

## CC&R OVERVIEW

The following is intended as general information to homeowners of Hill Farm. For more specific language, please consult your recorded documents.

- All meetings of the Board of Directors are open to any owner of a Hill Farm residence.
- Every owner of a lot is a member of the Hill Farm Homeowners Association. Article II Section 1.
- The Association has the right to suspend a member's voting rights for infractions to the governing documents. Article II Section 3.
- Every owners has the right and easement of the enjoyment to the common area and such right passes with the title of the lot. Article III Section 1.
- The assessments levied by the Association are to be used exclusively to promote the recreation, health, safety, and welfare of the residents in Hill Farm and for the improvement and maintenance of the common areas. Article IV Section 2.
- Any assessment not paid within 30 days after the due date shall be subject to late fees and the Association can bring action against the owner. Article IV Section 8.
- Each wall built as a part of the original construction between lots are party walls. The cost of repair and maintenance of a party wall shall be shared by the owners. Article V Sections 1 & 2.
- No building, fence, wall or other structure or improvement of any kind or character shall be made to a dwelling without the approval of the Architectural Committee or the Board of Directors. Article VI Section 1.
- The Association is responsible for all planted areas except for individual patio areas. Article VII Section 3.
- All lots are restricted to single family residential use. Article VIII Section 1.
- The residents of each unit may keep a maximum of two common variety household pets. Article VIII Section 3.
- No billboards or unsightly nuisances shall be erected within Hill Farm. For Sale signs or For Rent signs cannot be larger than 4 sq. Ft. Article VIII Section 4.
- Heating and cooling equipment on the roof cannot exceed 24" in height. All equipment, garbage cans, service yards, clotheslines, woodpiles or storage piles are to be kept screened to conceal them from the view of neighboring units. All clotheslines are to be confined to individual patio area. Except in the individual patio areas, no planting or gardening shall be done without Board approval. Article VIII Section 5.