

Willow Heights Covenants, Conditions, and Restrictions

ACC- ACC Violation

5.5 – Without the Architectural Reviewer's prior written approval, a person may not construct a dwelling or make an addition, alteration, improvement, installation, modification, redecoration, or reconstruction of or to the Property or to a building (including without limitation dwellings), on the Property, if the proposed dwelling or any addition, alteration, improvement, installation, modification, redecoration, or reconstruction, will be visible from a street, another Lot or the Common Area.

ACU- A/C and Heating Violation

B.10 - Air conditioning equipment may not be installed in the front yard of a dwelling. Window units are prohibited. The Architectural Reviewer may require that air-conditioning equipment and apparatus be visually screened from the street and neighboring Lots.

ALN- Artificial Landscaping

6.7- Artificial grass, plants or other artificial vegetation must not be placed or maintained upon the exterior portion of any Lot unless approved by the Board.

ANM- Animals

6.4 - No animal, bird, fish, reptile, or insect of any kind may be kept, maintained, raised, or bred anywhere on the Property for any commercial purpose or for food. The only animals permitted on the Property are customary domesticated household pets, which may be kept subject to rules adopted by the Board. Pets must be kept in a manner that does not disturb the peaceful enjoyment of residents of other Lots.

BUS- Business Use of Lot

6.8 - A resident may use a dwelling for business uses, such as telecommuting, personal business, and professional pursuits, provided that: (1) the uses are incidental to the primary use of the dwelling as a residence;
(2) the uses conform to applicable governmental ordinances; (3) the uses do not entail visits to the Lot by employees or the public in quantities that materially increase the number of vehicles parked on the street; and
(4) the uses do not interfere with the residential use and enjoyment of neighboring Lots by other residents.

BBL- Basketball Goal

6.10 – Placement of sports or play equipment or other structures of personal property is not permitted on the exterior portions of any Lot. Play and sports equipment are permitted in the rear fenced portion of any Lot. As used in this Section 6.10, the phrase "exterior portions of any Lot" means any portion of a Lot outside of a fenced area on the Lot.

DEC – Decorations

6.22.3 - Notwithstanding any inference to the contrary in Section 6.22, traditional and typical seasonal decorations are permitted within season (30 days prior to a recognized holiday or event and 15 days following).

FEN- Fence Violation

6.12 / B.7 – All fences must be maintained and kept in good repair so as not to detract from the appearance of the development. No chain link fencing is permitted. The fence must be taken to all sides and the rear property line. However, fence lines must be at a minimum of two feet from the sidewalk on corner lots. The height of fences must be 6 feet unless a variance is given by Declarant. Fences must be made of masonry, wood, or other Architectural

Reviewer-approved material. Any portion of a fence that faces a street, alley, or Common Area must have a "finished side" appearance. Houses that back up to Ponds or another body of water, must have fence transition down from a six feet fence to four feet. The height of the first eight feet of side fencing from the rear property line must be 4', and after the first such eight feet of side fencing, the side fencing must transition to a height of six feet on an angle not to exceed 45 degrees. Retaining walls must be constructed entirely with Architectural Reviewer-approved materials; however, railroad ties may not be used for a retaining wall visible from a street. Fences may not be constructed between a dwelling's front building line and the street. No double gates permitted, and gates shall not exceed five feet width and must be same height as fence. The use of barbed wire and chain link fencing is prohibited. The use or application of a stain that cures in a solid color or paint is prohibited. Wood fences may be left in their natural state. No wood fence may be stained to alter the fence color from a natural wood color. Without prior approval of the Architectural Reviewer, clear sealants may be applied.

FPL- Flags

6.22.4 - No flags may be flown or exhibited outside of a residence on the Property with the following exceptions: official flags of countries, states, parishes, cities or other organization sanctioned flags flown from poles that are six feet (6') above ground height, the construction and color of which must be approved by the Board, and mounted at a 45 degree angle to the wall of the building to which the pole is attached.

FUR – Furniture

6.27 - Furniture placed outside of a dwelling on a Lot whether on the front porch, balcony or in a yard, if visible from a street on the Property or any other location on the Property other than the rear yard of a Lot (i.e., the rear portion of a Lot which faces the rear wall of the dwelling) on which a dwelling is constructed: (a) must be durable, and (b) must not be made of plastic. All collapsible furniture placed outside of a dwelling on a Lot, whether on the front porch, balcony or in a yard, if visible from a street on the Property or any other location on the Property other than the rear yard of a Lot (i.e., the rear portion of a Lot which faces the rear wall of the dwelling) must be placed in storage and outside of the view of Person(s) on any street in the Property.

