

Quick Reference
List of Covenants, Conditions and Restrictions for Devonshire

- 1) Building Restrictions: No structural or non-structural alterations shall be permitted without written permission of the DRB. These changes include color (changes), coatings, pavers, epoxies, or similar treatments on buildings, sidewalks or driveways.
- 2) Residential Use: No trade, business, or profession of any kind may be conducted on any Residential Unit, unless they meet the guidelines established in the detailed restrictions.
- 3) Nuisances: No nuisance shall be permitted to exist or operate in the Neighborhood or in the Common Property so as to be detrimental to any other Neighborhood in the vicinity thereof, or to its occupants, or to the Common Property.
- 4) Pets- An Owner may not keep, raise, or breed any animals except customary household pets such as cats, dogs, pet birds, and fish. Only two dogs shall be kept in a Residential Unit. Owners of a cat or dog shall be required to keep the same on a leash at all times unless kept in an enclosed area. Owners of a cat or dog shall be required to remove immediately all forms of excrement of such pets from the Property, including, but not limited to, lawns, walks, driveways, and parking areas. No pet will be allowed which creates excess noise, emits obnoxious odors, creates unsafe or unhealthy living conditions, or other disturbances of any kind.
- 5) Campers, Etc.- No campers or vans over fourteen feet (14') in length, go-carts or trucks in excess of three quarter (3/4) ton shall be allowed on the Common Property or anywhere within the Property except as approved by the Board of Directors of a Neighborhood Association. Such vehicles shall be permitted within the Property if (1) parked entirely out of sight or (2) if parked only temporarily within the Property, i.e., not overnight.
- 6) Clotheslines- No clotheslines or other outdoor clothes-drying facility shall be permitted.
- 7) Garbage and Trash Containers- All garbage and trash containers must be placed and maintained in accordance with the standards adopted by the DRB.
- 8) Antennas, Other Devices- No exterior radio or television antenna, satellite dish or other receiver, transmitting device or any similar exterior structure or apparatus may be erected or maintained except pursuant to standards adopted by the DRB.
- 9) Fuel Storage Tanks- No fuel or gas storage tanks shall be permitted without DRB approval.
- 10) Garages- Garage doors shall be kept closed except when automobiles are entering or leaving the garage. All vehicles shall be kept inside garages, except that vehicles may be parked on the driveway, but only if the owner's garage or garages are fully occupied with the owner's vehicles.
- 11) Maintenance- The portions of the Residential Property visible from other Residential Units, the roads shall be kept in an orderly condition so as not to detract from the neat appearance of the Property. The Neighborhood Association may have any objectionable items removed so as to restore its orderly appearance, without liability therefore, and charge the owner for any costs incurred in the process.
- 12) Watercraft- No owner may store or park a boat, other watercraft and/or boat trailer within his parcel, except within a fully-enclosed garage, and provided such storage does not cause a vehicle to be parked on the driveway.
- 13) Fences and Walls. No fences or walls shall be erected.
- 14) Motor Vehicles, Trailers, Etc.- There shall be no outside parking within any parcel or within any portion of the Common Property of any mobile home, trailer, motor home, tractor, truck, commercial vehicles of any type, camper, motorized camper or trailer, motorized go-cart or any other related forms of transportation devices. No Owners or other occupants of any portion of the Property shall repair or restore any vehicle of any kind upon or within a Neighborhood or within any portion of the Common

Property. Vehicles shall be parked only within Residential Units on paved surfaces or designated areas and shall not block sidewalks or bike paths.

Parking by Owners within street rights-of-way is prohibited and the Association is authorized to tow vehicles parked in violation thereof. Overnight parking in street rights-of-way by any person is prohibited.

- 15) Outside Lighting- No spotlights, flood lights, or similar high intensity lighting shall be placed or utilized upon any Residential Unit which in any way will allow light to be reflected on any other Residential Unit or upon any Common Property or any part thereof, Other types of low intensity lighting which do not disturb the owners or other occupants of the Property shall be allowed with approval.
- 16) Recreational Equipment- No basketball courts or basketball standards or backboards (whether permanent or movable) shall be installed, placed or affixed to any structure on Residential Property. All play sets, playground equipment and other recreational equipment must be approved by the DRB prior to installation.
- 17) Leasing:
 - a) A rental or lease agreement shall be for a minimum term of seven (7) months.
 - b) Board Notification. When a Residence is rented or leased, the owner shall provide written notification to the Board, via the property manager, when the agreement is signed.
 - c) In order to rent or lease a Residence, an Owner shall have resided in the Devonshire Residence for a total of three (3) consecutive years prior to the date of the rental or lease agreement.
- 18) Insurance- Unit owner by virtue of taking title to the property agrees to carry blanket "all risk" property insurance on his property and structures thereon for replacement cost coverage (less a reasonable deductible). The Owner shall pay any costs which are not covered by insurance proceeds.

This is a Quick Reference document only. Please refer to the Covenants, Conditions and Restrictions for the Villages of Devonshire for expanded official recorded wording of the documents and deed restrictions. They can be found online at www.villagesofdevonshire.com