

PARKWOOD LANE COVENANTS/CONDITIONS
A Handy Reference

Over the years your Board of Directors has tried to respond to questions from busy Parkwood Lane residents who were confused by the mass of details in the Covenants and by-laws. Therefore, we decided to put in one place the most frequently posed questions and the answers with references.

CAB VEHICLES BE PARKED ON THE STREET OR BOATS IN DRIVEWAYS?

No wheeled vehicle may be kept on a street and only passenger vehicles are permitted on a temporary basis in the paved driveway. Disabled vehicles or vehicles under repair must be inside the garage. See: Article V, section 5 of the Covenants.

DO THE RULES ALSO APPLY TO RENTERS?

Yes. When a renter signs a lease it usually includes a provision stating that the renter agrees to comply with the Covenants.

WHAT HAPPENS WHEN AN OWNER OR RENTER IS IN VIOLATION?

First the occupant of the home is asked to correct the problem. If this request is ignored than appropriate action will be taken. See: Articles IV of the Articles of Incorporation; Article VII, sections 1 and 2 of the By-laws; Article IV, section 7; and Article V, sections 16 and 19 of the Covenants.

CAN OWNERS DELEGATE RIGHTS OTHER THAN VOTING RIGHTS TO RENTERS?

Yes. See Article II, section 2 of the Covenants.

IS PAYMENT OF THE ASSESSMENT OBLIGATORY TO OWNERS?

Yes, and there are penalties for non-payment. See: Article IV, section 7 of the Covenants; also Article X of the by-laws.

CAN MORE THAN ONE FAMILY OCCUPY A HOME ON PARKWOOD LANE?

No. The houses are for single family residence only. See: Article V, section 1 of the Covenants.

ARE ANCILLARY STRUCTURES PERMITTED ON ANY LOT?

Pet houses, hothouses or greenhouses; poolhouses or children's treehouse or playhouse; outdoor fireplaces or barbecue pit; and swimming pools are the only structures which may be permitted subject to approval by the Architectural Control Committee. See: Covenants Article V, section 2.

WHAT ABOUT FENCES?

They are allowed subject to approval by the Architectural Control Committee. See: Article V, section 3 of the Covenants.

CAN I ALTER THE APPEARANCE OF THE LOT RADICALLY OR REMOVE ANY TREES?

Yes subject to the approval by the Architectural Control Committee. Removal of trees greater than 8 inches in diameter from any of the lots backing on Range Road, Bluewater Blvd. or Mechants Way also requires the approval of the Developer. See: Covenants Article V, section 4.

ARE SIGNS PERMITTED ON A LOT?

In order to facilitate the sale of a lot or house, a "For Sale" sign is permitted. Other signs require the approval by the Architectural Control Committee. See: Covenants Article V, sections 9 and 10.

IS A TV DISH ANTENNA PERMITTED?

All external antennae require approval by the Architectural Control Committee. See: Article V, section 11 of the Covenants.

HOW MANY PETS ARE ALLOWED?

Two dogs or two cats unless confined exclusively to the main residence. If not confined, the owner must have the animal on a leach at all times. See: Article V, section 13 of the Covenants.

WOULD A GRADUATION PARTY BE PERMITTED?

Obviously yes; but no illegal, noxious or offensive activity would be allowed. See: Article V, section 14 of the Covenants.

HOW ABOUT A YARD SALE?

Just remember that "any source of embarrassment, discomfort or annoyance to the neighborhood" is not permitted. Therefore, anyone planning a yard sale should make every effort to avoid a negative impact on neighbors. See: Article V, section 14 of the Covenants.

WHAT HAPPENS IF SOMEONE LEAVES TRASH ON THEIR LOT?

The lot must be kept in a neat and attractive condition at all times. There are provisions to enable clean-up or restoration of the lot to a neat and attractive condition at the expense of the owner. Remember that you are also responsible for seeing that none of the trash or garbage from your lot becomes a nuisance on any contiguous property. See: Article V, sections 14 and 16 of the Covenants.

MAY I PUT UP A CLOTHES LINE?

Yes. At the rear of the house - provided that it is portable, promptly removed, and the line hidden after each use. See: Article V, section 17 of the Covenants.

CAN I RUN A BUSINESS FROM MY HOUSE?

These homes are for residential purposes. Any business or commercial endeavor which resulted in increased vehicular traffic, especially traffic engaged in pick-up or delivery at a business or commercial address on Parkwood Lane would be a violation. See Article V, sections 1 and 14 of the Covenants.

We hope this summary of important rules affecting residence on Parkwood Lane will help to lessen any confusion that may exist. Finally, we want you to be aware that there are provisions spelled out in Section 22 of Article V of the Covenants, for amending any of the rules if they are found to be too burdensome, and if two-thirds of the owners vote for such a change.

The Bd. of Directors