

QUAIL RIDGE HOMEOWNERS ASSOCIATION

Architectural Control Committee

A QUICK REFERENCE GUIDE TO DEED RESTRICTIONS

This document is intended to serve as a convenient quick reference regarding the Deed Restrictions governing this subdivision. It is by no means definitive. As a general rule, if you have any doubt or question, please review the full text of the Declaration of Restrictions or feel free to contact a member of the Architectural Control Committee when planning to make changes to your property.

The following conditions, additions or changes to your property are PROHIBITED by the Declaration of Restrictions:

- Parking or storing house trailers, commercial vehicles, boat trailers, boats, camping vehicles, or camping trailers (unless fully enclosed within the attached garage).
- Trailers, tents, shacks, barns, or any temporary building of any description whatsoever.
- Keeping rubbish, trash, garbage or other waste anywhere other than in sanitary containers properly sealed and concealed from public view, which containers may be kept at the roadside for pick-up for not more than 24 hours.
- Keeping or breeding of animals other than household pets.
- Fences, walls or solid hedges along the front building lines or along side lots lines fronting the street for corner lots (except low ornamental fencing in architectural harmony with the design of the house).
- Fences or walls along the side or rear lot lines (except those required or permitted to enclose underground pools or as otherwise required or permitted by the City of Rochester Hills), fences installed in a manner that obstructs sight lines at corners.
- The placement of a building structure on an easement.
- Plantings or improvements on lot lines that will hinder drainage.
- Hanging laundry outdoors in a manner to be visible from the front or corner lot lines.
- The placement of A/C condensers in side yards unless screened by landscaping so it is not visible from the street, or the placement of any "through-the-wall" air conditioners.
- Conducting a home occupation or profession.
- Conducting any noxious or offensive activity or any activity that is or may become an annoyance or nuisance to the neighborhood.
- Above-ground swimming pools (except children's wading pools not more than 6ft in diameter and more than 2ft high, that require no mechanical filtration system, that are not visible from the street, and must be removed and stored by September 30 each year).
- In ground pools visible from the street or not conforming to all requirements of the City of Rochester Hills.
- Leasing or subleasing less than the whole of any dwelling.
- Signs or billboards, except: "house for sale" signs with surface area not more than 5 sq. ft and 3 ft above ground, and political signs in accordance with City ordinance.
- Failing to keep landscaping and lawns being well-maintained and free of weeds at all times. (Grass reaching a height of 5 inches is a violation of this restriction.)
- Failing to maintain yard drainage and grade in accordance with the grading plan on file with the City.
- Using the front portions of the lot for other than ornamental purposes, including the installation of basketball hoops or other sports or recreational facilities.

Before commencing or erecting any building, fence, wall, pool or other structure or making any exterior addition, change (including a change of paint color) or alteration, the lot owner must submit a plan to and receive approval in writing from the Architectural Control Committee.

The deed restrictions were adopted to provide for the preservation and enhancement of the property values and amenities in the subdivision. **Thank you for your cooperation.**