

FOX RIDGE ASSOCIATION

This document summarizes some of the key provisions of the "Declaration of Covenants and Restrictions" for Fox Ridge Development, dated 2, March 1989. For a set of the complete Documents, Budget, Minutes of the Annual Meeting go to www.duckworth.com and click on Associations, then click on Fox Ridge.

1. Dwellings are designed and intended for use and occupancy as a residence by a single family.
2. Lot owner(s) shall be entitled to one vote for each lot they own.
3. Cost of painting the exterior of any residence, maintaining and replacing fences (on owner's lot), is the responsibility of each lot owner. The Association may make repairs after reasonable notice and the Association shall have the right to recover costs from the lot owner.
4. No fence, wall, or other improvements or structures shall be erected, placed, moved or maintained upon the property, nor any exterior addition or change (including change in color) until the complete plans have been submitted (in duplicate) to and approved by the Board of Directors. If this approval is not obtained, such building, fence, wall, or other structure or improvement shall be promptly removed.
5. Exterior trim shall be white or as originally installed. Siding and roofing colors and design shall remain as similar as possible to the original. Fences shall remain the same type and color as the original. No garage may be enclosed or otherwise converted to living space.
6. No noxious or offensive trade or business activity shall be carried on upon any lot; nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
7. Owners will not park or permit others to park large vehicles or vehicles and trailers which total over 8 feet in height or are more than 20 feet in length on a permanent or regularly occurring basis in the driveways, front yards, or streets. Vehicles referred to by this section include, but are not limited to, semi trucks, large vacation vehicles, two-ton or larger trucks, boat trailers, and so forth.

8. Front yard areas shall be kept neat and clean. All trash containers, junk, immobilized automobiles, bicycles, and other items when not in use must be stored in the side or back yard and out of view from the street. No basketball goals or other permanent sporting structures may be constructed in the front yard.
9. Where a fence divides adjoining lots, such fence shall be owned jointly by the owners on either side of the fence and they shall be responsible jointly for its maintenance.
10. Owners shall not attach any objects (fountains, planters, trellises, etc.) to the wall of an adjoining residence.
11. No signs may be placed on any lot or dwelling other than FOR SALE signs.

The Association, upon approval of the Board of Directors and reasonable notice to the owner(s), has the right to inspect property and initiate action to remove or correct violations of these covenants.

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In addition, be a good neighbor by:

1. Picking up litter on your property and street.
2. Keeping your dogs off neighborhood yards.
3. Not blocking mail boxes (Mail carriers are not required to deliver mail when boxes are blocked.)
4. Keeping your garage door closed as much as possible.