

RULES OF VILLAGE AT UNION MILLS

PROHIBITED IMPROVEMENTS AND USES

REFER TO CC&R'S SECTION 5

TO INSURE A HIGH QUALITY OF LIVING AND MAINTAIN THE INTEGRITY AND ASSURE THE HIGHEST PROPERTY VALUES POSSIBLE FOR THE VILLAGE AT UNION MILLS COMUNITY

1. **STRUCTURES** - No structures are to be built or landscaping changes made without written approval and authorization by the Architectural Committee prior to its construction. (i.e. fences, remodeling, swimming pools, awnings, planters, sheds, exterior painting etc.) **5.2a, 5.7, 5.8, 5.11**
2. **LIVING UNITS** - Only one Living Unit shall be permitted on any lot. **5.2b**
3. **DWELLINGS** - No Manufactured Dwellings shall be permitted on any lot. **5.2c**
4. **BOATS, TRAILERS AND RECREATIONAL VEHICLES** - One unoccupied trailer or "fifth wheel", boat or boat trailer or other form of watercraft or trailer shall be permitted on any part of a lot, street or common area for more than **48 hours**. **This is permitted only for the loading or unloading or other wise preparing vehicle for use.** **5.2d,e.**
5. **TRAILERS** - No freight trailer or other wheeled vehicle designed for towing by any motor vehicle and for any type of commercial or private use shall be placed on any lot, public or private street. **5.2f**
6. **DISREPAIR VEHICLES** - No motor vehicle of any description in any obvious state of disrepair shall be placed, parked or permitted to remain on any lot. This includes public and private streets and accesses. **5.2g**
7. **PETS** - All pets outside of their own lot shall be on a leash or physically restrained at all times on any portion of the Village at Union Mills property; public or private. **5.2h**
8. **SEATELLITE DISHES AND ANTENNAS** - All Exterior Antennas, Satellite Dishes or other electronic devices shall be placed on the lot or structures outside of view from any street, public or private, unless signal interruption occurs. Installation of any such objects must first have written approval from the Committee and be installed by an authorized installer. **5.2j**
9. **PLAYGROUND EQUIPMENT** - No playground, athletic or recreational equipment of structures shall be permitted, installed or utilized on any lot in plain view from any public or private street. Portable basketball hoops may placed in view but not on any public or private roadway. **5.2i**

10. **BUSINESS USE** - No trade, craft, business, profession, commercial or similar activity of any kind shall be conducted on any lot (including, without limitation, operation of a day care facility). 5.3, 5.4
11. **PARKING** - All vehicles shall be parked in authorized areas. No parking is permitted in areas with RED CURBS. Do not block sidewalks or any other access area. Garage parking is the preferred method. Do not block access to mail boxes. (Federal reg.) 5.4g,
12. **OFFENSIVE OR UNLAWFUL ACTIVITIES** All offensive and unlawful activities are prohibited. Noise that interferes with other residents is not allowed and shall be in line with city, county and state laws and regulations. 5.5
13. **MAINTENANCE** - All lots of private owners, renters or leasees shall be responsible for maintaining the grass, trees and flower beds of their lot. This is to include keeping the grass green by watering, trees in healthy condition and all weeds removed from flower beds, sidewalks and driveways. 5.6