the Laurel Hills Homeowners Association. The Association shall be responsible for its maintenance and for decisions regarding its use.

If you have any questions or projects you wish to discuss please contact any member of the Architectural Control Committee.