

SHENANDOAH RIDGE HOMEOWNERS ASSOCIATION COMMUNITY RESTRICTIONS SUMMARY

THIS IS A BRIEF SUMMARY OF THE FILED RESTRICTIONS. THE COMPLETE FILED DOCUMENT CAN BE FOUND AT WWW.HAWKIZEMGMT.COM UNDER THE SHENANDOAH RIDGE TAB OR IN YOUR OWNERSHIP PORTAL

Annoyance	No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may become an annoyance, danger, or nuisance to the neighborhood.
Temporary Structures	Except as may be otherwise permitted in this Declaration, no structure or improvement of a temporary character, including, but not limited to, a trailer, recreational vehicle, mobile home, modular home, prefabricated home, manufactured home, tent, shack, barn or any other structure or building shall be placed on any Lot either temporarily or permanently, if visible from a street.
Animals	No animals, including pigs, hogs, swine, poultry, fowl, wild animals, horses, cattle, sheep, goats, or any other type of animal not considered to be a domestic household pet within the ordinary meaning and interpretation of such words may be kept, maintained, or cared for on or within the property.
Trash	No rubbish, trash, garbage, debris, or other waste shall be dumped or allowed to remain on any Lot.
Clotheslines	No clotheslines may be maintained on any Lot, unless enclosed by a hedge or other type of screening enclosure as approved by the ARC.
Antennas, Towers, and Vertical Structures	No antenna, tower, wind generator, or other similar vertical structure shall be erected on any Lot for any purpose except as provided in the Restrictions. A flagpole or flagpoles will be permitted where approved in writing by the ARC.
Oil Drilling Operations	No oil drilling, oil development operation, oil refining, or quarrying or mining operations of any kind shall be permitted on or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted on or in any Lot.
Signs	No sign of any kind shall be displayed to the public view on any Lot, except one professional sign of not more than five square feet advertising the property for sale, or a sign

SHENANDOAH RIDGE HOMEOWNERS ASSOCIATION COMMUNITY RESTRICTIONS SUMMARY

THIS IS A BRIEF SUMMARY OF THE FILED RESTRICTIONS. THE COMPLETE FILED DOCUMENT CAN BE FOUND AT WWW.HAWKIZEMGMT.COM UNDER THE SHENANDOAH RIDGE TAB OR IN YOUR OWNERSHIP PORTAL

	used by declarant or a Homebuilder to advertise the building of Improvements on such property during the construction and sales period.
Vehicles	All vehicles on the Properties, whether owned or operated by the Owners or Residents or their invitees, are subject to this Section and any supplemental Rules adopted by the ARC to regulate the types, sizes, numbers, conditions, uses, appearances, and locations, of vehicles on the Property
Repairs and Storage	A driveway, street, or unfenced portion of a Lot shall not be used for repair, maintenance, restoration, or storage of vehicles, except for emergency repairs, and then only to the extent necessary to enable movement of the vehicle to repair facility.
Prohibited Vehicles.	Subject to the last sentence of this subsection, the following types of vehicles and vehicular equipment-mobile or otherwise – may not be kept, parked, or stored anywhere on a Lot or on the property; travel trailer, camper trailer; pop-up or tent camper, house trailer, utility or cargo or stock trailer, mobile home, motor home, recreational vehicle, boat, personal water craft, race car or car parts, snowmobile, dune buggy, inoperable passenger vehicle, vehicle that transports inflammatory or explosive cargo, junk vehicle, abandoned vehicle, all-terrain vehicle, and any vehicle which the ARC deems to be nuisance, unsightly or inappropriate.
Solar Energy Devices	Solar Energy Devices shall be permitted on a Dwelling Unit only as approved by the ARC.
Rain Barrel or Rainwater Systems	Rain barrel or rainwater harvesting systems shall be located only in the rear yard of the Lot and shall be screened from view of all streets and other Lots, as approved by the ARC.
Minimum floor space	Each single-family dwelling built within the Shenandoah Ridge HOA shall contain a minimum of 1000 square feet of heated and air-conditioned floor space measured over brick, exclusive of garages and open porches

SHENANDOAH RIDGE HOMEOWNERS ASSOCIATION COMMUNITY RESTRICTIONS SUMMARY

THIS IS A BRIEF SUMMARY OF THE FILED RESTRICTIONS. THE COMPLETE FILED DOCUMENT CAN BE FOUND AT WWW.HAWKIZEMGMT.COM UNDER THE SHENANDOAH RIDGE TAB OR IN YOUR OWNERSHIP PORTAL

Garages; Parking	If the home is constructed with an attached or detached garage, the exterior of each shall be constructed of materials of substantially the same composition, and of compatible color and style, as the materials with which the exterior of the home served by said garage is constructed.
Setback Requirements	Each primary dwelling shall face the street which abuts the front of the Lot upon which the dwelling is to be situated
Fences	All fences within or around the perimeter of all Lots shall comply with the City of Midland's ordinances. Fences shall not extend beyond the front of the house. Fences shall not be allowed in the front yard of any Lot. Fences shall be maintained in such a manner as to prevent and remedy any unsightly deterioration or disrepair.
Exterior Lighting	No exterior light shall be installed or situated such that neighboring Lots are unreasonably lighted by the same.
Driveway	The driveway shall be constructed of concrete, or other material as may be approved by the ARC. Driveway shall be a minimum of 12 feet wide.
Window Units	No Structure shall utilize window mounted or wall – type air conditions or heaters
Skylights	Skylights shall be permitted on the roof of a Dwelling Unit, subject to approval by the ARC.
Swimming Pools	Above-ground swimming pools shall be permitted on any lot, so long as they remain unseen from the street or neighboring Lot.
Tennis Courts	No tennis court shall be constructed on any Lot unless and until the design, plans and specifications for the tennis court have been approved by the ARC.
Septic Systems	No cesspool, outhouse or outside toilet shall be permitted on any Lot. Toilets located in any Structure shall be connected to an approved public sewage disposal system.
Water Wells	Water wells on a Lot must comply in all respects with all applicable state, county and/or governmental laws, rules, and regulations.

SHENANDOAH RIDGE HOMEOWNERS ASSOCIATION COMMUNITY RESTRICTIONS SUMMARY

*THIS IS A BRIEF SUMMARY OF THE FILED RESTRICTIONS. THE COMPLETE FILED DOCUMENT CAN BE
FOUND AT WWW.HAWKIZEMGMT.COM UNDER THE SHENANDOAH RIDGE TAB OR IN YOUR
OWNERSHIP PORTAL*

Accessory Buildings	No structure or improvements shall be permitted on any Lot other than the Dwelling Unit and such permanent structures and improvements as are approved by the ARC, such as swimming pool, equipment houses, workshops, cabanas, greenhouses, children's playhouses, barns and storage sheds.
Basketball Goals	Permanent basketball goals must be approved by the ARC.