

Quick Reference Guide to Martins Farm Neighborhood Covenants

The purpose of this document is to provide homeowners with a quick reference to some of the key Rules and Regulations that are in place and enforced to help maintain the integrity of the community.



Vehicles, Parking (For more details, see page 14, section 7.4 of the Covenants)

- All vehicles (cars, trucks, etc.) must be parked in homeowner's garage or driveway
- Parking on the street is NOT permitted.
- Visitors should be requested to park in your driveway first and not in the street
- Boats, RVs, Campers, etc... are not to be parked in driveways for more than 24 hours



Entry Features (For more details, see page 17, section 7.27 of the Covenants)

- ANY desired changes to your entry (Exterior) must be approved by the ARC prior to any change. This includes painting, changing doors, adding storm/screen doors, shutters, garage doors, sidewalks and ANY other changes to the exterior of your home.



Garbage Cans, Woodpiles, Etc. (For more details, see page 16, section 7.14 of the Covenants)

- Trash cans are NOT to be stored in the front of your house or where visible from ANY street.
- Woodpiles, etc. should not be visible from the street as well.



Fences (For more details, see page 16, section 7.17 of the Covenants)

- Fences are NOT permitted unless first approved by the ARC.
- If you are thinking about putting up a fence, first contact the ARC or HOA for fencing guidelines.



Unkempt Conditions (For more details, see page 15, section 7.9 of the Covenants)

- Repair and maintenance of motor vehicles on any street are not allowed. Please use your garage or driveway for this activity.

- Lawns and Landscaping should be maintained in a neat, clean and well kept fashion. This includes regular mowing and sidewalk edging.



Artificial Vegetation (For more details, see page 17, section 7.21 of the Covenants)

- Visible exterior sculptures such as animals, fountains, etc. are not allowed without approval of the ARC
- Tasteful seasonal small banners need to be approved by the ARC
- Visible exterior artificial plants are not permitted on any property



Garden, Play Equipment and Pools (For more details, see page 17, section 7.24 of the Covenants)

- Gardens, playsets, swingsets, swimming pools, etc. are allowed only in backyards
- Temporary Basketball Goals should be removed from the driveway when not in use. A community basketball net is available at the playground.



Antennas (For more details, see page 15, section 7.10 of the Covenants)

- Satellite dishes and antennas are NOT permitted without approval by the ARC



Tree Removal (For more details, see page 15, section 7.11 of the Covenants)

- Approval is required from the ARC to remove ANY tree that is more than 4 inches in diameter at a point 12 inches above the ground
- ARC approval is also required before the removal of ANY ornamental or flowering trees (Dogwoods, Cherry, Cottonwoods, etc.) regardless of its diameter.



Exterior Lighting (For more details, see page 17, section 7.20 of the Covenants)

- All EXTERIOR lighting (including pathway lighting) must be approved by the ARC with the exception of:
 1. One decorative post lamp
 2. Seasonal lights (Christmas Lights)



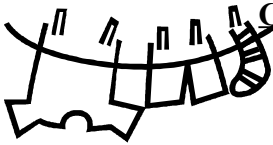
GUNS (For more details, see page 16, section 7.16 of the Covenants)

- The use of ANY GUN in the community, for ANY purpose, is PROHIBITED.



Air Conditioners (For more details, see page 17, section 7.19 of the Covenants)

- No window air conditioning units may be installed



Clotheslines (For more details, see page 17, section 7.26 of the Covenants)

- Exterior clotheslines are NOT allowed on any lot

This document represents a partial list of the entire neighborhood “Rules & Regulations”. Please see your Martins Farm Declaration of the Protective Covenants and Easements for complete details.