

The Townes of North River
Rules and Regulations

- 1) Any changes to the exterior of your home should be approved by the Board of Directors, which acts as the Architectural Control Committee. A drawing along with details, such as color and exterior building material finishes should be provided to the Board so that they may make an informed decision about the proposed changes to the exterior of your home.
- 2) Each dwelling should provide parking for at least two automobiles in garages. All automobiles owned or used by the owner or occupant of any dwelling and the respective family members shall be parked in garages to the extent that garage space is available. **GARAGES SHALL NOT BE USED FOR STORAGE OR FOR ANY OTHER PURPOSES OR USES, WHICH WOULD RESULT IN THE GARAGE BEING UNAVAILABLE FOR PARKING OF VEHICLES.**
- 3) Appropriate window treatments shall be used on all windows. Sheets, bed linens, blankets, paper or plastic bags are not appropriate window treatments.
- 4) No satellite dishes (other than satellite dishes of a diameter no greater than 24", which are not visible from a street and which may be approved by the Architectural Control Committee) shall be allowed on any lot or dwelling. No radio antenna, radio receiver or other similar device or ariel shall be attached to or installed on any lot or dwelling.
- 5) No furniture shall be placed, kept, installed, maintained or located in or on the front or side yards or areas of a lot or dwelling. Any furniture placed, kept, installed, maintained or located at the rear of or behind a dwelling shall, to the greatest extent practicable be located so that the same shall not be visible from any street.
- 6) Wood piles shall be located only at the rear of a dwelling and shall be screened from view by appropriate landscaping or Architectural Control Committee approved fencing from streets and, to the extent practicable, from adjacent lots and dwellings.
- 7) Children's toys, swing sets, jungle gyms, trampolines and other outdoor recreational equipment and appurtenances shall not be permitted on any lot unless prior approval in writing is obtained from the Architectural Control Committee and the same obstructed from the view of any street by appropriate Architectural Control Committee approved fencing or landscaping.
- 8) Free standing playhouses and tree houses shall not be permitted unless the same are pre-approved in writing by the Architectural Control Committee and are obstructed from the view of any street by appropriate Architectural Control Committee approved fencing or landscaping.
- 9) Basketball goals or backboards shall not be permitted unless the same are not visible from a street and are prior approved by the Architectural Control Committee.
- 10) Outside clothes lines or other outside facilities for drying or airing clothes shall be prohibited on any lot or dwelling unless such clothes lines or other facilities are screened by

appropriate landscaping from view from any street and from any adjacent lot or dwelling. No clothing, rugs or other items shall be hung, placed or allowed to remain on any railing, fence or wall.

11) Barbecue grills or other types of outdoor cooking equipment and apparatus shall be located only at the rear of a dwelling (or within a courtyard) and to the extent practicable shall not be visible from the street.

12) Birdfeeders, wood carvings, plaques and other types of home crafts shall not be permitted in the front or side yards of any lot or dwelling nor shall any of the foregoing items be attached to the front or side of any dwelling. All bird feeders, wood carvings, plaques or other types of home crafts shall be located at the rear of a dwelling (or within a courtyard) and shall, to the extent practicable, not be visible from any street.

13) No animals, livestock, reptiles, birds or poultry of any kind shall be kept, raised or bred by any owner upon any lot or dwelling or other portion of the property; provided, however, that not more than a combination of three dogs or cats may be kept and maintained on a lot so long as they are not kept for breeding or commercial purposes. No pets shall be allowed to make an unreasonable amount of noise or become a nuisance. No structure or area for the care, housing or confinement of any pet shall be constructed or maintained on any part of the common areas or a townhouse lot. Further, all structures or areas shall be only located on an Estate lot or a Carriage lot at the rear of a dwelling, shall not be visible from any street and shall be constructed of materials and of a size approved by the Architectural Control Committee. **DOGS AND CATS SHALL NOT BE ALLOWED TO ROAM UNATTENDED WITHIN THE DEVELOPMENT.** All dogs shall be kept and maintained without a fenced or walled area on a lot or dwelling, as approved by the Architectural Control Committee or otherwise under leash and accompanied by the dog's owner or other attendant. **PETS SHALL NOT BE PERMITTED TO LEAVE EXCREMENT ON THE LOT OR DWELLING OF ANY OTHER OWNER WITHIN ANY STREET OR PORTION OF THE COMMON AREAS AND THE OWNER OF SUCH PET SHALL IMMEDIATELY REMOVE THE SAME.** Each owner shall be liable to the Association for the cost repairing any damage to the common areas caused by a pet of such owner or occupant.

