

Summary of Covenants

This summary is to be used as a reference only.

For more detail, refer to the Covenants, as that is the controlling document.

2.02 **Improvements**

Any improvements to your property must have prior approval of the Architectural Review Committee (ARC).

3.01 **Land Use and Building Type**

All lots are single-family residential lots.

3.03 **Building Location**

No building shall be located nearer than 10 feet from the front road lot line or any nearer than 10 feet to any side line. No building shall be located on any lot nearer than 20 feet from rear lot line.

3.04 **Landscaping**

Each lot shall be landscaped by the owner thereof in accordance with landscaping designs submitted for approval to the ARC. Primary emphasis shall be placed on well-groomed areas. All planted materials shall be installed within 90 days following the occupancy of a new dwelling. (ARC approval is not necessary for seasonal planting or replacement of original landscaping.)

3.05 **Maintenance**

The owner/property manager and/or lessee of any property shall be responsible for keeping the premises, including yard and landscaping, in a well-maintained, safe, clean, and attractive condition at all times. Vehicles should not be parked on the grass because of this. If the owner/property manager and/or lessee are failing in these duties, written notice will be given to the owner as well as the property manager and lessee if applicable.

3.06 **Garbage and Refuse Disposal and Other Restrictions**

--No lot shall be used as a dumping ground for rubbish, trash, garbage, or other waste.

--Garbage container storage must be in an area which makes the container not visible from the street or neighboring property. Containers may be placed on the right-of-way the evening before the assigned pickup day, and must be returned to the proper storage area the same day as the pickup.

--No clotheslines or drying yards shall be permitted unless confined to the rear yard and concealed by hedges, lattice work, or screening acceptable to ARC.

--No statues or other forms of art shall be erected on any lot unless the ARC first gives approval.

--No athletic equipment or lawn toys including basketball goals, swing sets, or trampolines shall be erected or situated on any lot. Small wading pools for young children are allowed in back yards.

--The ARC must give approval for installation of TV antennas or radio receivers.

Summary of Covenants

This summary is to be used as a reference only.

For more detail, refer to the Covenants, as that is the controlling document.

3.07 Exterior Materials

--No foil or other reflective material shall be used on windows for sunscreens, blinds, shades, or any other purpose on any lot.

--Window-mounted heating or air-conditioning units are not permitted.

3.09 Signs

No signs of any kind shall be displayed to the public view on any lot or from within the dwelling except one professionally lettered sign of not more than 3 square feet in size to advertise "House (or lot) for Sale."

3.10 Pets

No more than two (2) pets per residence are allowed. Pets must be on a leash when outside. No pet shall be permitted to leave feces on any resident's yard or landscaping, in the common areas, or in the gutters or lake. Doggie bag stations have been provided for picking up after pets and disposing at your own residence only. This is also in accordance with the City of Foley ordinance which provides for fines if abused. You are asked to be aware of your pet's urination also destroying other residents' yards and landscaping.

3.12 Fences

Leisure Lake is intended to be an open community, and this intention is generally inconsistent with privacy or closed fencing. Any proposed exceptions for fence-like improvements must be submitted to the ARC and may or may not be approved at their discretion based on the aesthetics and/or a threat to the openness of the community.

3.14 Swimming Pools

No swimming pool shall be located or installed on any lot.

3.16 Security Lights

Yard lights are an important part of the security of our community because there are no street lights. The owner/property manager and lessee are responsible for keeping the light and pole in working order, allowing it to operate from dusk to dawn. If the owner/property manager and/or lessee are failing in these duties, written notice will be given to the owner as well as the property manager and lessee if applicable.

3.18 Commercial, Recreational, or other Vehicles

No vans or trucks larger than 3/4-ton vehicles, recreational vehicles such as motor homes, trailers, campers, boats, motorcycles, ATVs, or any trailed vehicle shall be stored or parked on any lot or any residential street in the subdivision unless parked in a closed garage.

--See Covenants for complete details--