GAR- Garage Usage

6.13 – Garage doors must be kept closed, except when vehicles are entering or leaving the Garage. No Garage built specifically for a recreational vehicle, camper, motor home, or similar vehicle will be permitted.

GBG- Garbage Containers

6.27 – Household trash & recycle containers may not be placed in front of any Lot before 3:00 PM on the day before trash pickup, and all trash & recycle containers shall be removed from the front of any Lot by 9:00 PM on trash pickup day. All trash & recycle containers must be stored outside of public view outside of these allotted times. Screening may be achieved with fencing or with plant material, such as trees and bushes, or any combination of these. If plant material is used, plants must be mature enough to have full coverage at the time of planting. Screened from view refers to the view of a person in a passenger vehicle driving on a street or alley, or the view of a person of average height standing in the middle of a yard of an adjoining lot.

LOT- Lot Maintenance

6.6/11.2.1/11.2.2 - The Lot must be maintained in a manner so as not to be unsightly when viewed from the street or neighboring Lots. Maintenance includes preventative maintenance, repair as needed, and replacement as needed. Each Owner, at the Owner's expense, must maintain the yards on his Lot at a level, to a standard, and with an appearance that is commensurate with the neighborhood. "Yards" means all parts of the Lot other than the

dwelling, including fenced and unfenced portions of the Lot.

MAI- Mailbox/Plaque Violation

B.9 – If curbside boxes are permitted by postal authorities, the Architectural Reviewer may require a uniform size and style of mailbox and pedestal.

NOI – Noise

6.15 - A resident must exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises that are likely to disturb or annoy residents of neighboring Lots. The rules may prohibit the use of noise-producing security devices.

OBJ – Objectionable Activities

6.5- No Lot or Common Area may be used in any way that: (1) may reasonably be considered annoying to neighbors; (2) may be calculated to reduce the desirability of the Property as a residential neighborhood; (3) may endanger the health or safety of residents of other Lots; (4) may result in the cancellation of insurance on the Property; or (5) violates any law. The Board has the sole authority to determine what constitutes an annoyance.

PAR- Parking Vehicles

6.13- Parking of any vehicle on any Lot other than in the Garage, Carport or Driveway is prohibited.

6.24.1 – Swimming pools must not be constructed on any Lot without prior written approval. Notwithstanding any inference to the contrary in the proceeding sentence, permission will not be given for the construction of a swimming pool on a Lot unless pool is screened from view and is not visible from any street on the Property or any other portion of the Property other than the rear yard of the Lot on which the swimming pool is constructed. At all times, all swimming pool related equipment must be screen from view. Slides, diving boards or other pool accessories will be prohibited unless they can be installed and used without being visible from any street on the Property or from any other portion of the Property other than the Lot on which the swimming pool is constructed. Pools must be constructed and designed so that they will not drain onto adjacent property (including the Common Area) or onto a street on the Property; where a Lot owner has been given permission to construct a swimming pool on a Lot, the Owner of the Lot must take all steps to prevent the swimming pool from draining onto adjacent property (including the Common Area) or onto a street on the Property.

PLY- Playground Equipment

6.10 – Placement of sports or play equipment or other structures of personal property is not permitted on the exterior portions of any Lot. Play and sports equipment are permitted in the rear fenced portion of any Lot. As used in this Section 6.10, the phrase “exterior portion of any Lot” means any portion of a Lot outside a fenced area on the Lot.

RES-Residential Usage

6.16 - Other than the completed principal dwelling, no thing or structure on a Lot may be occupied as a residence at any time by any person. This provision applies, without limitation, to the garage, mobile homes, campers, and storage sheds.

SAT- Satellite/Antennas

6.20 - Each resident of the Property will avoid doing or permitting anything to be done that may unreasonably interfere with the television, radio, telephonic, electronic, microwave, cable, or satellite reception on the Property. Antennas, satellite or microwave dishes, and receiving or transmitting towers that are visible from a street or from another Lot are prohibited within the Property, with the exception of an Antenna (as defined below) which are permitted if located (a) inside the structure (such as in an attic or garage) so as not to be visible from outside the structure, (b) in a fenced yard, or (c) attached to or mounted on the rear wall of a structure below the eaves. As used in this Section 6.19, the term "Antenna" means one of the following: (i)

