

Summary of Presidential Meadows Owners Association Covenants & Restrictions

Article 3.02 Hazardous Activities

No activities or improvements can be made which are unsafe or hazardous. No discharging of firearms or fireworks and no open fires other than properly attended contained fireplaces or BBQ units.

Article 3.05 Noise

No exterior speakers, horns, whistles, bells, or other sound devices shall be located, used, or placed anywhere except for devices used for security. No noise or other nuisance shall be permitted to exist or operate anywhere so as to be offensive or detrimental to any others.

Article 3.06 Animals and Pets

Domestic household pets only are allowed. No farm animals of any kind are allowed. No more than four (4) cats and dogs total with only two (2) of which may be dogs, kept in a clean, sanitary enclosed area, reasonably free of trash, insects, and waste at all times. They must be on a leash when not fenced or enclosed, and they cannot make an unreasonable amount of noise, or otherwise become a nuisance.

Article 3.07 Rubbish and Debris

Refuse, garbage, and trash shall be kept at all times in covered containers, appropriately screened from view. (It is suggested you store your trash receptacle in your garage, behind HVAC unit, or behind the fence.) No rubbish or debris of any kind shall be placed or permitted to accumulate upon your property. No odors from such rubbish or debris are allowed.

Article 3.08 Maintenance

You must keep all shrubs, trees, grass, and plantings cultivated, pruned, free of trash, and other unsightly material. You must also keep your property and home in good condition, adequately painted, and otherwise maintained. If your property is not properly maintained, the HOA and Architectural Committee, have the right, at any reasonable time, to enter upon any Lot to replace, maintain, and cultivate shrubs, trees, grass, or other plantings as deemed necessary, to paint, repair, or otherwise maintain any improvements in need thereof; and to charge the cost to the home owner.

Article 3.09 Antennae

Any dish or antennae larger than 1 meter in diameter **must be approved** by the Architectural Committee. You must make every effort to locate the antenna or dish so that it can **least** be seen from the street, and still allow reception. Preferred locations are first, at the back of your house, and second, on the side, near the back, no higher than the lowest point of the roof line. (Article updated 5/19/2005)

Article 3.10 Signs

No signs over 5 square feet in size can be placed on your property without the express written consent of the Architectural Committee, except for, Rent or Sales signs not over 5 square feet in size. ALL merchandizing, advertising and sales must have the approval of the Architectural Committee.

Article 3.11 Tanks

Any kind of tank including but not limited to swimming pool, air, water, LPG, gas, and oil tanks must be screened from view and may require the approval of the Architectural Committee before installation and use.

Article 3.12 Temporary Structures

No temporary structures of any kind which are visible from the street or any other Lot (IE: Your neighbor's yard) can be constructed or assembled on your property without the approval of the Architectural Committee. You can have a small out building (not for habitation) made of similar materials and roofing and color as your house, if the pad not over 80 sq feet, and the structure is not over 6 feet high, located according to building setback lines in the back or rear yard of your house, enclosed by a privacy fence, and you first **get approval** to build it from the Architectural Committee. (Article updated 5/19/2005)

Article 3.13 Unsightly Articles: Vehicles

You cannot have any unsightly article or vehicle where it can be seen from the street or neighboring lot. It must be screened from view at all times. IE: trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, motorcycles, motor scooter's, all-terrain vehicles and garden lawn maintenance equipment such as hoses shall be kept at all times, except when in actual use, in enclosed structures or screened from view. No major maintenance or repair, except minor repairs, can be performed on a vehicle, except within the garage. At no time can any commercial vehicles larger than a standard three quarter (3/4) ton pickup truck or standard two axle passenger vans shall be permitted to remain on any Lot or be parked on any roadway within the Subdivision.

Article 3.14 Mobile Homes Recreational Vehicles and Travel Trailers

No mobile homes, travel trailers or recreational vehicles shall be parked or placed on any Lot and used as a residence at anytime. However motor homes belonging to, or being used by, temporary visitors to a residence, may be parked on a Lot, or the adjoining thoroughfare, for no longer than 48 hours.

Article 3.15 Basketball Goals

Permanent basketball goals are permitted between the street right-of-way and the front of the residence on a Lot provided the basketball goal is located, unless otherwise approved by the Architectural Committee, a minimum of twenty-five feet (25') from the street curb and adjacent to the driveway constructed on the Lot. The basketball goal backboard must be perpendicular to the street and mounted on a black metal pole permanently installed in the ground.

Portable basketball goals are only allowed between the street right-of-way and the front of the residence on a Lot and shall not be placed, at any time, on any street, or right of way. When not in use, a portable basketball goal shall be stored in a garage or in the rear of the Lot (i.e., out of public view). Basketball goals must be properly maintained and painted, with the net in good repair. **All basketball goals**, whether permanent or portable, **must be approved by the Architectural Committee** prior to being placed on any Lot. (Article updated 5/19/2005)

(Disclaimer: This summary was taken and distilled from Article 3 of the Presidential Meadows Owners Association original Declaration of Covenants, Conditions and Restrictions, 04/08/2004, except for articles 3.09, 3.12, and 3.15, which were updated on 05/19/2005. This document is a summary only of selected articles from the original document, and is not intended to be, or represent, the full text of the Covenants and Restrictions.)
Printed 09/09/2007