

Cedar Knolls HOA Bylaw Restrictive Covenant Excerpts and Checklist

Compliant		Article V – Restrictive Covenant Excerpts
Yes	No	
		<p>Collect and store trash only in designated trash receptacles.</p> <ul style="list-style-type: none"> • Trash may not be placed outside in plastic bags • Receptacles are not permitted to remain in public view except on collection days • No accumulation or storage of litter, building materials, trash or debris
		<p>Property used for residential purposes only.</p> <ul style="list-style-type: none"> • No primary commercial use • Ancillary business activity allowed (primary use as a residence must prevail)
		<p>No clothes, laundry or washed materials aired or dried on property within public view.</p>
		<p>All trees, hedges or shrubs must be maintained in a clean and orderly manner.</p> <ul style="list-style-type: none"> • No obstruction of vehicular traffic sight lines • No impedance of pedestrian sidewalk traffic
		<p>Nothing placed thereon which may become an annoyance or nuisance to the neighborhood.</p> <ul style="list-style-type: none"> • Owners maintain property and all appurtenances in good repair and neat appearance
		<p>Neatly maintain all landscape.</p> <ul style="list-style-type: none"> • Other than flower gardens, shrubs, and trees, open areas must be grass lawn <ul style="list-style-type: none"> ○ Exceptions to lawn may be submitted to Architectural Review Board (ARB) for approval • All lawn areas are kept mowed and of a reasonable height (determined by ARB)
		<p>No signs, advertisements, or messages which offer or imply commercial or professional services, or which may constitute any kind of business solicitation.</p> <ul style="list-style-type: none"> • Exception: One real estate sale or lease sign ≤ two (2) sq ft total; may not be illuminated
		<p>Exteriors of all structures, including, without limitation, mailbox, walls, doors, windows and roofs, must be kept in good maintenance and repair (this includes vinyl siding – algal/fungal accumulation).</p> <ul style="list-style-type: none"> • Any approved additions must be finished within six (6) months • Extensions may be granted for untoward events, such as fire, windstorm, etc. damage • Structures may not remain in a damaged condition longer than three (3) months
		<p>No new structure, addition to a structure, or other material shall be erected, placed, altered or externally improved until the plans and specifications, including elevation, material, color and texture, and a site plan showing the location of all improvements with grading modifications, are filed with and approved in writing by the ARB.</p> <ul style="list-style-type: none"> • "Structure" includes any building or portion thereof, wall, deck, fence, pool, pavement, driveway, or appurtenances to any of the aforementioned, including, under special circumstances, any natural planting designed to serve as a fence.

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		<p>No fence or enclosure can be erected or built until first approved in writing by the ARB as to location, height, material and design.</p> <ul style="list-style-type: none"> • Maintain fences and walls so as not to detract from nearby property value or desirability
		No deviations from original exterior painting colors without prior written approval of the ARB.
		<p>Nowhere on the property or streets that serve the subdivision will there be:</p> <ul style="list-style-type: none"> • Inoperable, junk, unregistered, unlicensed or uninspected vehicles • House trailer, RV or other like machinery or equipment • Repair or extraordinary maintenance operations for vehicles
		<p>No regular or habitual parking on the property or streets that serve the subdivision of:</p> <ul style="list-style-type: none"> • Commercial or industrial vehicles <ul style="list-style-type: none"> ○ Including but not limited to, moving vans, trucks, tractors, trailers, vans, wreckers, tow trucks, hearses and buses ○ Temporary exceptions may be granted with prior written ARB approval
		<p>No parking on the property or streets that serve the subdivision of:</p> <ul style="list-style-type: none"> • Recreational vehicles or equipment <ul style="list-style-type: none"> ○ Including but not limited to boats, boating equipment, travel trailers, camping vehicles or camping equipment ○ Temporary exceptions may be granted with prior written ARB approval as to location, size, screening and other relevant criteria

Though not 'inspection' items, the following additional restrictive covenants are presented for inclusivity and awareness:

- Written ARC approval required before buildings are erected, altered, placed, or permitted
- No noxious or offensive activities
- Common household pets, such as dogs and cats, are permitted.
 - No livestock (horse/pony, cow, chicken, pig/hog, sheep, goat), reptile, or wild animals
 - Household pets must not create a nuisance or annoyance to neighborhood
 - Pets must be in compliance with applicable ordinances
- Only federally compliant exterior antenna, aerial, satellite "dish" or similar device are allowed to transmit or receive radio or television signals.
- Lease or rental agreement must:
 - Be for a period of no less than six (6) months
 - Be in writing
 - Be subject to the rules and regulations set forth in the association documents
 - Failure by any lessee or renter to comply will be a lease/rental agreement default

Source: <http://www.cedarknollshoa.org>