

**FOXMOOR HOMEOWNER'S ASSOCIATION
SUMMARY OF COVENANTS, RESTRICTIONS, BY-LAWS, AND RULES.**

This summary is meant to call attention to some of the major items of the Covenants, By-Laws and Rules. It is by no means comprehensive.
Please take time to read your Declaration of Covenants and By-Laws.

1.	ANIMALS:	Only domestic pets are permitted and are not allowed to make any unreasonable amount of noise or create a nuisance. Pets must be controlled by a leash when not in the confines of the home. Homeowners are required to pick up after their pets.
2.	MAINTENANCE OF LANDSCAPING:	Landscaping will be maintained to provide a neat and clean appearance. Removal of weeds, dead plants, dead or fallen trees or limbs, trash & debris is required to meet this objective. Lawn ornaments are to be kept to a minimum, except for seasonal display not exceeding 30 days.
3.	STORAGE SHEDS:	Storage sheds are not allowed.
4.	SIGNS:	No sign of any kind shall be displayed without written approval of the board except 1) for one (1) sign not more than six sq. ft. advertising the property for sale; 2) for political signs no larger than six sq. ft. beginning 30 days prior to voting date and to be removed within 5 days following the voting date. See Exhibit C of Declaration, item 12, was replaced by Fourth Amendment, adopted 7-26-12.
5.	EXTERIOR MAINTENANCE:	Dwellings must at all times be kept in good repair, adequately painted, clean, no rubbish/garbage bins. After trash pick up, the trash container cart must be removed from view before dark and returned to the garage.
6.	FENCES:	In order for homeowner to install fence, side or back, where allowed, it is mandatory to have stake survey before approved. <i>Prior written approval</i> of the Architectural Control Committee (ACC) is required to erect any fence. Special requirements have been established for fences on "corner" lots. (See Third Amendment to Declaration, item 2. paragraph 4). All fencing shall be constructed of wood or white or tan resin/poly-vinyl composite material. All chain link or wire fencing is <i>prohibited</i> . No fence shall be higher than six (6) feet. No fence placed on a Lot abutting an area designated on the plat as Common Areas shall exceed three (3) feet in height beyond the point fifteen (15) feet from the house constructed on such Lot. The finished side of all fences, including privacy style fences, must be displayed outwardly, and cannot be turned so that the posts/support structures are facing outward. <i>Fencing will only be permitted on lots whose back yards abut a perimeter boundary of the subdivision. Any interior lot that does not abut a perimeter boundary may not have a fence. For purposes of this section, any interior lot fence that was installed prior to the adoption of Fourth Amendment is hereby grandfathered, but if the fence is removed in the future, it may not be replaced.</i> See Exhibit C of Declaration, items 21 & 28 was replaced and added by Fourth Amendment, adopted 7-26-12.
7.	COMMERCIAL VEHICLES, (TRUCKS, SEMI-TRUCKS, BOX-TRUCKS, TRUCKS WITH COMMERCIAL LOGOS, ETC.), TRAILERS, RECREATION VEHICLES, CAMPERS, BOATS:	All such vehicles shall be confined to home garages and may not be parked on any street or on any lot in the addition, <i>except</i> for temporary as specified. Exhibit C of the Declaration, item 11 deleted and replaced by Fourth Amendment 7-26-12.
8.	PARKING:	As a courtesy, owners are asked to park their car(s) in their garage or driveway.
9.	RESIDENTIAL USE, RESTRICTIONS:	Occupants of property must be the legally titled owner, a single-family, and residential use only. Commercial and or professional activities may not be conducted in any home or on any property. NO RENTAL OF A FOXMOOR RESIDENCE IS PERMITTED.
10.	ARCHITECTURAL CONTROL COMMITTEE (ACC):	ACC committee is responsible for approving any and all alterations, changes or modifications to the property. This requirement for prior approval includes but is not limited to: porch or patio enclosures, awnings, paint color for the outside of the home, landscaping changes and siding issues. You must complete an approval form to effect change <u>BEFORE WORK IS PERFORMED.</u> To obtain the necessary approval form, please contact a member of the ACC, or download an approval form from www.foxmoorhoa.com , under ACC tab. Should a violation of these covenants be confirmed, a restriction reminder notice will be mailed to the resident. The reminder will state the restriction in question and the time frame in which the restriction violation should be remedied.
11.	MAILBOXES:	Mailboxes are to be attractive with readable lettering. Faded or rusting boxes should be replaced in accordance with specifications for boxes, posts and paint color found at www.foxmoorhoa.com , under Improvement topics tab.
12.	OUTSIDE LIGHTING:	Exterior lighting on each home is to be in working order. Lights on each side of the garage, on the porch and yard post light are to be lit each evening.