

SUMMARY OF CHAPEL HILL RULES

The Use Restrictions and Rules are found in ARTICLE VI of the DECLARATION OF PROTECTIVE COVENANTS FOR CHAPEL HILL SUBDIVISION, as amended, and must be complied with by all Owners and Occupants. This document is only a summary, and is provided as a convenience to Owners and Occupants for quick reference only.

1. All residences shall be single-family residential only.
2. No business or business activity shall be carried on in or upon any Residence.
3. No signs are allowed.
4. All vehicles shall be parked in garages, or driveways
5. Towed vehicles, boats, recreational vehicles, motor homes, or mobile homes shall not be parked in the Community for more than twenty-four (24) hours unless in a garage.
6. On-street parking is not allowed with the exception of a non-resident visiting for less than four days or for a social function at the residence.
7. Parking of commercial vehicles is not authorized at any residence.
8. No motorized vehicles allowed on sidewalks or unpaved Common Property.
9. Garage doors shall be kept closed at all times, except when garage is in use.
10. Lawns will be mowed to keep a neat appearance. Sidewalks and driveways will be edged. Grass cuttings will be removed from sidewalks, driveways and streets
11. Residences may be leased for residential purposes only.
12. No animals, livestock, or poultry is permitted on any Residence, with the exception of dogs, cats, or other usual and common household pets.
13. Pets that become a nuisance, such as barking dogs, are not allowed.
14. No pets shall be kept, bred or maintained for any commercial purpose.
15. Dogs shall be on a leash when outside the residence (includes yard under supervision).
16. Pets shall be registered, licensed and inoculated as required by law
17. No unclean, unhealthy, unsightly, or unkempt conditions are allowed.
18. No noxious or offensive activity shall be carried on within the Community, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any

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property within the Community.

19. Hobbies or other activities which cause disorderly, unsightly, or unkempt conditions, such as assembly or disassembly of vehicles, are not allowed.
20. Exterior construction, additions, erections, and alterations must be approved in writing by Architectural Review Committee.
21. Exterior antennas are not allowed.
22. Only one satellite dish not more than 24" in diameter is allowed per residence, and when affixed will not be visible from the street.
23. No trees shall be removed except for (a) diseased or dead trees; (b) trees less than six (6) inches in diameter; (c) trees needing to be removed for safety reasons; or (d) trees in the immediate location of building.
24. No Owner or Occupant may obstruct or re-channel the drainage flows, swales, storm sewers, or storm drains except with the permission of the Architectural Review Committee.
25. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where this would create a traffic or sight problem.
26. All clotheslines, garbage cans, woodpiles, swimming pool pumps, filters and related equipment, air conditioning compressors and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property.
27. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate or be burned within the Community.
28. The use of firearms in the Community is prohibited. The term "firearms" includes "B-B" guns, pellet guns, and firearms of all types.
29. No fence or fencing type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the Community, including any Residence, without the prior written consent of the Architectural Review Committee
30. No overhead utility lines, including lines for cable television, shall be permitted within the Community.
31. No window air conditioning units may be installed.
32. No artificial vegetation, sculptures, fountains, or flags are allowed without written approval of the Architectural Review Committee.
33. The only flags authorized for display are the United States flag, state flags, and the

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POW/MIA flag.

34. Only the United States flag may be flown from a mount attached to the residence.
35. Erection of flag poles is limited and must be approved by the Architectural Review Committee.
36. No solar energy collector panels or other energy conservation equipment shall be constructed without approval of the Architectural Control Committee.
37. Above ground swimming pools are not allowed.
38. All exterior improvements to including painting, must be approved by the Architectural Review Committee.
39. Aluminum foil on window panes, mirrored or reflective glass is not allowed.
40. Mailboxes must be the Iron-Works model found throughout the subdivision. Each mailbox shall have a black finish.
41. All exterior heat and air conditioning compressors or air handlers must be screened from view.
42. Any storage tank must be approved by the Architectural Review Committee.
43. No basketball goals may be placed, erected or constructed on the front of any lot.
44. Violators of these Use, Restrictions and Rules may be fined. Fines will be assessed by the management company when approved by the Board.
 - a. Construction. \$500.00 base fine, \$50.00/day up to 90 days; property lien
 - b. Landscaping. \$100.00 base fine, \$25.00/day up to 90 days; property lien
 - c. Vehicular/Parking. \$50.00 base fine; \$10.00/day up to 90 days; property lien or Towing and Storage Fees (Does not require 30 day written warning)
 - d. All Others. \$25.00 base fine; \$5.00/day up to 90 days; property lien

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