

HIGHLIGHTS OF THE PROTECTIVE RESTRICTIONS AND COVENANTS TWIN EAGLES VILLA/PRESERVES COMMUNITY ASSOCIATION

This document is intended to highlight some of the official covenants and is for information only. Please refer to the official covenants for specific information.

1. Every owner is a member of the Villas of Twin Eagles Association, however only one vote per lot is permitted (Section 3.2.1)

Annual Dues:

2. There is an annual assessment for grounds maintenance on each improved and unimproved lot. The assessment is set each year based on projected costs. The total assessment also includes the dues payable to the Twin Eagles Neighborhood Association which is required by the Covenants. The dues may be increased each year by the Board of Directors, by a percentage of not more than 8% above the annual assessment for the previous year. (Section 4.2) (Section 4.3) (Section 4.6) (Section 15.1)
3. If any assessment is not paid within 30 days after the due date a late fee of \$25 from the due date shall be levied for each month the assessment is unpaid. (6.1)

Maintenance:

4. The Association shall at all times maintain, repair, and replace at its expense all Common areas. (8.1)
5. Each owner is responsible for the repair, maintenance and/or replacement at the owner's expense of all portions of the dwelling, landscaping and other improvements on the owner's lot. (Section 9.1)

Architectural Approvals:

6. No improvements should be made on a unit, as originally constructed or be altered, changed, repaired or modified including the painting of a dwelling or any other maintenance or repair or landscaping which changes the exterior appearance of a dwelling or other improvements on a unit, unless prior to the commencement of any work complete plans and specifications including but not limited to exterior colors, materials, and decorations are submitted to the Architectural Control Committee for approval. (Section 10.1)
7. The Architectural Control Committee may not approve construction of any fence or plantings on any lot which in the Architectural Control Committee's opinion would create a sight obstruction of any lake in the subdivision. No fence or other improvement shall be erected to interfere

with the sprinkler system on the properties or which interferes with the landscape maintenance performed by the Association. (10.6)

Trash Containers:

8. All garbage cans, trash containers, bicycles, and other personal property shall be kept, stored and placed in an area not visible from outside the dwelling. Garbage cans and trash containers shall be placed at the curbside not sooner than the evening before and removed no later than the evening of the scheduled pickup. (12.1)

Out Buildings:

9. No temporary or permanent utility or storage shed, building, tent, structure or improvement shall be constructed, erected or maintained on any lot unless attached to the unit. Play sets and or jungle gyms, basketball goals, and above-ground pools are strictly prohibited on any lot. No in-ground pools, spas, or hot tubs shall be erected or constructed prior to the approval of the Architectural Control Committee (12.2)

Pets:

10. When outside, dogs and cats must be accompanied by an attendant who shall have the dog/cat held by a collar and leash. The owner or person walking the pet shall be required to clean up after the animal/pet. (Sections 12.3.3.12.3.4)

Vehicles & Parking:

11. Trucks, including pickup trucks, vans, recreation vehicles, mobile homes, motor homes, campers, buses, all terrain vehicles, off road vehicles, go carts, three wheel motorized vehicles, commercial vehicles, limousines, mopeds, dirt bikes, and other such motor vehicles, and boats and trailers, are not permitted to be parked anywhere within the community. Such vehicles shall be parked/stored in the garage of the unit with the garage door closed with the exception of being permitted to be parked ungaraged on a lot for periods not to exceed 48 hours, or for a period of time not to exceed eight days per calendar year. (Section 12.5.1) Exceptions for short term parking such as delivery vehicles, moving vans, and maintenance trucks are found in (Section 12.5.2)

Villa Occupancy:

12. No signs of any kind shall be displayed to the public view on a lot or unit without the prior consent of the Board of Directors except signs used by a builder to advertise a lot. (12.6)
13. No lot shall be used for any purposes other than as a single family residence, except that a home occupation, defined as follows, may be permitted. Any use conducted entirely within the dwelling and participated in solely by a member of the immediate family residing in the unit, which

use is clearly incidental and secondary to the use of the unit for dwelling purposes and does not change the character thereof. No sign or display is permitted nor is any commodity to be sold upon a lot, and no person is to be employed in the home occupation other than a member of the immediate family. (Section 12.7.1)

14. No villa may be leased or rented for any length of time. (12.7.2)

15. Individual garage sales are not permitted but, residents may participate in the Twin Eagles Neighborhood Association garage sales. Dates are announced on their website. (12.7)

Misc, Antennas, Boats:

16. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done on a lot which may be or become an annoyance or nuisance to residents in the subdivision. (Section 12.9)

17. No radio or television antenna shall be attached to the exterior of a unit. No free standing radio or television antenna shall be permitted on a lot. No satellite receiving disk or dish shall be permitted on any lot, except such disk or dish with a diameter of 20 inches or smaller. Any disk or dish proposed for use on any lot shall not be installed without the prior approval of the Architectural Control Committee. No solar panels are permitted on a lot. (Section 12.11)

18. No clothes lines or poles shall be permitted. (Section 12.12)

19. Garage doors are to be kept closed between the hours of 11 pm and 5 am. except when necessary for ingress and egress. (Section 12.15).

18. No watercraft of any description is permitted on any pond, except as required for maintenance. (12.16)

19. While not in the covenants, it is recommended that each unit keep their outside pole light on at night for not only appearance but also security for the community. It is also recommended that vehicles be garaged not only for appearance but also for security reasons.

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