

Summary of Selected Covenants, Conditions & Restrictions for the Pennsylvania Gardens Community

(For a complete list of Restrictions, contact Monte Jenkins at 801-501-0109)

- Article 4.4 Without prior written approval, a person may not alter an existing dwelling or property if the alteration will be visible from the street, another lot, or the common area.
- Article 5.4 Without prior written approval of the Architectural Control Committee (*ACC*), accessory structures such as dog houses, gazebos, storage sheds, playhouses, and greenhouses are prohibited if they exceed the height of a fence, are visible from a street or common area, or are visible by a person standing on the surface of an adjoining lot.
- Article 5.5.1 No more than 4 domesticated household pets are allowed, including no more than 2 cats and/or dogs.
- Article 5.5.4 Dogs and cats may be kept in fenced yards only if they do not disturb or annoy other neighbors. Otherwise, they must be kept inside the home.
- Article 5.5.5 Residents are responsible for the removal of his pet's waste from the common property or the lot of another owner.
- Article 5.7 Both the lot and the dwelling must be maintained so as not to be unsightly when viewed from the street or neighboring lots.

Article 5.9 The driveway may not be used for any purpose that interferes with its use as a route of vehicular access to the garage. Without the board's prior approval, a driveway may not be used for storage purposes, including storage of boats, trailers and inoperable vehicles, or for repair or restoration of vehicles. **Cars should not be parked overnight on a street and WILL be towed at the owner's expense.**

Article 5.10 Garages are for parking of operable vehicles only. No garage may be enclosed or used for any purpose that prevents the parking of the maximum number of vehicles for which it was constructed. Garage door must be kept closed.

Article 5.11 Without the ACC's prior written approval, basketball goals and other recreational or sporting equipment may not be used, attached, mounted, or installed in a front yard or driveway. This includes portable goals and equipment.

Article 5.17 The ACC may require that the following items must be screened from the view of the public and neighboring lots B air-conditioning equipment, satellite equipment, clotheslines, yard maintenance equipment, wood or compost piles, and accessory structures.

Article 5.18 An owner may erect one professionally made sign of not more than 5 square feet advertising the lot for sale or for rent. No other signs are permitted.

Article 5.21 Without prior written board approval, the following types of vehicle and vehicular equipment may not be kept, parked or stored on the property. Examples: mobile homes, motor homes, buses, trailers, boats, aircraft, inoperable vehicles, commercial truck cabs, trucks with tonnage over one ton, vehicles with advertising signage, non-personal passenger vehicles, and any vehicle which the board deems unsightly.

Article 5.22 The color of all window treatments that are visible from the street or another dwelling must appear to be white or a light neutral color.

Article 9.2.1 Each owner is expected to maintain his lots improvements at a level that is commensurate with the neighborhood.

Article 9.2.2 Each owner is expected to maintain an attractive lawn on all yards visible from street, and must mow the lawn and edge the street curbs at regular intervals. The owner must prevent lawn weeds from exceeding 6 inches in height.