

Carriage Oaks Rules and Regulations

www.Carriageoakshoa.com

Vehicles:

Parking of Motor Vehicles, Boats, and Trailers: No trucks or commercial vehicles, boats, house trailers, boat trailers or trailers of any other description shall be parked or stored on any lot unless they are parked and stored in an enclosed garage or in such other enclosure approved by the DRC. Exception: only during periods of approved construction on the lot. This prohibition of parking shall not apply to temporary parking such as for pick-up, delivery, and other commercial services.

For the purpose of this covenant, a 3/4 ton or smaller vehicle, commonly known as a pickup truck and is not used for commercial purposes or bearing a commercial sign, shall not be deemed to be a commercial vehicle or truck. The DRC is authorized at its discretion to issue a waiver of not more than 48 hours in a 30-day period for recreation vehicles.

Fences:

No fence of any kind shall be erected, begun, or permitted to remain upon any portion of the Properties unless approved by the DRC. No fence shall be located on any Lot nearer than twenty(20) feet to a property line which is adjacent to a street or any Common Area;

All fences must be approved by the Design and Review Committee prior to being installed. The following guidelines are required:

- ❖ Fences must be erected within the property line of the residence. Property should be surveyed to determine the exact location of property lines.
- ❖ A completed building permit (from the city) is required prior to construction.
- ❖ Fences must not exceed 48 inches in height at any location.
- ❖ Fences must be constructed of wood, wrought iron, or PVC. Wooden fences must be painted or stained and maintained in good condition. Broken or missing pickets must be replaced in a timely manner. Privacy style fences without spacing are not allowed.
- ❖ Fences must be located a minimum of 20 feet from the street.
- ❖ Fences should be placed at the back corner of the house. Exceptions would include if the new fence will attach to a neighbor's fence , or if access to an exit from the lower level is desired to be within the enclosed back yard.
- ❖ Access to utility boxes must be part of the design.
- ❖ If the fence is to attach to a neighbor's fence, signed permission of the homeowner must be received by the DRC.

Swimming pools:

No above ground swimming pool is permitted. In ground swimming pools allowed may be covered with flat storage covers to protect the pools from leaves, animals, etc. when the pools are inoperable. No pool enclosures commonly referred to as glass, plastic, aluminum, metal, or fiber enclosures or air structures, air bubbles or air covers shall not be allowed at any time **unless approved by the DRC**. No pool enclosures, fences and appurtenant structures shall be permitted which the **DRC deems unsightly or objectionable** to other lot owners in the addition. Any pool permitted shall be properly cleaned at all times, shall be attractively maintained and shall be surrounded by a fence at least three feet in height or in accordance with applicable City Code. All swimming pool plans including grading changes and fences shall be approved in advance or DRC.

Care and Appearance of Premises:

The structures and grounds on each lot shall be maintained in a neat and attractive manner. All sidewalks and driveways shall be kept clear of snow and ice, which shall be removed as soon as possible.

Storm Drains: Homeowners must ensure the storm drains that are in front of their property are properly cleared from leaves and debris. We don't want any issues that might occur when it rains.

The association shall have the right (upon twenty (20) days' notice to the owner of the lot involved, setting forth the action intended to be taken, and at the end of such time action has not been taken by the owner), at the expense of the owner, to remove trash or rubbish and to cut grass, weeds and vegetation and to trim or prune any hedge or other planting that in the opinion of the DRC, by reason of its location or the height to which or the manner in which it is permitted to grow, is detrimental to adjoining property. Upon notice of adverse conditions, the care for vacant or unimproved property will be at the expense of the owner. Any expenses incurred by the association shall be paid to the association upon demand, and if not paid within (10) days, they shall become a lien upon the property affected.

Home maintenance/projects:

City ordinance + HOA requirements that we all signed, acknowledged, and agreed to on the deed of trust at closing, are that you live in an HOA with restrictions that must be complied with. Visibly rotten siding, windows, roof damage, sidewalks that are damaged, crumbling, or unleveled are trip hazards. Low tree limbs damage cars and injure people on walks. Half painted houses, unfinished landscaping, and any other home projects need urgent attention to keep our neighborhood nice and prices elevated, not declining.

Submission of plans and specifications. No new structure shall be started, erected, placed or moved onto or permitted to remain on any properties, nor shall any existing structure upon properties be altered in any way which materially changes the exterior appearances unless plans and specifications (including a description of any new use) have been submitted to and approved by the DRC. Plans for construction of a new home or additions to existing homes shall be designed by a licensed architect. Upon receiving plans and specifications, an authorized representative of the DRC shall provide a written receipt.

Approval of plans and specifications. Upon approval by the DRC of any plans and specifications submitted, a copy of such plans and specifications, as approved, shall be deposited as a permanent record with the DRC and a copy of such plans and specifications bearing such approval shall be returned to the applicant submitting the same.

Exterior Colors and Landscaping. The exterior colors, materials and all landscape planting with mature height above three (3) feet and decoration shall have prior approval of the DRC and shall not be changed without the approval of the DRC.

Trash

No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Waste shall not be kept except in containers or other equipment for the storage and disposal of such material. Containers shall be kept in clean and sanitary conditions and out of view. There shall be no burning of trash or leaves on any lot.

All firewood shall be stored out of view of any street.