

Common Violations of the Covenants, Conditions and Restrictions for

Deer Creek Village

This is a reminder that the Declaration of Covenants, Conditions and Restrictions, referred to as the "CC&R's" is a document that is intended to maintain the property values of the residents of the Community by creating an attractive appearance of the homes and the Lots upon which they are situated as well as safe and attractive streets and Common Areas. The Use Restrictions for the Community are attached as Exhibit "B" of the CC&R's. The most common violations of the Use Restrictions are set forth below.

EXHIBIT "B" INITIAL USE RESTRICTIONS AND RULES **PARKING paragraph 2. (A), page 1.**

Parking of any type of Vehicle in the Common Areas, streets, rear or side yards is prohibited

Parking of Unrestricted Vehicles in the Common Areas, streets, rear or side yards is limited to six (6) day light hours during any 24 hour period.

TRASH. Paragraph 2. (i) Page 3. Trash Containers be stored out of sight from the street.

ANIMALS. Paragraph 2. (b) Page 2. Limits the number of pets and the noise they make.

ANTENNAS and DISHES. Paragraph 2. (p) Page 4. Size limit may not 32"x 36" and must be located on the rear portion of the home. Antennas or dishes on homes on corner lots must be located at the rear of the home no farther than 5 feet from the rear corner farthest from the side street.

ROOF MATERIALS Paragraph 8 page 6. Re-roofing materials must be pre-approved by the DRC.

DETACHED BUILDINGS. Paragraph 5. Page 8. Limits location, size and design of storage buildings. Prior written approval of the DRC is required.

LOT FENCING. Paragraph 7. Page 5. Prior DRC approval is required for all fences.

LAWNS ARTICLE V. Page 7 of the CC&R's. Requires lawns to be mowed and landscaping to be maintained in an attractive manner

COMMON AREAS ARTICLE VII Page 10 of the CC&R's. Restricts Owners use of Common Areas upon violation of Rules and Regulations.

HOA DUES ARTICLE VIII Pages 13 through 17 of the CC&R's. Establishes the obligation to pay an Annual Assessment for Common Area maintenance. The due date for payment of the Assessment is February 15th. The Late Charge for non-payment of the Assessment is \$150, if it is not paid by April 15th. If the Assessment is not paid by April 15th, all sums owed to the Association shall bear interest at the rate of 18% per annum. An additional Late Charge in the amount of \$250 shall be levied if the Assessment and other sums owed to the Association are not paid by May 15th.