



Deed Restrictions Sections

#3 SIGNS: . . . and no signs of a commercial nature (except for “For Rent” or “For Sale” signs) shall be allowed, nor shall any unsightly object or nuisance be erected, placed or maintained on any of said parcels, . . .

#4 TRASH AND TRASH CANS: Each parcel shall be maintained free of rubbish, trash or garbage and the same shall be removed from the premises and not allowed to accumulate thereon, and garbage cans, incinerators, clotheslines and areas for the storage of equipment or woodpiles shall be kept screened by an adequate planting or fencing so as to conceal the same from adjacent parcels and streets.

#7 ASSOCIATION BOARD: Association (corporation) shall do all things necessary for the general benefit and welfare of the property owners in the Hidden Valley Town-Houses (Development), and shall manage and maintain said Development in accordance with its by-laws, its Articles of Incorporation and provisions of these presents.

#9 APPEARANCE CHARGES TO OWNERS: Upon the failure of any owner of a parcel to maintain the premises and the improvements thereon in a manner satisfactory to the Association, and to make reasonable repairs, maintenance, rehabilitation or restoration of the premises and the exterior of any improvements located thereon as may be necessary and the cost thereof shall be charged against the owner of said parcel by invoice in the manner hereinabove set forth.

#10 APPROVAL FOR PROPERTY CHANGES: (b) No subsequent additions, alternations or improvements, fences, walls or other structures to those originally constructed upon any parcel shall be commenced, erected or maintained on any parcel until the plans and specifications for the same showing all construction details, including shape, ...and a copy thereof as finally approved, included in the minutes of said Board of Directors. Said Board shall have the right to deny approval of any plans or specifications which are not, in its opinion, suitable or desirable for aesthetic or any other reasons.

(Continued)



(Deed Restrictions Sections Continued)

#13 OWNERS RESPONSIBILITY FOR DAMAGE: *(b) Each owner shall be responsible and pay for all damage he, his guests or employees may cause to his or any other owner's property or to the property held in common.*

By-Laws Sections

Section 402 – Rules and Regulations

APPROVAL FOR CHANGES: *402.1 Townhouse Exterior. Proposed changes to any townhouse exterior shall be submitted in writing to the Board before any changes are made. Changes shall conform to the architectural and landscape appearance of the subdivision and shall be paid for by the Owner. . common wall changes shall have the written approval of both Owners.*

PET CLEANUP: *402.7.2 Neighborhood. ... All droppings shall be cleaned immediately and removed from the neighborhood. Pets shall not be permitted to trespass on another Owner's property.*

CONDITION OF CARPORTS: *402.8.1 General. When visible from a street or driveway, carport interiors shall be kept neat and orderly and should be cleaned at reasonable intervals. No repetitive, continued or permanent activity that can reasonably be deemed as unsightly shall be permitted. . . .deemed as a hazard will be permitted.*

RESPONSIBILITY FOR DRIVEWAYS: *402.13.2 Driveways. All driveways shall be maintained by each Owner.*