

Oakhurst Community Association

Deed Restrictions Summary

The following is a condensed form of the Protective Covenants (the "Deed Restrictions") for the Oakhurst Community Association. This summary, based on Section 1, is typical for all sections. Of course, the full document controls, and copies are available by mail or by download from the Association's website, www.oakhurstcommunityassociation.com.

- Lots are restricted to single-family residences [Art. IX, Sec 1]. No structures and no "improvements of any character" may be added to the lot without prior written approval from the Association's Architectural Review Committee; A.R.B. has 60 days to respond [Art. VI, Sec. 1].
- No activity which is not related to single-family residence purposes is permitted, whether for profit or not [Art. IX, Sec. 2].
- No activity which may be or become an annoyance or nuisance to the neighborhood or which shall in any way unreasonably interfere with the quiet enjoyment of each Owner of such Owner's Lot or which shall degrade property values or distract from the aesthetic beauty of the Property, shall be conducted thereon [Art. IX, Sec. 2].
- No temporary building, tent, trailer garage or outbuilding may be used as a residence. Any building other than the main residence and garage is limited to 8' in height [Art. IX, Sec. 12]. In addition, the A.R.C. will not approve vinyl nor metal outbuildings, and play structures are limited to 8' in height.
- No boats, trailers, campers, inoperative cars, may be parked or stored on any street, right-of-way or beside a driveway. There is also a 48-hr. limit for parking in driveways [Art. IX, Sec. 21].
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except dogs, cats or other common household pets (not to exceed two of each category) [Art. IX, Sec. 15].
- Chain link or wire fences are disallowed. Fences are limited to 6' in height. Fences are disallowed on greenbelt lots unless approved in writing by the A.R.C. [Art. IX, Sec. 16(g)].
- Objects or plantings on corner lots must not obstruct visibility at intersections and must meet certain setback and height requirements [Art. IX, Sec. 16(b)].
- All clothesline, equipment, garbage can, woodpiles, refuse containers must be completely screened from public view [Art. IX, Sec. 18].
- Owners are required to keep their yards in healthful, sanitary, attractive and safe condition. The Association has the right to enter and maintain a property at the owner's expense if necessary. Yard equipment must be screened from public view [Art IX, Sec. 20].
- No signs are permitted, except one "For Sale" or "For Rent" sign, limited to 576 square inches (contractor signs are not permitted) [Art. IX, Sec. 22].
- Removal of live trees from a lot is disallowed [Art. IX, Sec. 23].