

# Waverly Townhomes Summary of Standards

## Waverly Townhomes Covenants and Restrictions

### Article VI- Use Restriction and Rules

**Use of Units:** All units shall be used for single-family purposes. No business or business activity shall be conducted from any unit without prior approval from the HOA Board and ARB. Owners may conduct business activities that are not detectible from the exterior and do not involve business traffic to and from the unit. Units may not be subdivided or boundary lines changed without HOA Board and ARB approval.

**Leasing:** Owners may not lease their unit unless they receive a leasing permit from the HOA Board. No more than 40% of the total units in a building, and 30% of the total unit in the community may be leased at one time. Please reference Amended Covenants and Restrictions Article VI, Section 29(b) for leasing details.

**Signs:** No sign of any kind may be displayed within the community without prior approval except: 1) Professional "for sale" or "for rent" sign consistent with the community standard but not to exceed four square feet. 2) Professional security sign no to exceed 4" x 4" in size. 3) Signs required by legal proceedings. 4) Political campaign signs consistent with community standards and cannot be displayed sooner than thirty days prior to election and is removed within five days after the election. No signs are permitted in the common areas.

**Vehicles and Parking:** Vehicles must be parked in the garage or parking area designated for their unit. Disabled vehicles, stored vehicles, boats, trailers, campers, buses, commercial vans, recreation vehicles, vehicles used for commercial purposes with commercial writing on exterior are prohibited from being parked in community, unless screened in garage. Commercial vehicles are permitted during normal business hours for purpose of serving a unit.

**Animals & Pets:** Only common domesticated household pets of a reasonable number are permitted to be kept in the community. Pets are not permitted create a nuisance and dogs must be leashed at all times whenever they are not confined within the unit.

**Nuisances, Unsightly or Unkempt Conditions:** Owner is responsibly to prevent unclean or unsightly conditions. No obnoxious or offensive activity, loud noises or noxious odors are permitted. Owners are not permitted to assembly/disassemble motor vehicles or other mechanical devices within community.

**Garden, Basketball Goals, Etc.:** No clotheslines, woodpiles, etc. are permitted in community unless approved prior by HOA Board and ARB. Garbage cans must be concealed from view behind the unit or in provided trash enclosure. Garbage cans are permitted to be left on common property after collection. No owner shall be permitted to store personal property in common area. Sports flags are permitted to be flown on game day only.

**HVAC/ Window AC units:** Owners as responsible to maintain their owner HVAC unit and enclosure. No window air conditioning units are permitted.

**Guns & Fireworks:** the use of firearms and fireworks within community are prohibited.

**Architectural Control: No exterior construction, alteration or addition may commence without prior HOA Board ARB approval.**

- **Satellite Dishes & Antennas:** Dishes/Antennas must be approved prior to installation. The dish/antenna must be less than one meter in diameter, located in a discrete location and screened.
- **Solar Devices:** No solar devices may be installed without prior approval from HOA Board and ARB.
- **Mailboxes:** Mailboxes must conform to community standard design and must be kept in good condition.
- **Structures:** No detached structure are permitted unless constructed by the association or approved by HOA Board and ARB.
- **Window Coverings:** All shades, drapery, and other window treatments shall be white or off-white in color.
- **Fences:** No fence may be erected without prior approval from HOA Board and ARB. **Exterior Color:** No colors may be modified without prior approval from HOA Board and ARB.

**Architectural Standards**

- **Fences:** Fences shall be similar 48" in height, pickets shall be 2" apart, gothic style, natural in color, sealed and professionally installed. Fence is to be located in the rear of the unit and be no wider than the width of that unit. The fence must be installed from the back corner of the unit and not exceed further than the asphalt pavement behind the unit. No chain link or wire fencing will be approved.
- **Porch Enclosures:** Windows size must remain the same of present openings. No fill or additional wood can be added within the space around the window. Windows must match or be similar to existing windows on the unit (4 YKK Windows). One sliding windows are permitted. Door to enclosure must match existing door with window in transom above. (Full Glass 36" Reliabil Exterior Door).