

# FALL VALLEY HOMEOWNERS ASSOCIATION, INC.

## USE RESTRICTIONS

### PER ARTICLE V OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

- A. No rear yard fencing may be erected or maintained in excess of six (6) feet in height. The style of all rear yard fences shall be cedar picket fences and shall be installed by the Lot owner within one (1) year of purchase of the Lot.
- B. No obnoxious, offensive or other activity which would constitute a public or private nuisance or annoyance to the neighborhood will be permitted, including, but not limited to, the repair of automobiles other than minor tune-ups performed by an Owner on his own vehicle.
- C. Dangerous or wild animals, livestock, including rabbits or poultry, will not be kept. A reasonable number of household pets will be permitted so long as they remain in control of the Lot Owner.
- D. No firearms, fireworks, explosives, air rifles, BB guns, crossbows or similar devices shall be discharged on the Properties.
- E. No advertising signs, billboards or unsightly objects shall be maintained or erected.
- F. No junk or trash, including inoperable automobiles, will be allowed to accumulate and the same must be regularly moved.
- G. The Association upon the failure of the Owner or tenant of any site to maintain his site and improvements, including the payment of any taxes assessed thereon, in a reasonable, satisfactory manner as determined by the Association, may enter upon the site and repair, maintain, rehabilitate, and restore the premises and/or improvements or abate the improper use or pay the taxes thereon and any costs shall be charged against the Owner or tenant of said sight and collected in the manner set forth in Article IV.
- H. Recreational vehicles, boats and trailers shall not be parked on the streets adjacent to each lot.

### PER ARTICLE VI ARCHITECTURAL CONTROL COMMITTEE

Per Article VI an Architectural Control Committee has been established. Homeowners wishing to make improvements to their property, including fences, additional garages and/or outbuildings, must submit plans and specifications for those improvements to the Architectural Control Committee for review and final approval. Submit your requests to the Board of Directors, who will pass them on to the Architectural Control Committee with their recommendations.