

## **Use Restrictions and Architectural Control \***

### **Use Restrictions**

- a) No noxious or offensive activity, annoyances or nuisance to the neighborhood.
- b) Signs permitted only for the sale or rental of real estate.
- c) Temporary structures such as trailers, tent, shack, garage, barn, or other outbuilding shall not be used on any lot at any time without consent of the Architectural Review Committee (ARC).
- d) No animals, livestock, or poultry shall be raised, bred, or kept, except household pets.
- e) No wall or fence higher than six (6) feet.
- f) Games or play structures other than basketball must be in the rear of the dwelling.
- g) Travel trailers, motor homes, mobile homes, ad motor coaches and other recreational vehicle shall not be parked in the subdivision. Boats, campers, trailers, over six (6) feet high must be parked in the garage, or in the rear or side yard of the lot, completely screened by fences.
- h) No commercial activities
- i) Clothes, sheets, blankets, or other articles hung out only in the rear yard.
- j) No swimming pools above two (2) feet above the natural grade.
- k) No solar panels on any roof visible from the right-of-way.
- l) No satellite dish more than (10) feet in total height from the ground, and not visible from the street right-of-way, and must have a six (6) feet high fence around.

❖ From the Declaration of Covenants and Restrictions for Summer Brook, ARTICLE VII.

### **Architectural Control**

No building, fence, wall or other structure shall be commenced, erected, or maintained upon the Lot, nor shall any exterior addition or change or alteration therein be made until the plans specifications showing nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee fails to approve or disapprove such design an location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this article will be deemed to have been fully complied with.