

WESTCHESTER PLACE HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS

The Rules and Regulations of the Westchester Place Homeowner's Association are in large part contained in the Declaration of Covenants, Conditions and Restrictions. The Declaration is a part of this website and should be consulted for a more complete definition than is presented here. What follows is an abbreviated summary of rules and regulations contained in the Declaration.

ARTICLE TEN ARCHITECTURAL COMMITTEE

No structure, patio, improvement or addition (including, but not limited to those set forth in Article Twelve, Section 5 hereof), shall be erected, placed or altered on any Lot within the Properties described herein... until the building plans, specifications and plot plan showing the location and proposed erection, placement or addition have been approved in writing as to conformity of external design and harmony with existing structures on the Properties and as to location with respect to topography and finished ground elevation, by an architectural committee...

ARTICLE ELEVEN DUTIES AND POWERS OF THE ASSOCIATION

The... services provided by the Association in regard to exterior surfaces of an Owner's home shall be limited to normal wear and tear and the Owner shall be solely responsible for all exterior repair and replacement resulting from causes other than normal wear and tear...

ARTICLE TWELVE USE RESTRICTIONS

SECTION 1. Residential Use. No building or structure of a temporary character, trailer, tent, shack, garage, barn, or other outbuilding shall be placed on or used on any Lot at any time as a residence either temporarily or permanently.

SECTION 2. Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except for dogs and cats kept as household pets.

SECTION 3. Commercial Activities, Nuisances. No advertising signs, billboards, objects of unsightly appearance or nuisances shall be erected, placed or permitted to remain on any Lot...

SECTION 4. Screening, Trash Removal. All clotheslines, equipment, garbage cans, service sheds, woodpiles, and storage piles shall be screened by adequate planting or fencing so as to conceal them from view of neighboring Lots and streets. All rubbish, trash and garbage shall be regularly removed from the Properties and shall not be allowed to accumulate thereon.

SECTION 5. Changes or Improvements. Awnings and other additions, changes or improvements to any building, changes on the colors of exterior building surfaces or any part thereof (including roof, siding, doors, windows, trim or window air conditioning units) or the placement of any fences, patios, decks or outbuildings on the rear portion of any Lot by any Owner...will be allowed only with the approval of the Architectural Committee...

SECTION 7. Radio, T.V. Antennae. No radio or television receiving or transmitting antenna or external apparatus shall be installed on any Lot. Normal radio and television installation wholly within a building are excepted.

SECTION 8. Maintenance of Easement Areas. Easements for installation and maintenance of the utilities, sewer pipelines and facilities and drainage facilities over each of said Lots, and all pipelines and other facilities located and to be located in said easements are reserved as shown on the recorded Plat of Subdivision or as created in accordance with this Declaration of Covenants, Conditions and Restrictions or any amendments hereof. Within these easements, no structure, planting or other materials shall be placed or permitted to remain... The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public utility company or the Association is responsible.