14) No trash, garbage, rubbish, or debris of any kind shall be dumped, placed or permitted to accumulate on any portion of the property.

15) Noxious or offensive activity shall not be carried on, in or from any lot or dwelling or in any part of the common areas, and each owner and occupant shall refrain from any act or use of a lot or dwelling which could cause disorderly, unsightly, or unkept conditions.

16) No exterior speakers, horns, whistles, bells or other sound devises, other than security and fire alarm devises and used exclusively for such purposes, shall be located, used or placed upon any lot or dwelling or other portion of the property.

17) Trash, garbage and any other refuse or waste shall not be kept on any lot or dwelling except in sanitary containers or garbage compactor units. **GARBAGE CARTS MUST BE**

KEPT OUT OF VIEW FROM THE STREETS EXCEPT ON THE EVENING PRIOR TO SCHEDULED GARBAGE PICK UP AND THE DAY OF GARBAGE PICK UP.

GARBAGE CARTS MUST BE RETURNED FROM VIEW OF THE STREETS THE EVENING AFTER GARBAGE IS PICKED UP BY THE CITY. Any owner or occupant who dumps, places or allows trash or debris to accumulate on his, or on any other portion of the development shall be liable to the Association for all cost incurred by the Association to remove the same. No outdoor burning of trash, garbage, leaves, wood, shrubbery or other materials shall be permitted on any lot or dwelling or other portion of the property.

18) Mobile homes, motor homes, trailers, campers, vans, motorcycles, bicycles, motorized carts and all-terrain vehicles, lawnmowers, tractors, tools, construction machinery and equipment of any nature, golf carts, boats and any other type of water craft, including boat trailers, and any other similar types of non-passenger vehicles, machinery or equipment shall: (i) not be parked on the street at any time and (ii) not be permitted to be stored or allowed to remain on any lot, unless the same is placed, stored and maintained within a wholly enclosed structure, with roofing and doors, on such lot. Any such enclosed structure must be approved by the Architectural Control Committee.

19) Any vehicle which is inoperable shall be immediately removed from the property. No owner or occupant shall repair or restore any vehicle, machinery or equipment of any kind upon or within the lot or dwelling or within any portion of the common areas, except (i) within enclosed garages or workshops or (ii) for emergency repairs and then only to the extent necessary to enable the immediate movement thereof to a proper repair facility located outside the development.

20) **NO OTHER SIGNS OR ADVERTISING POSTERS OF ANY KIND SHALL BE MAINTAINED OR PERMITTED WITHIN ANY WINDOWS OR ON THE EXTERIOR OF ANY LOT OR DWELLING OR ELSEWHERE ON ANY DWELLING OF THE PROPERTY WITHOUT EXPRESSED WRITTEN PERMISSION FROM THE ARCHITECTURAL CONTROL COMMITTEE.** The approval of any signs and posters, including, without limitation, political campaign signs and name and address signs, shall be upon such conditions as may from time to time be determined by the Architectural Control Committee.

21) No garage sales, estate sales, or commercial business activities of any kind whatsoever shall be conducted on any property that involves the advertisement or invitation of public attendance.

22) Tennis courts are not permitted on any lots. Swimming pools, outdoor hot tubs, reflecting or fish ponds, saunas, whirlpools and lap pools may be constructed, installed and maintained only within the enclosed courtyard area of a dwelling subject to the prior written approval of the plans for the same by the Architectural Control Committee. Above ground pools shall not be permitted on any lot.