reception-only antennas or satellite dishes designed to receive television broadcast signals, (ii) antennas or satellite dishes that are one meter or less in diameter and designed to receive direct broadcast satellite service (DBS), or (iii) antennas or satellite dishes that are one meter or less in diameter or diagonal measurement and designed to receive video programming services via multipoint distribution services (MDS). If an Owner determines that an Antenna cannot be located in compliance with the above guidelines without precluding reception of an acceptable quality signal, the Owner may install the Antenna in the least conspicuous location on the Lot where an acceptable quality signal can be obtained, but in any event the Antenna must not be located where it is visible from a street contiguous with the Lot on which the Antenna is to be installed. The Association may adopt reasonable rules for the location, appearance, camouflaging, installation, maintenance, and use of the Antennas to the extent permitted by public law.

SCR – Screening

6.18 - An Owner may be required to screen anything determined by the Architectural Reviewer to be unsightly or inappropriate for a residential subdivision. Including, but not limited to: garbage cans, recycling bins, gas generators, water softeners/purification systems, gas grills. Screening may be achieved with fencing or with plant material, such as trees and bushes, or any combination of these. If plant material is used, plants must be mature enough to have full coverage at time of planting. As used in this Section 6.18, "screened from view" refers to the view of a person in a passenger vehicle driving on a street or alley, or the view of a person of average height standing in the middle of a yard of an adjoining Lot.

SIG- Sign Violation

6.25 – An "open house" sign indicating that the Owner of the Lot is hosting such an event may be posted on that Lot for a period not to exceed three continuous days. To the extent permitted by applicable law, signs containing political content or endorsements of candidates are prohibited in WILLOW HEIGHTS. No other signs, except those required by law, including posters, circulars, and billboards, may be posted on any Lot so as to be visible from streets on the Property or from any other portion of the Property other than the Lot on which a sign is posted. **TSH- Trash**

B.12- No Lot or other part of the Property may be used as a dumping ground.

Waste materials incident to the construction or repair of improvements on a Lot may be stored temporarily on the Lot during construction while work progresses and must be removed when construction or repair is complete.

UNI- Unit Maintenance

6.6/11.2.1 – Dwelling must be maintained in a manner so as not to be unsightly when viewed from the street or neighboring Lots. Each Owner, at the Owner's expense, must maintain all improvements on his Lot. Maintenance includes preventative maintenance, repair as needed, and replacement as needed. Each Owner is expected to maintain his Lot's improvements at a level, to a standard, and with an appearance that is commensurate with the neighborhood. Specifically, each Owner must repair and replace worn, rotten, deteriorated, and unattractive materials, and must regularly repaint all painted surfaces.

VEH- Vehicle Visibility

6.21.1 and .2 Except as expressly approved by the Declarant during the Development Period, and by the Board thereafter, the following must not be kept or stored within the Property unless stored inside of a closed garage:

(a) junk or abandoned vehicles, (b) commercial vehicles other than company-owned automobiles, (c) trailers,

(d) tractor-trailers, (e) campers, (f) motor homes and recreational vehicles, (g) boats, and (h) boat trailers. Minibikes, go-carts, all-terrain vehicles and other similar vehicles must not be operated or stored on any Lot, the Common Area, or any other location within the Property.

WIN- Window Coverings

6.23 - The only window coverings or treatments which may be affixed to the interior of any window visible from a street on the Property or other portion of the Property are drapes, blinds, shades, shutters, and curtains. The side of any window coverings or treatments which are visible from the exterior of any improvements (including, without limitation, dwellings and garages) constructed on the Property must be white or off-white in color, except that any window coverings or treatments, or portion thereof, consisting of wooden blinds or shutters may be a natural wood color. No window tinting or reflective coating may be affixed to any window that is visible from any street on the Property or other portion of the Property without the prior approval of Declarant during the Development Period and thereafter from the Board. No mirrored coatings are allowed on any window that is visible from any street on the Property or other portion of the Property.

YON- Yard Ornaments

6.22 - Artificial flamingos, deer, spinners, gazing balls, pirogues, and such tableaus of any type are prohibited on all Lots with the exception of the rear yard of a Lot (i.e., the rear portion of a Lot which faces the rear wall of the dwelling), on which a dwelling is constructed, but only if a fence or other screening makes such items not visible from any street on the Property or any other portion of the Property, other than the rear yard of the Lot where the item is exhibited. The yard decorations must be of a durable nature and may not be made of plastic, and no more than three (3) yard decorations or tableaus of any type may be placed in areas that are visible from a street on the Property.