

**Common Questions - Protective Covenants and Restrictions for
Hunters Bend Homeowners Association
Tulsa, OK**

The Development and Construction Standards for Hunters Bend Homeowners Association are outlined in the document titled "Protective Covenants and Restrictions, Section IV, Development and Constructions Standards." This full document is on our web site. Listed below are some of the common questions about what is or is not allowed under the documents. This is put together to help answer questions from the Hunters Bend homeowners. Each number corresponds to the number from the above document itself.

1. Hunters Bend has an Architectural Committee. Its purpose is to approve structure changes, updates, or general questions about each house or grounds within the subdivision. Changes made by the homeowner, such as exterior paint colors, new fences, new roofing, modifications to the exterior, etc, need to be forwarded to this Committee prior to the work being done. A message can be sent to our HOA servicing company, which is on our web site. This Committee is in place to insure uniform changes are made within our subdivision.
8. Replacement roofs need to be uniform in color throughout our subdivision. Only heavy duty composition shingles with a "weathered wood" color will be permitted. Prior to any roof replacement, contact the Architectural Committee.
9. Above ground swimming pools are not permitted.
11. Out buildings are not permitted. A small storage type structure, with a roof height below the top of the fence line, is permitted.
12. No retaining wall or any other permanent structure shall be built without the prior written approval of the Architectural Committee.
13. This paragraph discusses where fences may be placed on the lot. Questions about changes in where the fence line is located should be discussed with the Architectural Committee prior to any changes. Fence types can only be wood, brick, natural stone, or some combination of these. Unauthorized fence types include chain link, barbed wire, mesh, or other metal fencing. No fences in excess of six (6) feet in height are allowed.
14. This paragraph discusses storm and surface water drainage on each lot. No owner shall construct fencing or other obstructions which impairs drainage on their lot.
15. Additional discussion on surface drainage.
16. No exterior antennas are allowed. Television dish antennas are allowed on roofs as long as the dishes are on roof slopes located away from the direct site line from the street.

17. Boats, trailers, travel trailers, campers, motor homes, commercial vehicles in excess of $\frac{3}{4}$ ton, inoperative vehicles, and other large recreational equipment are not permitted to be stored on any lot, including driveways.
18. No exposed clothes line poles are allowed. No exposed garbage bins, recycle bins, trash bins, etc, shall be visible, except during the weekly scheduled pick-up times. After that, bins should be placed behind fences or other structures so that they are not visible from the front of each home.
19. Major repairs or changes to swimming pools and adjoining landscaping are discussed in this paragraph.
21. Mailbox replacement or changes need to be approved by the Architectural Committee.
22. This paragraph discussed prohibited trade or activities within Hunters Bend.
23. Animals not allowed and allowed examples.
24. Discussion about the types of signs which are allowed.
25. Storage of construction materials for no longer than 30 days, with repairs to be completed within nine months.