



SUBDIVISION RESTRICTION HIGHLIGHTS

1. The “Purpose” is to protect the Owners of Lots against improper use of surrounding Lots as will depreciate the value of their property, to prohibit the erection of poorly designed or proportioned structures, and structures built of improper or unsuitable materials, to obtain harmonious color schemes, to insure the highest and best development of the Property, to encourage and secure the proper location and erection of attractive homes on Lots, to prevent haphazard and inharmonious improvements on Lots, and to secure and maintain building setback lines.
2. Formation and Purpose. To carry out the general plan of development and improvement of the Property, to implement the plan of subdivision for the Property and to maintain a high standard of construction and appearance for the benefit of the Owners of Lots.
3. Landscaping. A landscape plan and specifications showing the name and placement of plant material, as well as quantity and size shall be submitted to the Committee for approval. Minimum requirements for landscaping are to have completed sodding of the entire yard and shall be required prior to occupancy of the home constructed on the Lot.
4. Minimum Size of Residences. The minimum size of a residence is to be computed on the basis of the square footage area that is mechanically heated and cooled. Sizes are 2000SF.
6. Car Storage and Garage Doors. All homes must have a fully enclosed garage with a closing garage door.
7. Driveways. Driveways shall be constructed of concrete.
8. Ceiling Height. All residences shall be constructed with interior ceilings on the ground floor not less than nine feet high.
9. Exterior Materials, Colors. The exterior of the home and accessory buildings shall be constructed of real stucco, brick or siding approved by the Committee. Exterior color samples, including siding, trim, brick, roof material and colors should be submitted simultaneously to the Committee with final plans or at the latest, prior to black-in.
10. Window Coverings. No foil, sheets, reflective materials, paper or other inappropriate materials or bright colors shall be used on any windows for drapes, sunscreens, blinds, shades or other purpose on a temporary or permanent basis.
11. Storage Sheds. Storage sheds must be attached to the house or garage and shall be constructed of the same materials as the residence. No prefab free-standing structures shall be permitted.
12. Pools, Spas, & Hot tubs. The design and location of pools, spas and hot tubs shall be subject to approval of the Committee and shall be harmonious with the architecture and landscape design.
13. Fences. All fence details must be submitted to the Committee for approval prior to construction.
14. Trash, Littering/Stockpiling. All construction sites are to be clean so as to facilitate a pleasing appearance to homeowners, visitors or prospective buyers and to eliminate any hazards for the visitors who will be touring through the various construction projects.

SUBDIVISION RESTRICTION HIGHLIGHTS cont'd.

15. Speed Limit. The established speed limit within the subdivision is 25 miles per hour.
16. Loud music. Loud radios or noise will not be allowed within the Subdivision.
17. Single Residence. No trailer, basement, shack, garage, garage apartment, storage room, barn or other out-buildings shall at any time be used as a residence, temporarily or permanently, except that garage apartments may be occupied as a residence for domestic servants for, or family members or occasional non-paying guests of the occupants of the main residential premises on the Lot.
18. Refuse. No trash, ashes or any other refuse may be thrown or dumped on any Lot.
19. Lot Maintenance. For all lots, the yard to be maintained includes the grass area between the front of the lot and the back of any street curb bordering the Lot.
20. Maintenance (Home Exterior). Each Owner of a home shall keep the exterior of said home reasonably maintained, including garages, carports and other approved out-buildings.
21. Mailboxes. The Developer will designate a type of mailbox, including mounting post, as to design, construction, material and color, to be used for all Lots in the Subdivision.
22. Mobile Homes, Trailers, and Boats or Other Vehicles. The keeping of a mobile home or mobile home trailer, either with or without wheels, on any Lot is prohibited on all Lots.
23. Vehicle Parking. No vehicle shall be parked on any street on a frequent, regular or permanent basis after construction of a residence is completed.
24. Firearms. The use of firearms or air guns is strictly prohibited in The Lakes at Jamestown Subdivision.
25. Nuisances. No obnoxious or offensive activity shall be carried on, nor shall anything be done which may be or become an annoyance or nuisance to the other Owners.
26. Car Repairs, etc. There shall be no car repairs to be done on the street or in the front of residences.
27. Unattended items. There shall be no unattended bikes, toys, lawn equipment etc. on the street or in front of residences.
28. Trash Collection. Garbage shall be placed out after dark the day prior to scheduled trash collection and not before sunset.
30. Management and Care of Common Areas. The Association shall manage, operate, care for, maintain and repair the Common Area and keep the same in a safe, attractive and desirable condition for the use and enjoyment of the Owners.
31. Rules and Regulation. The association shall from time to time adopt, amend, repeal and enforce Rules and Regulations as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration or amended Act.
32. Knowing violation of Restrictions. In the event of knowing or intentional violations of these Restrictions or in the event of the continuing violation of these Restrictions after receipt, by the violator or Owner of the Lot on which the violation occurs, of written notice of violation, the party bringing a successful action to enforce these Restrictions by injunction, declaratory judgment, or otherwise shall be entitled to recover from the violator, or Owner of the lot, reasonable attorneys fees to be fixed and awarded by the court.
33. The subdivision lakes shall be maintained and managed by the Association. Use of the lakes and fitness trails shall be available to all lot Owners and their guests.